

8/31/2022

Dear City Council, Mayor and Staff,

I write to express my concern and register my objection to the proposed fee hikes on STR licenses and nightly rates. I respectfully request that this ballot measure be put on hold until the results of the home rule vote are in.

My understanding is that, because we are not home ruled, we cannot delineate between 2<sup>nd</sup> home owners who bought properties with the sole intent of making profit and the primary homeowner who rents a room, ADU or house (short-term). We have personally been on the waiting list for years, hoping to be able to rent our little place for a couple of weeks a year so we can afford to go on vacation. Our "business plan", should we decide to purchase the permit that recently became available to us, will allow us to be able to net about \$150 per night. Either or both of these proposed fee increases will make our plan financially untenable.

Locals who have invested in ADUs, paying the tap, building permit and numerous other fees to the city and county are seeing their potential return on investment pulled out from under them along with their future in our community. They will be forced to leave or at least relinquish their STR permits because the plans they executed to secure their future here are being undermined by inequitable fees. While being able to offer 2<sup>nd</sup> home owners who can afford these fees the newly relinquished permits so they can rent year-round will certainly raise more revenue for the city, is this really the way to keep Salida the special community that attracted so many of us?

I am not sure where Ms. Naccarato found renters who are making \$15,000 per month off of their primary residences but I can assure you that this is not the case with us or anyone we know. This kind of rhetoric is divisive and pits one community member (one who rents their place short term) against another (one who rents their property long term) against another (one who can't afford to rent a home) none of whom are the real problem and were not previously in discord.

Perhaps most importantly, I have not seen or heard any particulars as to how the funds raised are going to specifically address the affordable housing problem. There are no plans I can find detailing how this measure alone will make even a dent in the crisis. There are several other culprits exacerbating this problem so I would encourage a more all-encompassing approach be employed to address this issue.

Things that *I have seen and heard* are; that a large portion of this revenue might actually go to Parks and Rec projects and that a portion of these funds would be used to pay the salaries of a special council that might be hired, further reducing the impact of the relatively small amount of revenue that might be raised.

I urge you to **vote NO** on including this ballot measure now and wait until the home rule issue is decided. Whether it passes or not, please work harder to find transparent solutions that *fairly charge all parties* who drive up the cost of housing in our growing community and put **all the funds** towards the problem.

Sincerely,



Trevor R. Davis  
Salida resident since 1999

1239 D Street  
Salida CO 81201