

Submitter: William Vagt

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3848

I live in Gaiety Hill Historic District in Salem. Gaiety Hill is a unique historic neighborhood struggling to keep its residential nature. Its location immediately adjacent to downtown means that its traffic is urban in nature and not characteristic of residential neighborhoods. Traffic is currently a massive safety issue that is inconsistent with Gaiety Hill's residential nature. Any increase in congestion is a major impact to the immediate neighborhood and its livability. The commercial nature of short term rentals cannot be mitigated through any imposed conditions. Our neighborhood is constantly being encroached upon by nonresidential uses. Short term rentals are commercial in nature and require cleaning, maintenance, and management activities and the required vehicles for these activities; this is not consistent with Gaiety Hill's residential zoning. Short term rentals require cleaning after each guest which has the potential to double the trips in and out of the parking across pedestrian sidewalks and into the heavily trafficked streets. People on vacation, sightseeing, and other entertainments significantly increase trip numbers. Short term rentals are not like existing single-family dwelling. They are far more like a three unit motel with management, cleaning, repairs, inadequate vehicle access, and inadequate parking located on a major downtown collector street. The inherent increase in number of trips in and out of the parking and the nature of unfamiliar drivers are safety risks cannot be mitigated.