

To Whom It May Concern,

As I can't attend the hearing that is set to take place on Thursday, I'd like to share my views and concerns over the proposed housing ordinance that will affect over 1500 college students and home owners.

I believe my husband and I are in a unique position in terms of our views on the matter given we fit into three different categories: at one time we were both URI students that rented homes "down the line" in Narragansett. After we got married we purchased a beach house in Bonnet Shores. We loved it so much we decided to then become investors and bought two properties, also in Bonnet Shores. As a former college resident, a homeowner and an investment property owner, we can easily understand the perspectives of all those involved.

One cannot dispute the economic impact URI and its' students have had on Narragansett and surrounding communities. Narragansett at one time was a ghost town. URI's students and out of state tourism has boosted the growth of South County and anyone who has owned property down there for decades cannot dispute that fact. Their homes, beyond just normal growth over time, are valued at a premium compared to other communities in RI, due in large part to URI as well as the advancement of South county tourism.

When we purchased our investment homes a big part of that reasoning was to do short term rentals. We use a property management company and adhere to the strict rules and regulations that are enforced by the town, the great majority of which I agree with. We offset those expenses by doing academic rentals in the off season. Both our homes are three bedroom properties, so the ordinance doesn't have a great impact on us. However, if we had made the investment to add that 4th bedroom with the expectation that the rental income overtime would help with the construction cost, I would be very upset to learn a town is telling us we can't do so.

I am a strong advocate for keeping our neighborhoods safe. I have no problem with strict enforcement when it comes to noise regulations, parking bans on streets, etc because year long residents deserve to live peacefully just as anyone else in any surrounding community. I don't believe a town has the right to tell you how many people can live in a property you own unless it can be proven that the number of people living in a house deems it unsafe to said residents. If you are an out of state home owner it is your job to hire a management company that can keep an eye over your property and make sure the tenants are conducting themselves appropriately. If an ordinance was set to make sure an out of state home owner who rents to college students had to hire a management company, I wouldn't have a problem with that. But to tell a homeowner how many people can live in their house, is an overstep and an infringement on the rights of the homeowner.

I look forward to further discussion and hope the House takes these views into serious consideration.

Thank you for your time,
Christina Martin