

## MARCH 25, 2015 SHORT TERM RENTAL COMMUNITY MEETING WRITTEN COMMENTS

- URBOs and Air B&Bs are often better maintained than annual rentals
- If the rules change to allow vacation rentals, then the fees should go up to help create new affordable housing units through the Housing Trust Fund
- Want affordable housing? Make rent, like mortgage interest, tax deductible
- Why are homestays only for larger homes? Please allow homestays for us little guys who just want to make ends meet.
- Lobbying does not equal democracy
- If we can't enforce the law now, how are we going to enforce new regs?
- Homestay rules should be shaped to allow more people to benefit from the tourist economy—not merely corporations and the rich. Average owners with average sized houses should not be barred from this source of income.
- Don't hang the argument on losing affordable housing to STRs. Providing affordable housing is not a property owner's responsibility. Regulate, tax and charge fees to STRs then use a portion of proceeds to create affordable housing.
- Total direct spending by short term renters in Myrtle Beach 2013 is estimated at \$168.6 million. Let's bring that to Asheville's tourism market.
- People need to run STRs to help supplement rent/mortgage = affordable housing
- Personal income; city/state/county income; legalized short term rentals in Asheville city – support small business.
- STRs Rock! The market has spoken!!
- There is enough to go around for everyone – hotels, B&Bs, Air B&Bs. Progress. Regulate.
- Tourism at record levels...half dozen corporate hotels going up in DT AVL – give residents a chance to legally tap into tourist trade. Regulate and tax short term rentals.
- We offer an affordable vacation experience for our guests, as well as a personal one. We serve as their concierge – sending them to our favorite restaurants, shops and hikes. Most of our guests want a neighborhood experience, as the majority tell us they want to move here. Legalize owner-occupied STRs now! Thank you!
- Reasonable regulations on homestays should insulate the neighborhood from inconveniences (parking, noise, insurance) not block owners from participation based on wealth (size of home, size of lot, etc)
- Local regulations should be easy for residents to locate, understand and comply with.
- Please allow short term rentals with the following rules:
  - Safety for renters
  - Insurance
  - Parking must be available for guests
  - Noise regulations
  - Fees charged by city to be used for enforcement and establishing a fund for affordable housing.
  - (by Ellen Nutter – 828.505.8242)
- I own an owner-occupied Duplex and rent ½ out as a STR. I would not be able to live in Asheville without this extra income. I understand the concerns about STR and think we can work together to find a solution.

- Suggestion: Since enforcement is difficult without resources – provide an “amnesty” period each year for 3 years to build momentum for self-regulation.
- Please allow air b&b (clearly written by someone under the age of 10!)
- Air B&B and other STRs help to keep Asheville residents in their homes by providing a source of supplemental income for those of us who are struggling to make ends meet.
- Short term rentals in small homes spread out around the city allows for creative people who live here host creative people who want to visit. And it is a great thing.
- Primary residence only. Register. Inspect. Pay tax. Enjoy!!
- Many tourists want to stay as families in larger homes. Please legalize.
- Do what Asheville set out to do Downtown – keep the big corporations out, keep the money in the local economy and continue to see Asheville THRIVE!
- 1. Make it legal; 2. Collect taxes; 3. License fees; 4. Stop building hotels so we do not lose the Asheville from all of the high rises.
- In favor of allowing short term vacation rentals for residential zoned properties. Thanks.
- Keep traditional residential homes—not commercial businesses
- A citywide lodging tax on all beds to fund – promotion of City, affordable housing and school supplement
- If you don’t legalize we still won’t do long term – so doesn’t affect housing shortage
- Our long term rental neighbors are a nightmare! There for who knows how long --- at least a year!
- The sanctity of residential neighborhoods and zoning as such has been protected at the level of the US Supreme Court. It is short sighted to the long term viability of fragile urban neighborhoods to allow STRs.
- Why cant I find the Buncombe County Rental Guide? Only the supplement is available on paper.
- Please legalize short term rentals. They bring money to our community and provide a nice alternative for people who visit Asheville.
- By not legalizing the city loses \$\$\$. We want to pay taxes!! Most short term rentals are run by responsible people. Room for all of us!!
- STR allows my pre-retirement friends NOT live in poverty or lose their homes. Limit over-regulations. Act on problem homes.
- What effort has been made to categorize the different kinds of short term rentals, determine the different kinds of certification and regulations and apply appropriate monitoring? Roy Borden
- I’m concerned that we’re bringing long term renters in direct competition with tourists. I myself have been tempted to stop renting to my housemate in lieu of doing a homestay. But out low income renters cannot compete with those who can afford vacations. As a homeowner, I confirm your right to restrict my property use for the sake of the greater good. Thank you!
- My wife is ill & can’t work. Without our Air B&B we’d be destitute!
- Short term rentals make housing more affordable for me.
- I work for a hotel that generates the most bed tax and sales tax revenue in the Downtown and live in a historic neighborhood. I’m not opposed to STRs, but it’s not fair that they reap the benefits of our CUB’s activities and don’t contribute.
- The battle for tourism dollars is intense, meaning that diversity within the accommodations market is essential to meeting customer demand and remaining competitive with other cities and regions throughout the nations and the world.

- Future = local communities
- Legalize short term rentals in my neighborhood
- STRs offer affordable and homey options to travelers including family members visiting students at local universities, children having grandbabies and other types of low impact visitors
- We used to have a long-term renter. He was a real problem for the neighbors. Now we rent short term, have lovely (mostly older) guests, keep our place in great condition and our neighbors actually appreciate it.
- Many of our short term rental guests could stay anywhere, but choose to have an experience with us!
- Air B&B is because of no jobs—it is a way to stay in our homes! Grateful!!!
- I believe we can regulate STRs in a way that will benefit our residents at large. We can use registration fees to help address some of the affordable housing issues which is more than hotels or B&Bs currently do. Don't continue to pit neighbors against neighbors, regulate STRs as the residences they are and continue to allow residents to prosper.
- Owner occupied STRs should be legalized in residential areas. A system should be set up for reasonable regulation and enforcement. Taxes should be collected. Love the idea of setting aside some of that revenue for affordable housing.
- Numerous long term renters are getting evicted and dealing with drastic price hikes as landlords are turning to the more profitable STRs. This is hard on those of us that can't afford the high cost of buying
- Why are STRs legal in the downtown "business district" but illegal in the rest of Asheville? There is residential housing in both areas – it is unfair & prejudicial to penalize those of us who don't live downtown!
- Economic forces involved with short term rentals would still drive current "affordable" long term rates up.....
- STRs support community entrepreneurship and keep money in the local economy and allow for income that makes living in Asheville affordable.
- Don't favor corporate hotel chains and other outsiders by letting them be the only game in town! Legalize Air B&Bs!
- Big Corporations don't pay taxes---the Sharing Community pays taxes
- Square footage requirements should be reduced; this "cottage" industry can build more fabric into the communitys of our city! Allowing for smaller scale (size) legal short term rentals rather than 2500 sq ft plus should be a positive
- 100% Against Short-Term Rentals in Residential Zones
- 100% FOR STRs in residential signed Taxpayer, 5 Points
- Legalize short term rentals in Asheville!
- Aside from possibly communist China, short term vacation rentals are legal WORLD WIDE! For a place like Asheville to even consider banning them is SCARY!!
- Let's negotiate a fair set of regulations for the STRs in Asheville. People enjoy this way of visiting the city and do not want to be in hotels. Our guests have all been reasonable, quiet and respectful. Thanks
- Enforcement is essential—need to have dedicated funding for enforcement!
- I could not afford to continue to live in AVL if I did not air b&b out my home close to downtown. I had my first vacation in 8 year because of the extra money I make
- Both neighbors on side of us plan to use their homes for short term rentals. We can't have new tourists next to us every day!!

- Short term rentals provide a choice for visiting Asheville that cannot be provided by hotels and Bed & Breakfasts! Freedom of CHOICE!
- My Air B&B was just shut down in West Asheville where there are no hotels or Bed and Breakfasts. We were creating commerce for local business and had excellent reviews from our guests. We would like to continue our Air B&B business as we love hosting and it helps us to create income to pay our mortgage. We now have to look for other jobs since we've been shut down on 3/6/15.
- Short term rentals-privately owned homes for Air bnb – YES. Commercial properties, eg: condos, apts – NO
- Retirees raise housing cost...let's ban retirees!
- I am a house owner in 5 Points. Long term rentals AND owners in my neighborhood are both GREAT and Horrible. There is nothing magical for the neighborhood just because U R owner or LTR.
- Changes to Homestay Ordinance: Eliminate the minimum square footage requirement; Allow attached/detached units (above garage or freestanding) to apply under homestay. Especially if they are guest rooms that may have a separate entrance but do not have full kitchens and therefore are not suitable for long term housing.
- Air bnb and other STRs keep our neighborhood SAFER by allowing our homes to remain occupied when we as owner/residents go out of town for short periods of time.
- Short term rentals reduce housing options for those who live and work here. This increases housing costs.
- Permitting short-term rentals helps Asheville's economy tremendously. They are not a threat to hotels/motels or B&Bs. They are a very different product. Families, etc like to vacation in a home in order to use kitchen and living areas etc, etc....
- Please read any anonymous letters to Council in favor of STRs
- Please permit/legalize short term rentals. Short term rentals support our local families and local economy.
- Benefit of short term rentals will far outweigh the negatives. YES for short term rentals.
- Yes to private enterprise. The hotels are doing fine! As are the fancy b&bs.
- Permitting short term rentals should be contingent on impact and complaints from immediate neighbors.
- After a short term rental experience with a local host, many travelers say they will never travel any other way. This means that if Asheville bans STRs those travelers (and their \$ dollars) will choose to go elsewhere. I fully support STRs with clear regulations.
- If any new changes occur – the existing properties should be grand-fathered in
- STRs do not change the use. It is still used as a residential property.
- STR hosts are using space that would not otherwise be rented out, for example, a part of the home that is used during the week as office space or for visiting family members.