

## Week of 4/8/2019

**Please call or email the Urban Affairs committee members before Thursday** (even if you've already sent an email or done a phone call once before). Thursday might be the day they vote on the STR bill and we need to continue to provide citizen input. Please get any friends and family members and others to also call or send an email. I have provided the names and email addresses below of the UA committee and a sample email. With your support we might be able to kill this bill within the next 2 weeks. You could also use this link to send a letter: [https://propertyrightsandsafety.com/take-action/send-a-letter?fbclid=IwAR1GSrT3\\_bJoEa2uWhsjGS3ytMCTjh7LEOCuvGvPQjILq592Nlh09akA0Po](https://propertyrightsandsafety.com/take-action/send-a-letter?fbclid=IwAR1GSrT3_bJoEa2uWhsjGS3ytMCTjh7LEOCuvGvPQjILq592Nlh09akA0Po)

Me, my daughter and a number of us from Grapevine, Arlington and many other TX cities gave testimony this past week in Austin. Testimonies were 2 to 1 against the bill, and we have to keep up the heat on the UA committee. If interested, here is the link for viewing the testimonies: <https://www.house.texas.gov/video-audio/committee-broadcasts/> Go to apr 4 urban affairs part 2 upon adjournment. At the very end of this email I have included the excellent testimony from Port Aransas Mayor (Southlake Mayor and Ft. Worth also gave excellent testimony)

**2. If you use Facebook, please follow the following link and ask others to follow this site which has been developed by our statewide coalition fighting the TX Legislative bill that forces STRs into our neighborhoods.** <https://www.facebook.com/Families-for-Property-Rights-and-Neighborhood-Safety-612858832523764/> Doing this will help build and support our statewide coalition.

Thank you again for your support. I know this is taking time, but it is so critical for defeating this bill.

Andrew Muras

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<https://www.txneighborhoodcoalition.com/>

### House Committee on Urban Affairs Members

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9. Christina Morales: (512) 463-0732 [christina.morales@house.texas.gov](mailto:christina.morales@house.texas.gov)

### Possible Message

My Name is \_\_\_\_\_ I live in \_\_\_\_\_ Texas. My address is \_\_\_\_\_ I live in a residential neighborhood that is zoned as such. Please vote NO on HB 3778 that would force Short Term Rentals (STRs) into our neighborhoods and destroy the ability of our municipalities to control STRs.

As you saw in testimony last week, those who oppose this bill and the dangers of STRs in residential areas include code enforcement officers, your constituents, city officials and mayors, families and many, many others across the state. STRs are commercial hotels that cause numerous problems for our neighborhoods, cities and schools and have been shown to have a negative overall economic impact on our cities and its citizens and negative impacts on affordable housing.

I doubt that you want your family to live next to an STR hotel or would buy a home next to one. Please do

not force these on us and our residential neighborhoods. Vote NO on HB 3778 and support local control and the safety and security of TX families, our homes and our neighborhoods. Thank you.

**Mayor Bujan Testimony before House Urban Affairs**      Committee Austin, TX on April 4, 2019

MY NAME IS CHARLES BUJAN, MAYOR OF THE CITY OF PORT ARANSAS. I WANT TO THANK REPRESENTATIVE BUTTON FOR THE OPPORTUNITY TO ADDRESS THIS SHORT TERM RENTAL PROPOSAL. AS MAYOR OF THE CITY OF PORT ARANSAS I AM OPPOSED TO THIS BILL.

LIKE MANY LEGISLATIVE PROPOSALS, THIS BILL IS A "ONE-SIZE-FITS-ALL" APPROACH THAT ADDRESSES AN ISSUE THAT HAS BECOME VERY COMPLICATED AND PROBLEMATIC FOR COASTAL CITIES SUCH AS MINE. OUR CITY HAS A POPULATION OF ABOUT 3500 CITIZENS. HOWEVER, IT IS A TOURIST DESTINATION THAT DRAWS 5 TIMES THE POPULATION OF AUSTIN IN ANY GIVEN YEAR – A LITTLE OVER 5,000,000 MILLION VISITORS A YEAR. WE HAVE TO PROVIDE SERVICES (POLICE, FIRE, EMS, BEACH, PUBLIC WORK, PARKS/REC, AND OUR JUDICIAL AND JAIL SYSTEM) FOR THESE 5 MILLION PLUS VISITORS AND OUR RESIDENTS, AND WE HAVE TO DO THAT ON A VERY LIMITED BUDGET.

PORT ARANSAS IMPLEMENTED ZONING IN THE 90'S. AT THE TIME ZONING WAS ADOPTED THE TREND TOWARD SHORT TERM RENTALS HAD ALREADY BEGUN AND UNFORTUNATELY HAS CONTINUED UNABATED UNTIL THIS DAY. MAKES SENSE FROM A PERSONAL ECONOMIC STANDPOINT IF YOU ARE AN INVESTOR TO BUY PROPERTY, BUILD A HOUSE ON IT, AND RENT IT OUT FOR \$65,000 A YEAR. FOR THAT INVESTOR WHO MOST LIKELY LIVES ELSEWHERE, EITHER IN TOWN OR IN ANOTHER CITY, THAT IS A GREAT DEAL! BUT FOR THE CITIZEN WHO LIVES AND WORKS THERE AND SENDS THEIR CHILDREN TO SCHOOL HERE, THAT IS A VERY BAD DEAL!

OUR CURRENT ZONING PROVIDES BOTH SHORT TERM DISTRICTS AND LONG TERM DISTRICTS. WE HAVE ABOUT 90% OF OUR DWELLING UNITS IN SHORT TERM RENTAL DISTRICTS, AND WITH ONLY 10% LOCATED IN LONG TERM DISTRICTS.

FOR OUR RESIDENTS WHO MAINLY RESIDE IN THE LONG TERM DISTRICTS THIS BILL ADDS TO THE CRITICAL ISSUES THAT THEY FACE. WE HAVE LEARNED THE HARD WAY THROUGH EXPERIENCE THAT WHAT I CALL "SHORT TERM RENTAL CREEP", A PROCESS OF BUYING PROPERTY AND CONVERTING IT INTO SHORT TERM RENTAL PROPERTY, CAN REACH A POINT IN THE LIFE OF A CITY WHEN THAT PROCESS BECOMES YOUR WORST ENEMY. REGARDLESS OF WHAT TAX EXPERTS, REAL ESTATE BROKERS/AGENTS, AND DEVELOPERS MAY TELL YOU THERE COMES A POINT OF NO RETURN WHERE THIS BECOMES HARMFUL TO YOUR CITY.

PROPERTY VALUES AND PROPERTY TAX VALUES INCREASE, AFFORDABLE LONG TERM HOUSING FOR WORKERS, TEACHERS, SCHOOL ADMINISTRATORS AND OTHER PROFESSIONALS BECOME NONEXISTENT, SHORT TERM RENTALS CREATE A SITUATION WHERE THE WORKER CAN NO LONGER FIND A PLACE TO LIVE BECAUSE THE MARKET HAS BECOME SO EXPENSIVE - THEY CAN'T LIVE HERE! BUSINESSES SUFFER FROM LACK OF A WORKFORCE. SHORT TERM RENTALS AND LONG TERM RESIDENTS FRANKLY DO NOT MIX WELL AND YOUR POLICE FORCE SPENDS TIME TRYING TO SETTLE THEIR DISPUTES.

IN THE LONG RUN, SHORT TERM RENTALS BEGIN TO CAUSE YOUR SCHOOL POPULATION TO DECREASE – WE NOW HAVE TO BUS CHILDREN IN FROM OTHER COMMUNITIES TO KEEP ONE OF THE HIGHEST RATED SCHOOL SYSTEMS IN THE NATION OPEN - WHY? BECAUSE THERE ARE NO AFFORDABLE HOUSING UNITS BEING BUILT FOR THEIR FAMILIES.

THE ONE THING YOU CAN COUNT ON, ONCE THE FAMILIES GO, THEN GO THE SCHOOLS, CHURCHES AND WORSHIP CENTERS, AND ULTIMATELY YOUR COMMUNITY DIES AND BECOMES A CITY OF EMPTY HOUSES FILLED ON WEEKENDS AND HOLIDAYS.

ALL BECAUSE PROPOSALS SUCH AS THIS ONE UNDO A HUNDRED YEARS OF ZONING AND COMPREHENSIVE PLANNING THAT INCLUDES PUBLIC COMMENT AND APPROVED BY CITY LEADERS ELECTED BY THE PEOPLE, THAT TRY TO UNDO THE DAMAGE DONE BY TOO MANY SHORT TERM RENTALS.