Lenart, Brett

From:	Julie Ritter <ritter.julie@gmail.com>
Sent:	Sunday, December 02, 2018 9:16 AM
To:	Bethany Osborne; Christine Crockett; David Kennedy; Elleanor Crown; Ilene Tyler; Jeff Crockett; Lars; Nick Coquillard; Detter, Ray; Steve Kaplan; Susan Wineberg; Crawford, Tom; Petersen, Sally; Planning; CityCouncil
Subject:	Fwd: 30,000 empty homes and nowhere to live: inside Dublin's housing crisis | Cities | The Guardian

Subject: 30,000 empty homes and nowhere to live: inside Dublin's housing crisis | Cities | The Guardian

Let's not do this, OK?

Please put some regulations in place to limit the evisceration of our city with zombie dwellings devoted solely to Air BNB.

https://www.theguardian.com/cities/2018/nov/29/empty-dublin-housing-crisis-airbnb-homelessness-landlords

Respectfully,

Julie Ritter

--
Have the courage to make your life a blessing - The Siddur

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Thank you for printing content from www.citylab.com. If you enjoy this piece, then please check back soon for our latest in urban-centric journalism.

Protestors gather outside of New York Governor Andrew Cuomo's office on third avenue Wednesday, Oct. 26, 2016, in New York. Tech leaders and hundreds of Airbnb hosts gathered outside Cuomo's office to rally for 'fair' home-sharing laws. // AP Photo/Frank Franklin II

There's New Research Behind the Contention that Airbnb Raises Rents

ALASTAIR BOONE AUG 2, 2017

A preliminary analysis of 100 U.S. metro areas suggests Airbnb bears at least some responsibility for soaring housing costs.

Regulators wary that Airbnb is eroding affordable housing availability have a new piece of evidence in their arsenal: A new study finds that spikes in Airbnb listings were strongly linked to rent increases in some of the largest US metro areas.

The new independent study, which has not yet been peer reviewed, is the first to analyze the impact of Airbnb listings by ZIP code in 100 of the largest metro areas. Using rental and home price data from Zillow, the researchers found that for every 10 percent growth in Airbnb listings, a ZIP code's average rent increased by 0.4 percent.

Authors Kyle Barron, a research assistant in economics at MIT; Edward Kung, an assistant professor of economics at UCLA; and Davide Proserpio, an assistant professor of business at USC, analyzed data from 2012 and 2016 to consider a causal relationship between Airbnb growth and housing prices. They caution that the study's findings are still preliminary.

Previous research in cities with tight rental markets has found a link between Airbnb growth and increased housing costs. A study released last year by Keren Horn and Mark Merante found that Airbnb had a direct impact on increased housing prices in Boston.

Horn, who is an assistant professor of Economics at the University of Massachusetts, said hers and this new study are two of the first to find a causal relationship between Airbnb listings and housing prices, rather than just a correlation between the two.

"The problem with identifying the impact of Airbnb on rents is that cities are becoming more expensive and at the same time more tourists are coming to visit them," Horn said. "If you just look at these correlations you'd think they're moving in the same direction. But is it really Airbnb that's having a direct effect on rents?"

In the new study, the researchers scraped the ZIP codes with the greatest number of listings on Airbnb and Zillow. Using data on rental rates and house prices from Zillow, they were able to compare a given ZIP code's annual Airbnb growth to its annual increase in rental rates and house prices. (Note that because the study uses data from Zillow, this averages all types of properties for sale, from one bedroom houses to single family homes, which can vary by ZIP code.)

These small percentage increases have a noticeable dollar impact—especially on neighborhoods popular with tourists. There's a reason you may have heard more French and German on the sidewalks of Bushwick and Bed-Stuy: the number of Airbnb listings in those central Brooklyn neighborhoods grew by a whopping 41 percent, on average, every year from 2012 to 2016.

During that same period, rents in these neighborhoods grew about 7.7 percent a year from a baseline average of $1,712 per month in 2012—that's an estimated average increase of $131 every year.

But not all of that growth is attributable to Airbnb. Controlling for other factors that influence housing costs—such as population growth, income, and employment rates—the findings would suggest that Airbnb was responsible for an estimated $27 of this increase.

How might Airbnb increase rents? Primarily by taking units off the market. In 2015, seekers of long-term housing in ZIP codes with average growth in Airbnb listings—think of suburban communities like Pleasant Valley, in the Austin, Texas metro—would have found one Airbnb unit for every 13 houses that were vacant-for-rent in their neighborhood. In the ZIP codes that saw the highest relative growth rate of Airbnbs—such as vacation hotspots like Sunset Beach in St. Petersberg, Florida—as much as 50 percent of potentially available homes were placed on Airbnb instead of the long-term rental market.

The study, however, finds that two different sorts of Airbnb listings have different impacts.

ZIP codes where the majority of landlords are owner-occupiers—those who rent out an extra room or rent for short periods while they are away—experienced minimal increases in housing costs. But ZIP codes with more absentee landlords—those who do not live in the homes they rent out—were especially influenced by increased Airbnb listings.

Huntington Beach, California, for example, has a high owner-occupancy rate of 51 percent. Between 2012 and 2016, Huntington Beach experienced 48 percent growth in Airbnb listings, but rent prices grew only 2.7 percent a year.

Hollywood, on the other hand, has a notably low owner-occupancy rate of only 5 percent. In turn, the number of Airbnb listings grew by an average of 50 percent per year, and rent prices grew about 6.4 percent.

"It has been argued that Airbnb income allows some hosts to stay in their homes in rapidly appreciating housing markets," said Edward Kung, one of the study's authors. But to assess this and other potential economic benefits of Airbnb to communities, he says, there needs to be more research on the home-sharing service, including on the extra income hosts can generate through Airbnb, and how it affects their lives.

Airbnb has been the world's largest home-sharing platform for nearly a decade. Since its founding in 2008, the company has faced harsh criticism for skirting traditional rental regulations and draining housing supplies in cities where rent prices already soar. The company has taken many of its critics head on: most recently, it started paying hotel tax—as of May 15, they had paid nearly a quarter of a billion dollars in hotel and tourist taxes globally. This helps the home-sharing service to alleviate some of its impacts, like raised housing costs.

The company has also adopted a "one host, one home" policy in San Francisco and New York—limiting hosts from listing rentals at more than one address—to account for the uniquely constrained supply of housing in these cities.

Some city officials are exploring additional regulation in anticipation of impacts like the one found by this study. Barron, Kung, and Proserpio's close-up examination of ZIP code-level trends may offer guidance for legislators. Their research suggests that while Airbnb growth is a factor, it is not primarily to blame for shutout rental prices. But how regulators and policymakers attempt to mitigate its effect may differ between neighborhoods.

"They [Airbnb] have the advantage of working in lots of cities," Horn said. "They could be a data steward and also a policy proposal steward."

Horn suggested data-sharing agreements between Airbnb and cities might be key as leaders seek reliable data on where listings are spreading—and where apartments, in turn, might disappear.

"A lot of cities aren't responding well to Airbnb," she added, "that's definitely not good for them, and maybe it's not good for the city, either."

Recommended

Lab Report: Airbnb Touts Progress in Working With Cities
KATIE PEARCE
MAY 18, 2017

San Francisco Says Airbnb Is Making Its Housing Crisis Worse
ALICE TRUONG
MAY 15, 2015

A Novel Idea for Regulatir Airbnb
LAURA BLISS
FEB 10, 2016

CORRECTION: A previous version of this story mischaracterized the neighborhoods with the highest relative growth rates of Airbnbs. In those ZIP codes, as much as 50 percent of available homes were placed on Airbnb rather than the long-term rental market.

About the Author

Alastair Boone

@ALASTAIRBOONE / FEED

Alastair Boone is an editorial fellow at CityLab.

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Kowalski, Matthew

From: Beth Collins <rdhbeth@gmail.com>
Sent: Monday, December 03, 2018 7:01 PM
To: Planning; Kowalski, Matthew; Lenart, Brett
Cc: Ackerman, Zach; Eaton, Jack; Smith, Chip; Ali Ramlawi; Anne Bannister; Lumm, Jane; Nelson, Elizabeth; Taylor, Christopher (Mayor); Grand, Julie; Hayner, Jeff; Griswold, Kathy
Subject: Lockwood 3rd Planning Commission meeting Tues.Dec 4th

Hello Commissioners,
I heard from a neighbor that Brett said the neighbors can speak again on this petition.
As the neighborhood representative, I will speak again for 4-5 minutes, as we have a lot of new information to share.
Due to all the new information, I will attach some important documents today for you to review prior to the meeting Tuesday. Maybe Matt or Brett can have them emailed to you asap and or printed out for you, as me doing it the time of my speech is pointless.
Lockwood Infiltration and Cross Sections was composed by Roger Rayle. When Lockwood, or Kevin Lund and Evan Pratt did their soil cross section sketch on the eTrakit this past Thursday, I sent it to Roger to see what he thought. There were so many discrepancies with it, that he did his own study using Lockwood's drawings and the DEQ's own well logs and lithology. Check out pg 7-14. I had a neighbor hand carry this important research to Mia and the planning dept. today.
The second attachment is the **EPA Brownfield form** which states that Stormwater Infiltration systems should not be placed over contaminated groundwater. The contaminated water is the brownfield and should be treated with due diligence. Read pg 6-7 and the flow chart on 13.
At the EPA Stakeholders meeting Oct 29th, Michael Berkoff of the EPA stated that he was concerned about having no research or history of what these infiltration systems do above contaminated plumes, and he chose Evan Pratt and Kevin Lund to do research on all the new developments in Ann Arbor over the plume and the well logs adjacent to them (now and past). Surely one month later this has not been completed yet.
These **(attachment-Contech)** are machines placed in the ground 9 feet to funnel 75,000 cubic gallons of stormwater down into the ground.
Evan and Kevin will probably state, as did the staff report, that there is significant clay layers that will stop the 75,000 gallons of water from reaching the plume. I have a letter from Larry Lemke stating that the clay layers here in this area are not predictable.

Hello Beth,

Thanks for contacting me. I am not familiar with the details of the proposed development, but I know the location you describe. The subsurface hydrogeology is complex, and in general clay layers are not very extensive in the glacial aquifer system beneath Ann Arbor. In a word, it's complex!

I wish you the best of luck in your efforts to ensure the protection of your aquifer!

Lawrence D. Lemke
Professor and Chair
Department of Earth and Atmospheric Sciences
Central Michigan University

We still have concerns about the storm water run off on the eastern side that goes down the steep slope to the protected wetlands and First Sister Lake. Heavily salted in the winter and all impervious surface with oils and fertilizers in the summer. I inquired to staff about the developer needing a wetlands permit. *According to Ann Arbor's Wetlands Preservation Ordinance 5:204 (3) a permit is needed to construct, operate, or maintain any use or development in a wetland including draining or directing water from an upland activity into a wetland.* Staff replied that they WANT the water to drain back to the wetlands to recharge the lake. You can see from this **Infiltration Now** attachment that only a small strip is currently infiltrated down, and it is uncontaminated from impervious surface chemicals and salts, etc. When Lockwood is built, the whole eastern half will drain down into the wetlands, which should be protected with a setback requirement. The MDEQ and Tip of the Mitt recommend a 25-40 foot setback in their "Guide for Local Governments". Lockwood has 15 feet. Why would Ann Arbor have less strict standards than recommended by the rest of the state?
A permit would protect the citizens and wetlands from harm during and after construction, with performance guarantees. Why would we not require this???
Lastly I have an attachment of the **Screen Shot of protected wetlands**, including the steep slope. You can see the parcel would butt right up to the protected area.
Thank you for reviewing these important documents prior to the meeting.
Thank you for your attention,
Beth Collins

etrakit.a2gov.org

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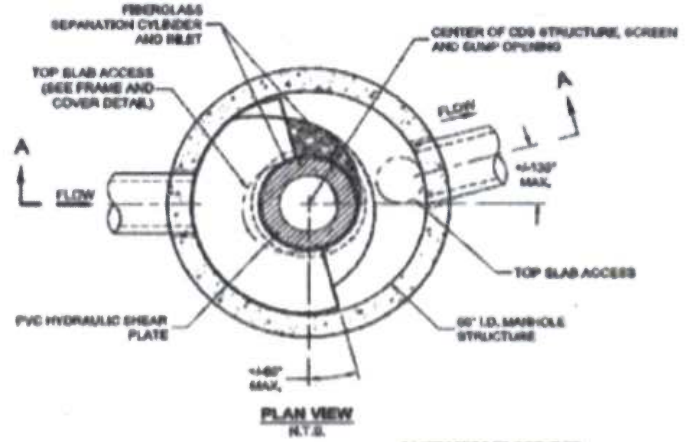

PLAN VIEW
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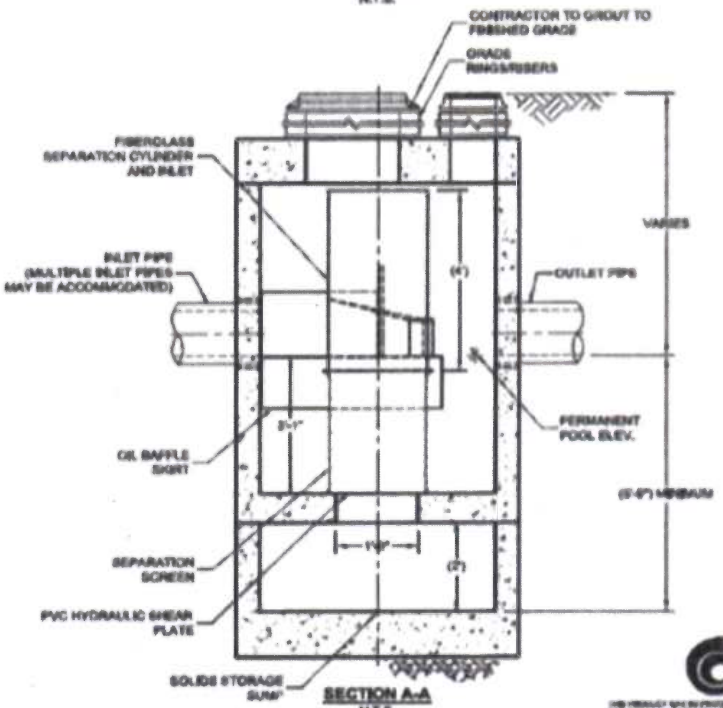

SECTION A-A
N.T.S.

CDS2025 DESIGN NOTES

CDS2025 RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS, IF THE SITE CONDITIONS EXCEED 14.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2025 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

DESIGNATION (MODEL SUFFIX)	CONFIGURATION DESCRIPTION
G	GRATED INLET ONLY (NO INLET PIPE)
GP	GRATED INLET WITH INLET PIPE OR PIPES
K	CURB INLET ONLY (NO INLET PIPE)
KP	CURB INLET WITH INLET PIPE OR PIPES
B	SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
W	SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS)	*
PEAK FLOW RATE (CFS)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2mm OR 4mm)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH STORMWATER SOLUTIONS

CDS2025
PRECAST CONCRETE WATER QUALITY SYSTEM
STANDARD DETAIL

TYPICAL CDS PRETREATMENT UNIT

etrakit.a2gov.org

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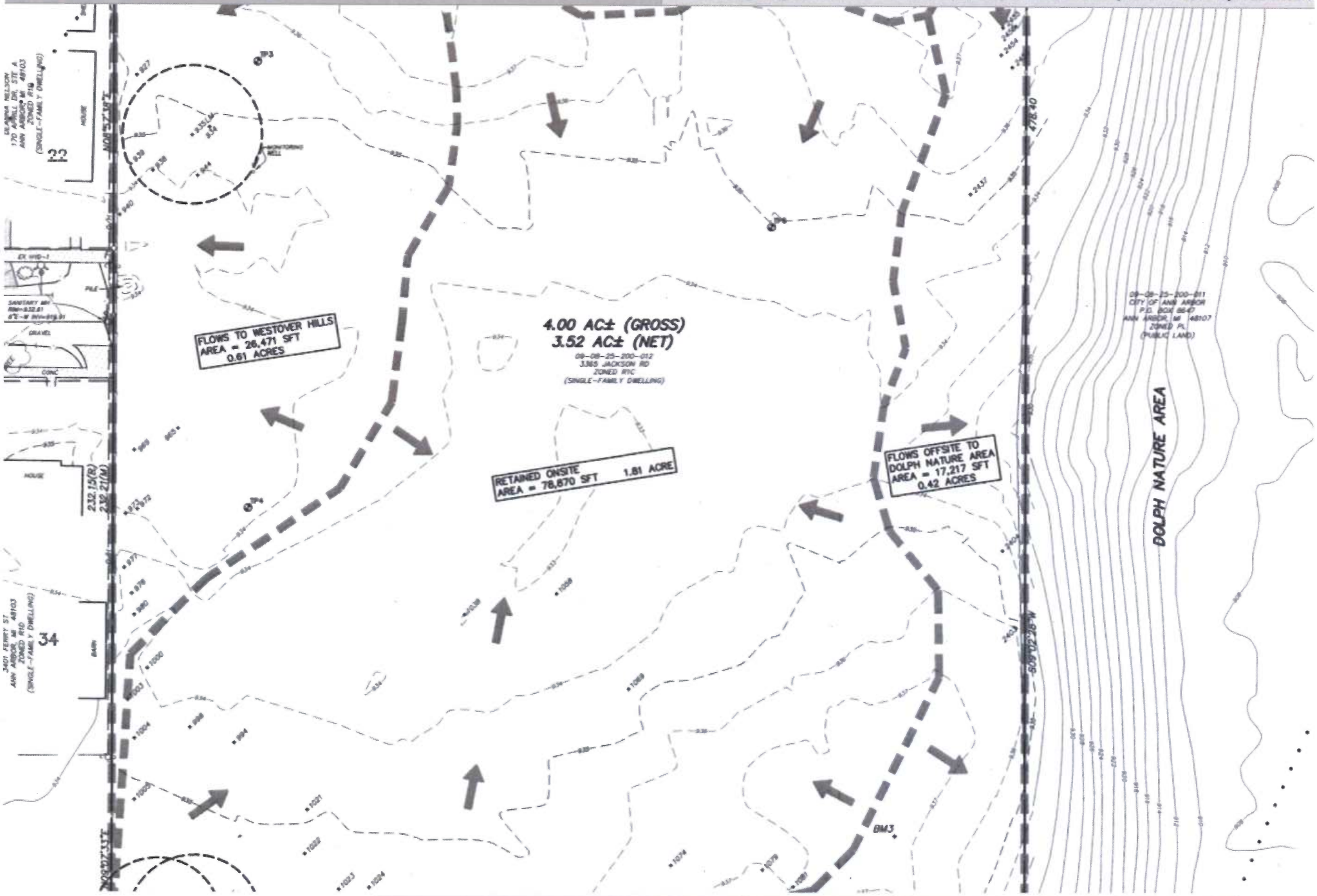

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Base Maps About

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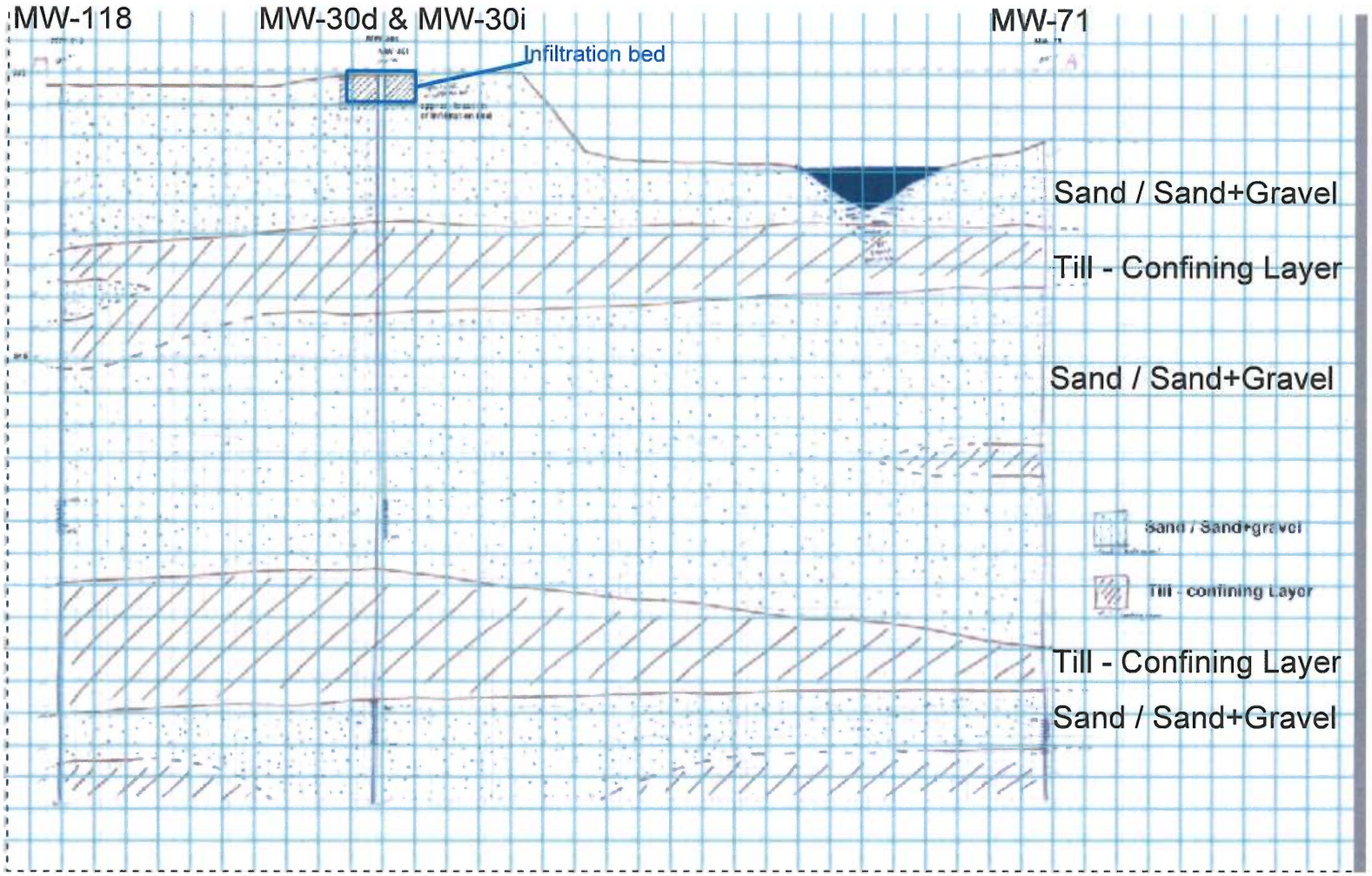
Lockwood Infiltration

hand drawn cross-section

vs

Gelman cross sections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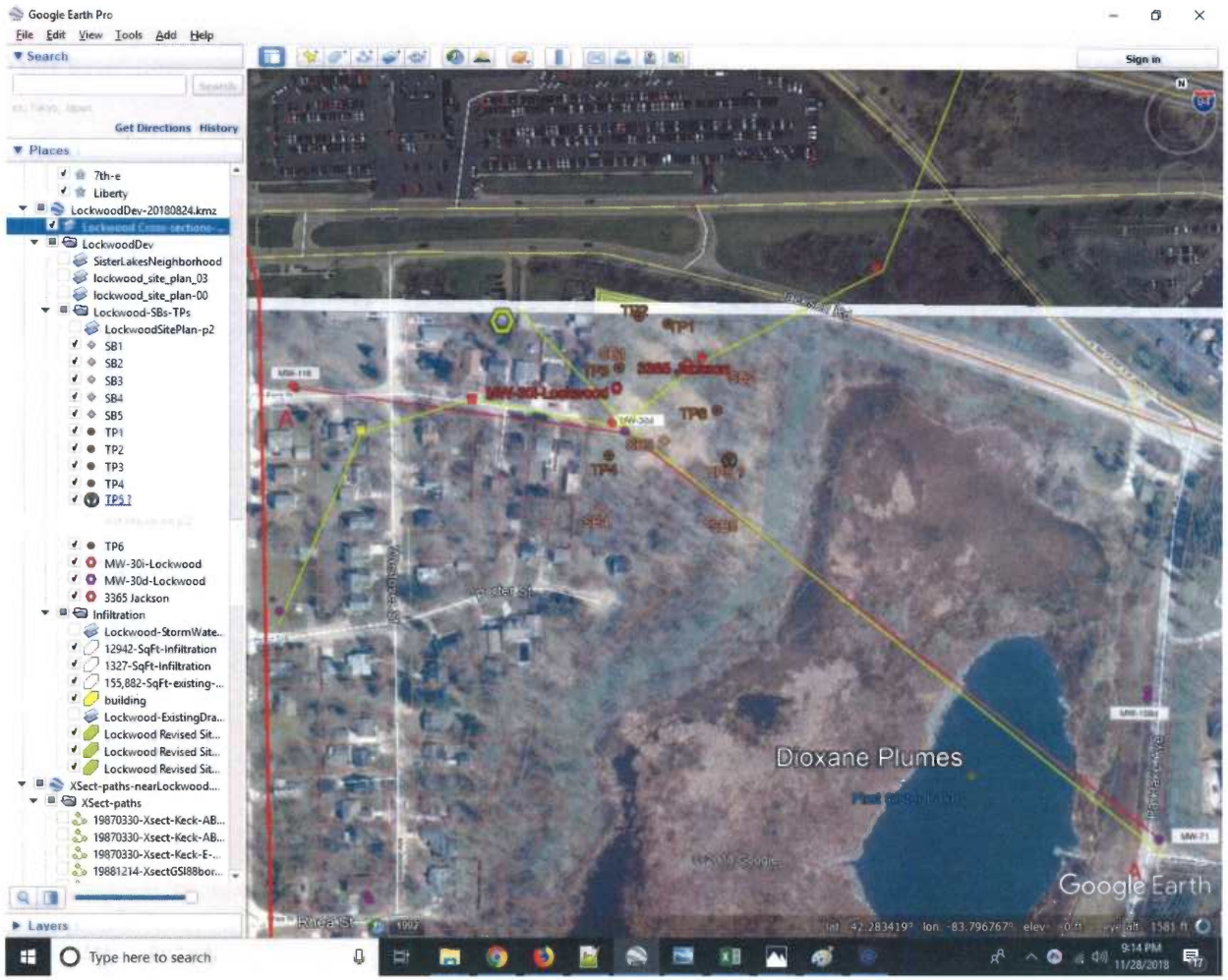
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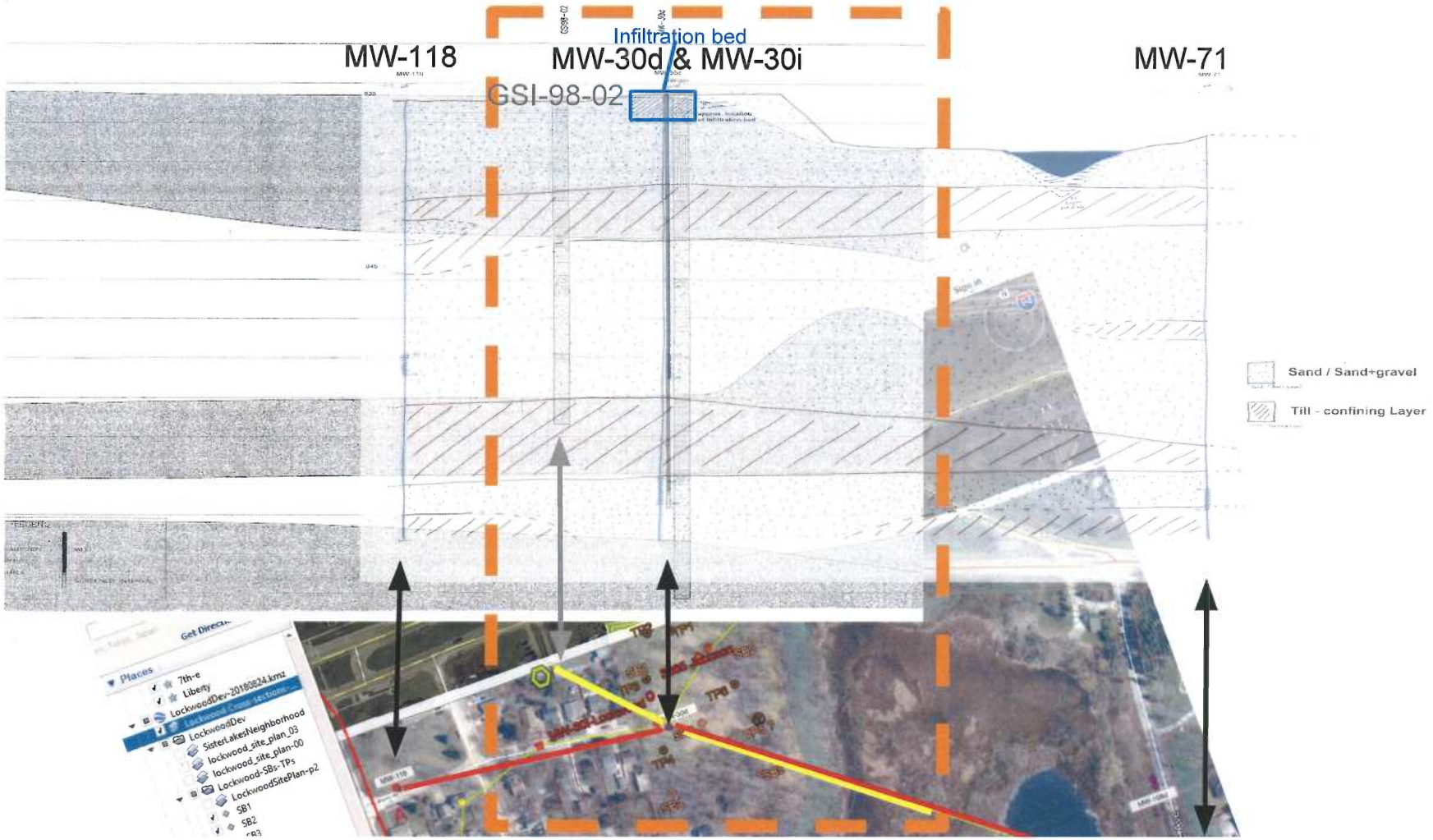
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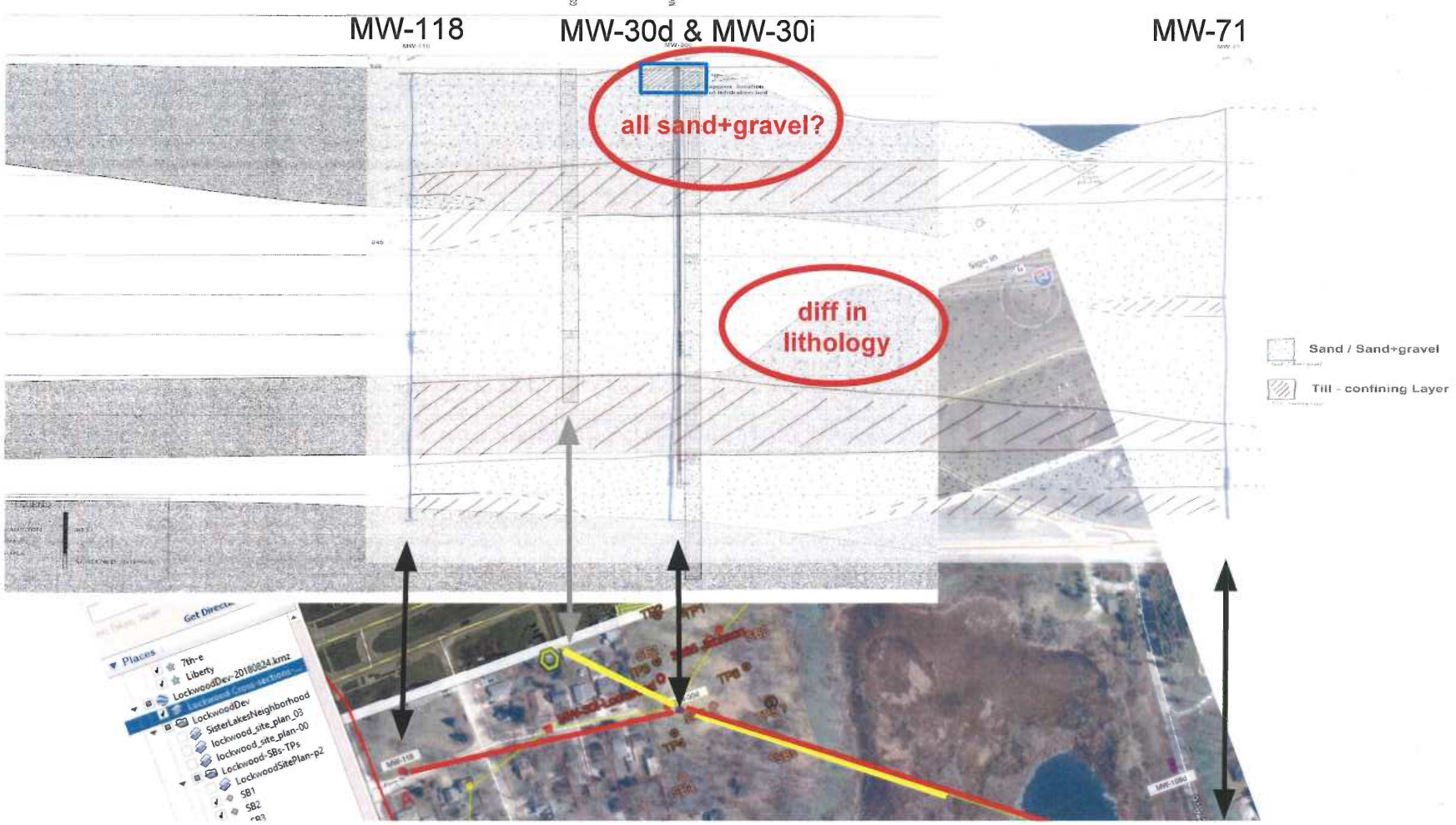
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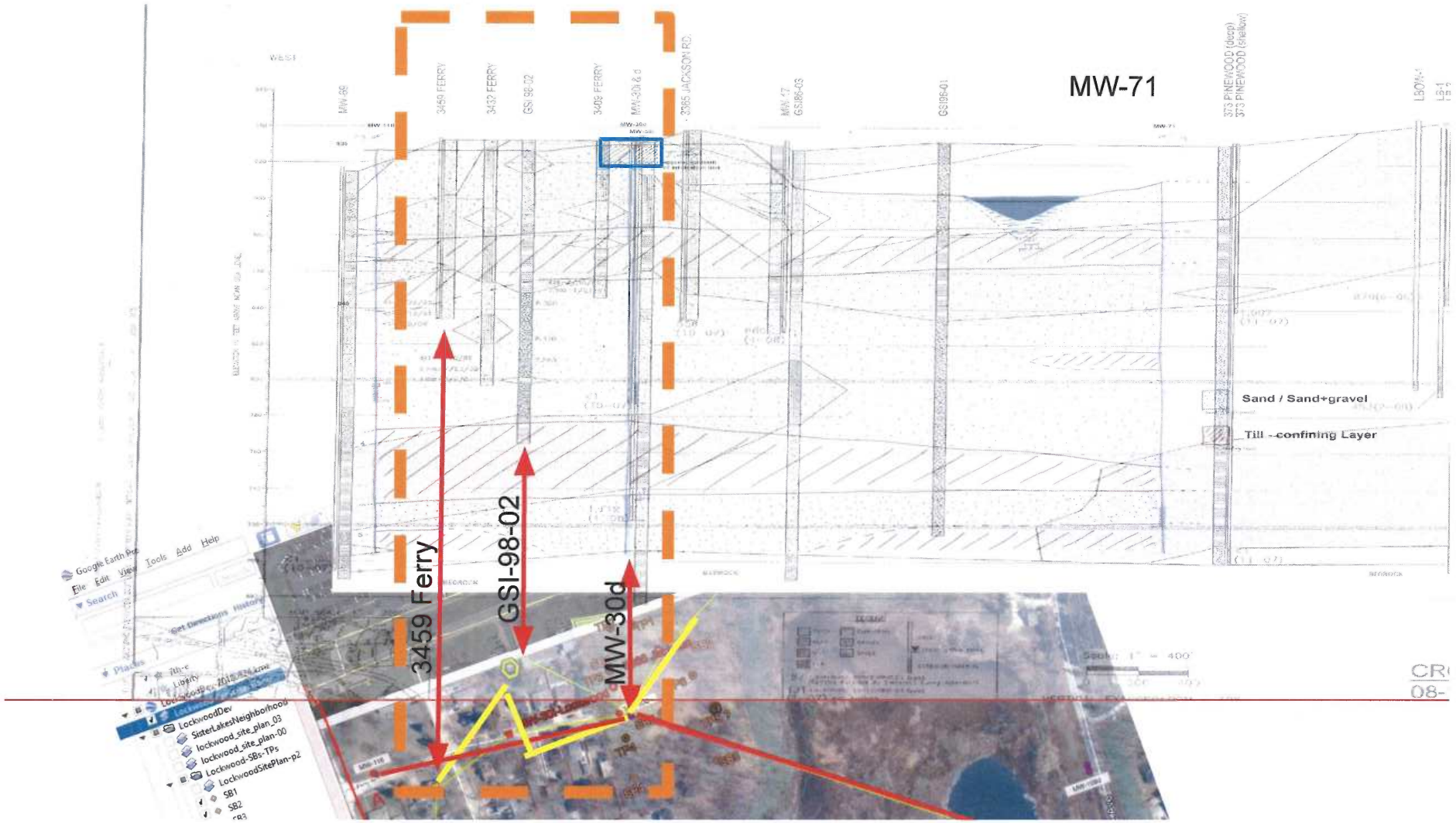
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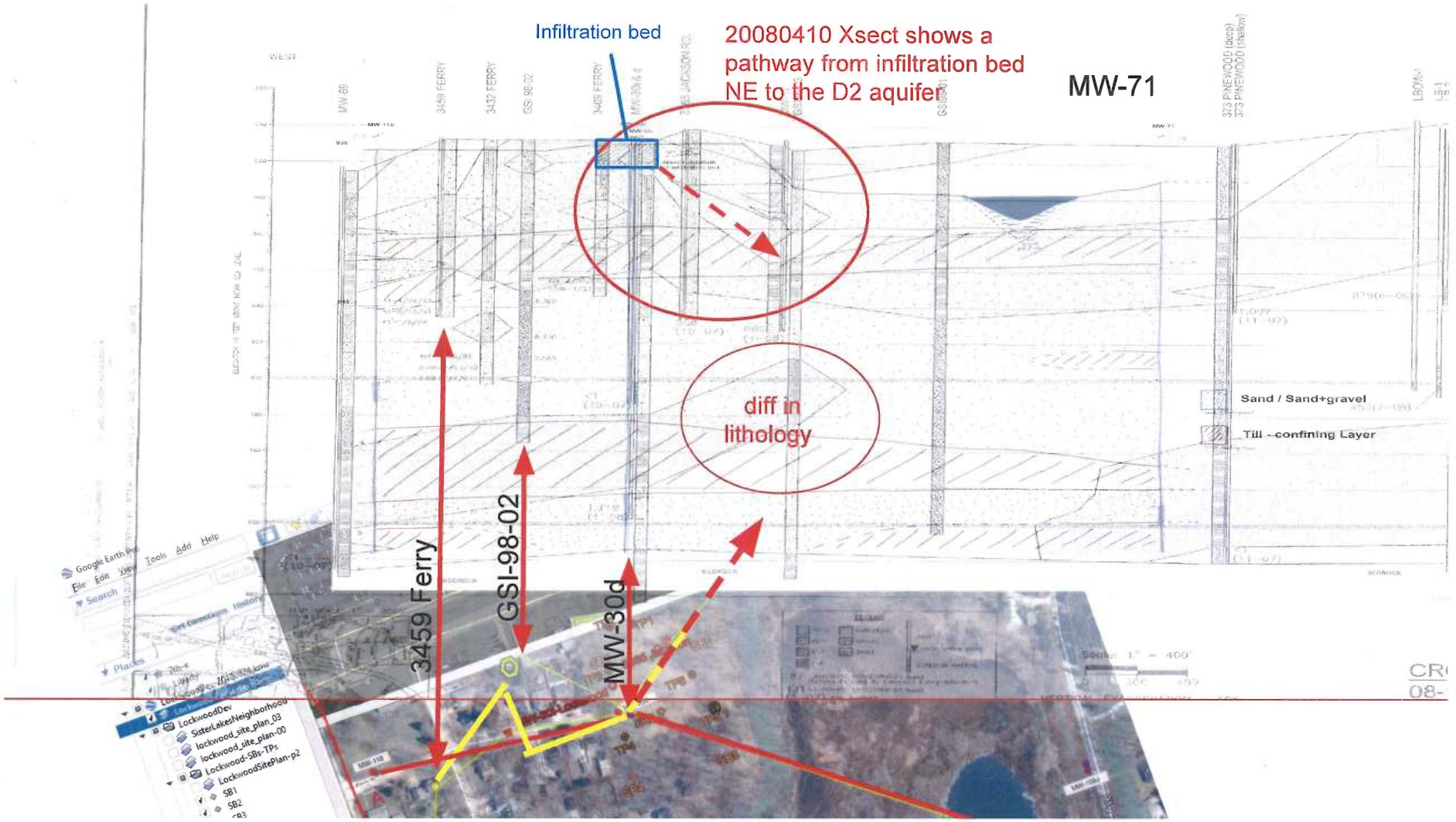
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Infiltration bed
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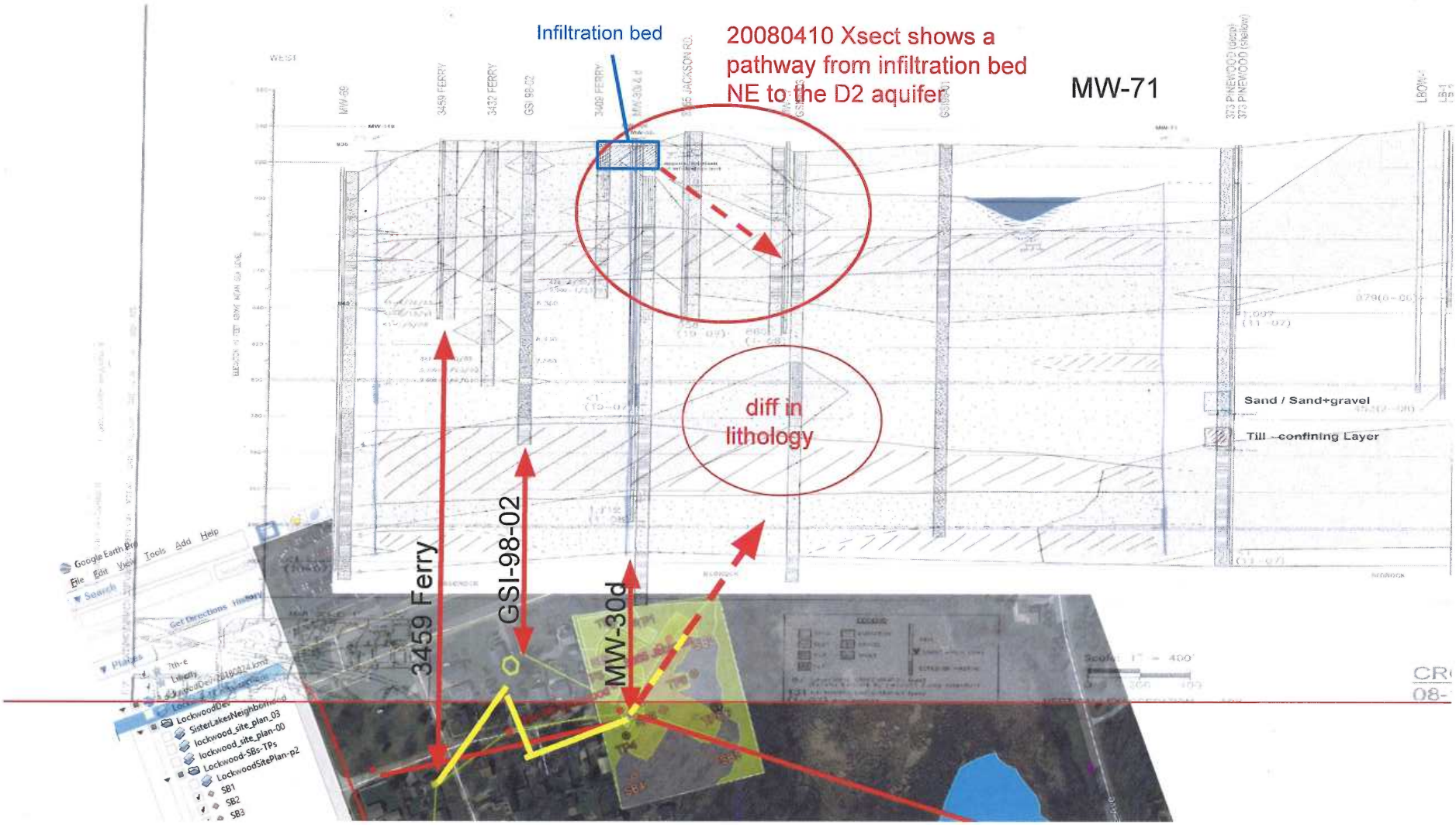
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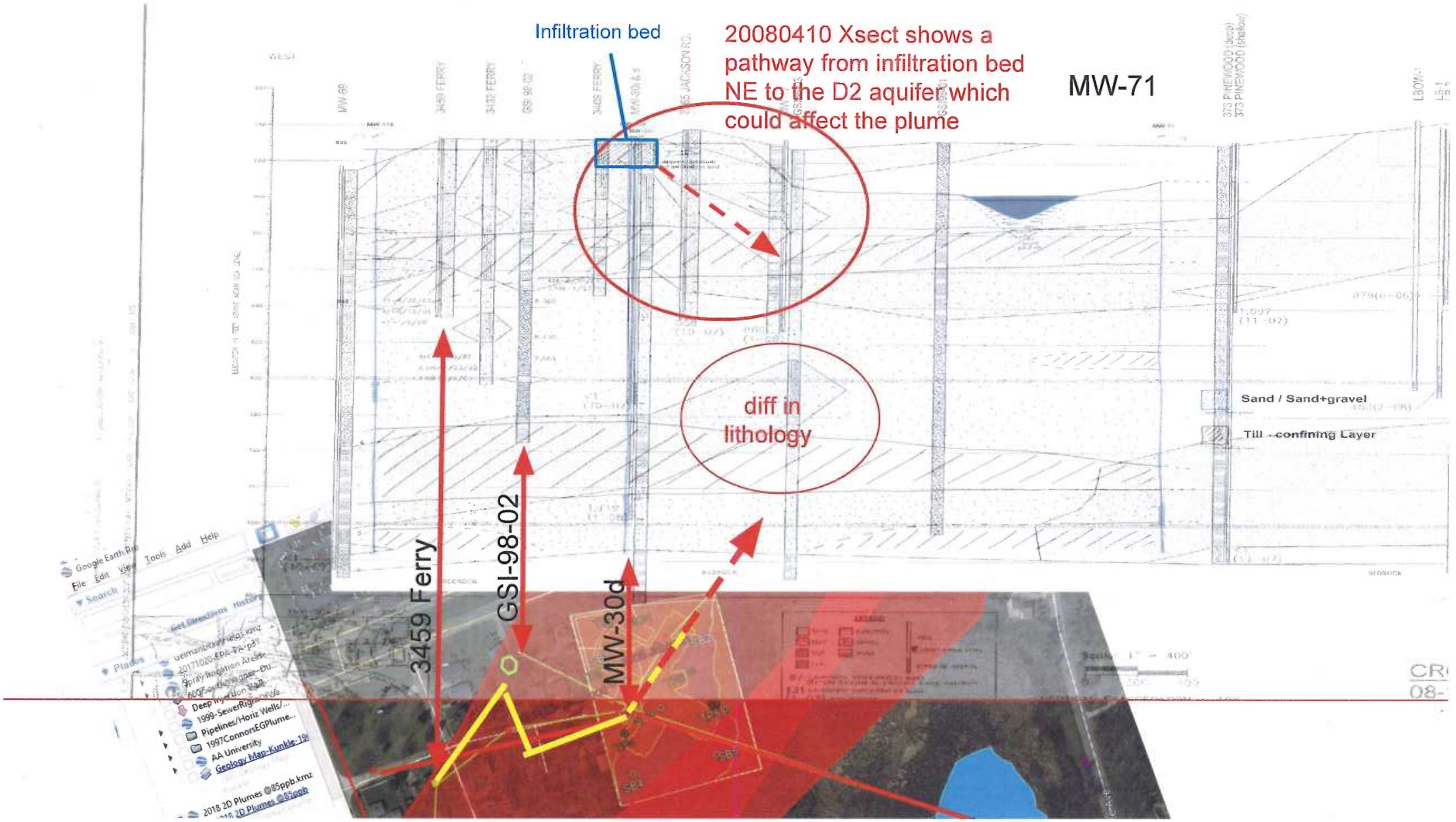
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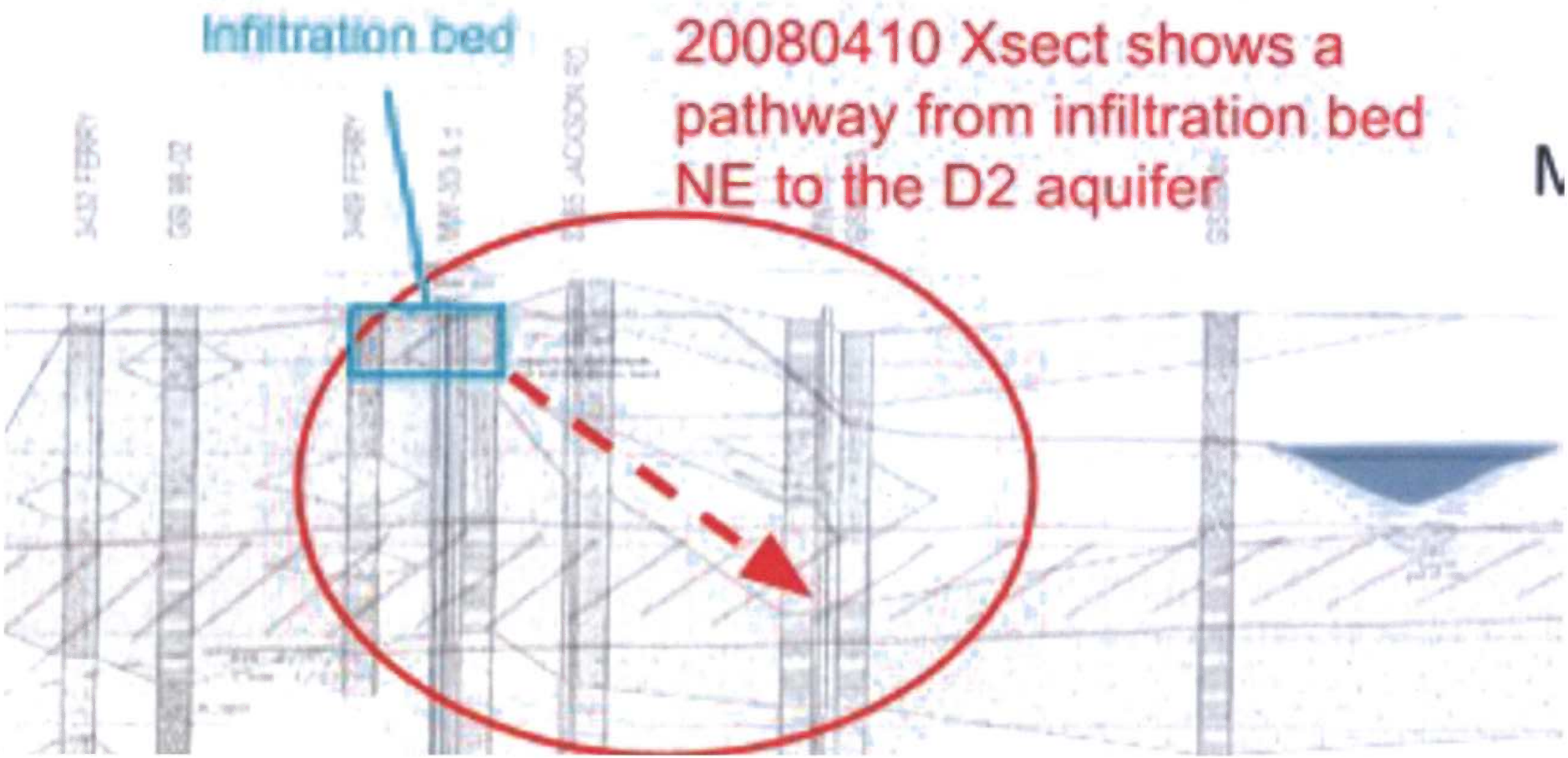
Infiltration bed
20080410 Xsect shows a pathway from infiltration bed NE to the D2 aquifer

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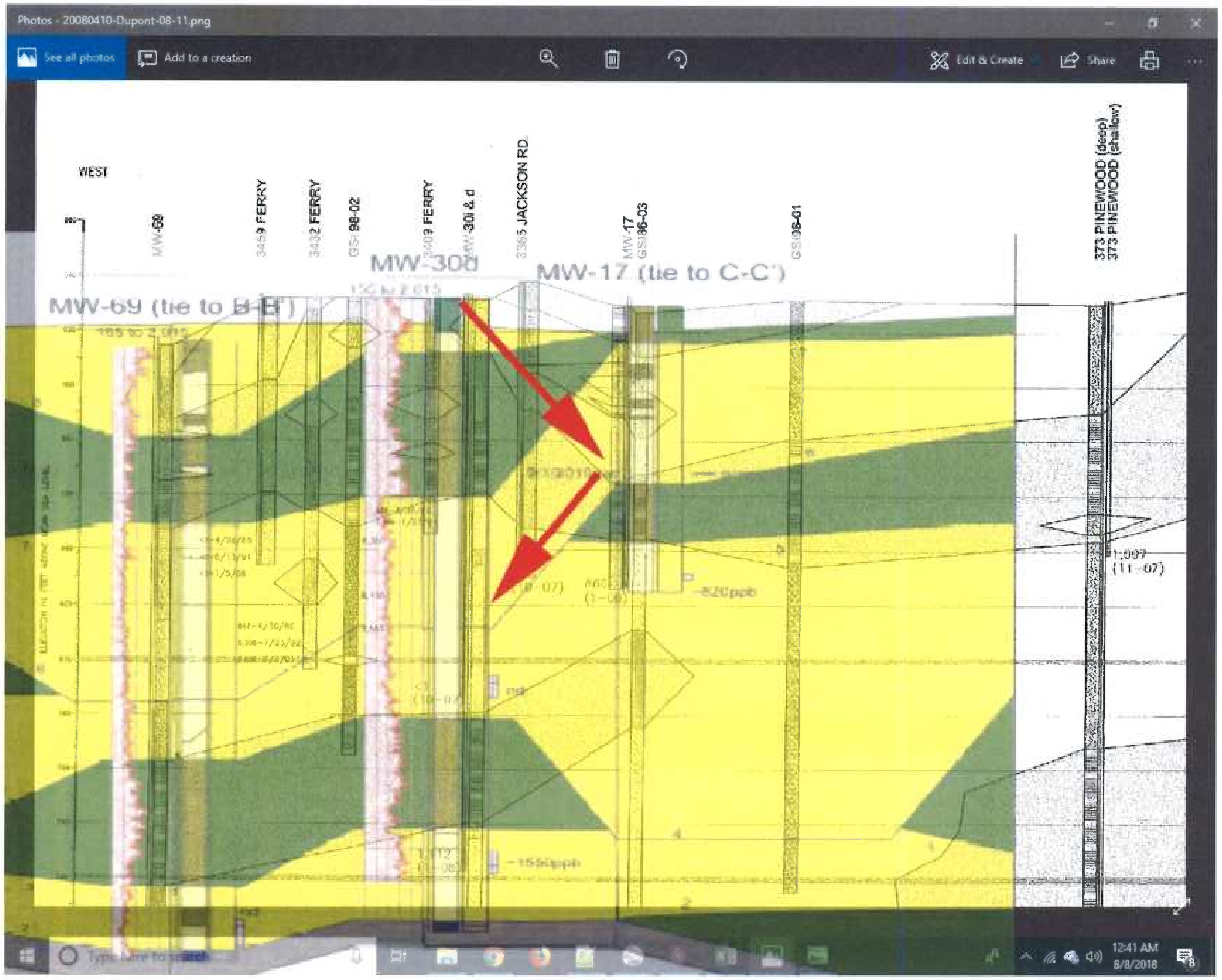
ELEVATION IN FEET ABOVE MEAN SEA LEVEL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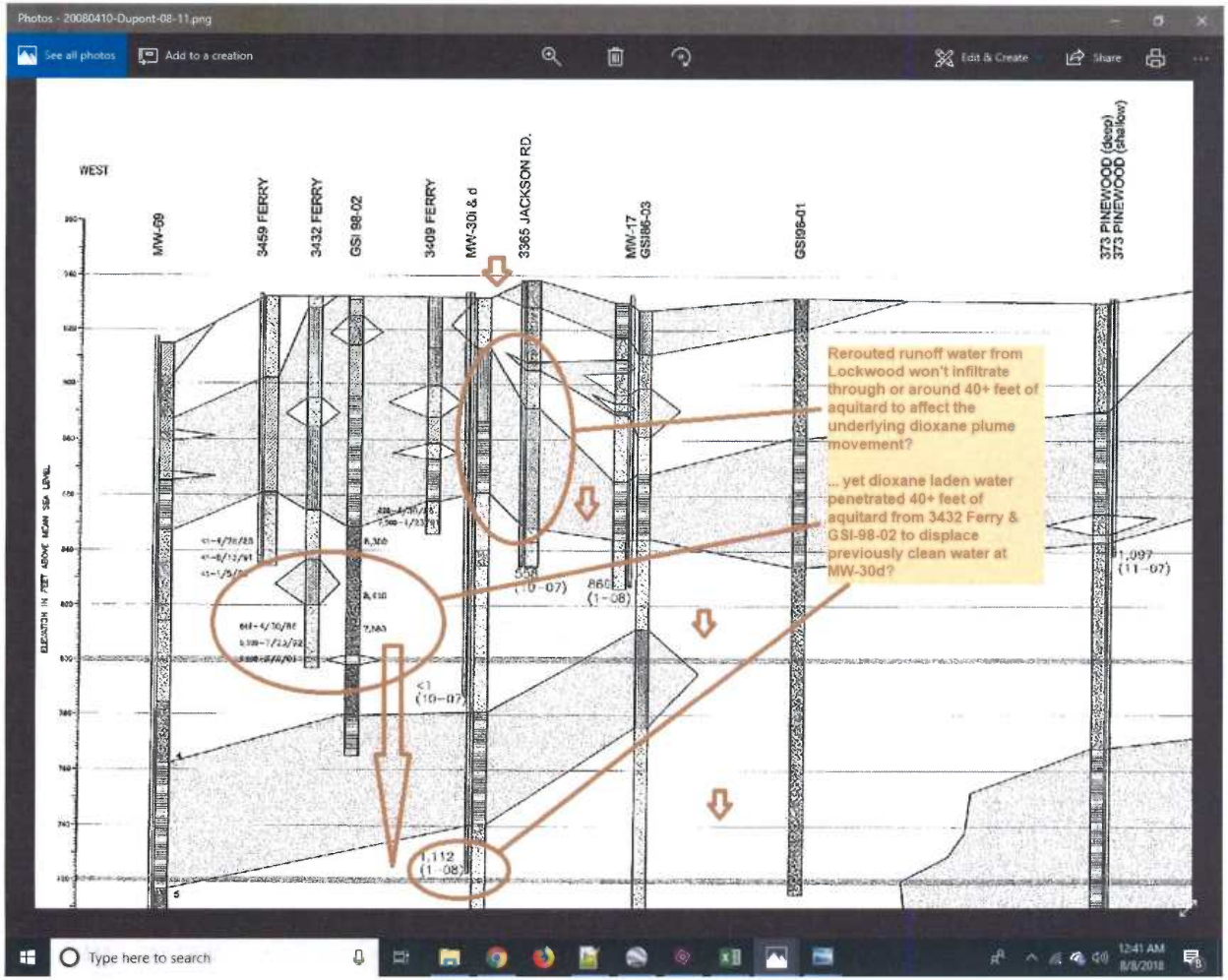
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GSI 98-02
3409 FERRY
MW-30i & d
3365 JACKSON RD.
MW-17
GSI86-03
GSI96-01
373 PINEWOOD (deep)
373 PINEWOOD (shallow)
ELEVATION IN FEET ABOVE MEAN SEA LEVEL
Rerouted runoff water from Lockwood won't infiltrate through or around 40+ feet of aquitard to affect the underlying dioxane plume movement?
... yet dioxane laden water penetrated 40+ feet of aquitard from 3432 Ferry & GSI-98-02 to displace previously clean water at MW-30d?
<1
(10-07)
1,112
(1-08)
1,097
(11-07)
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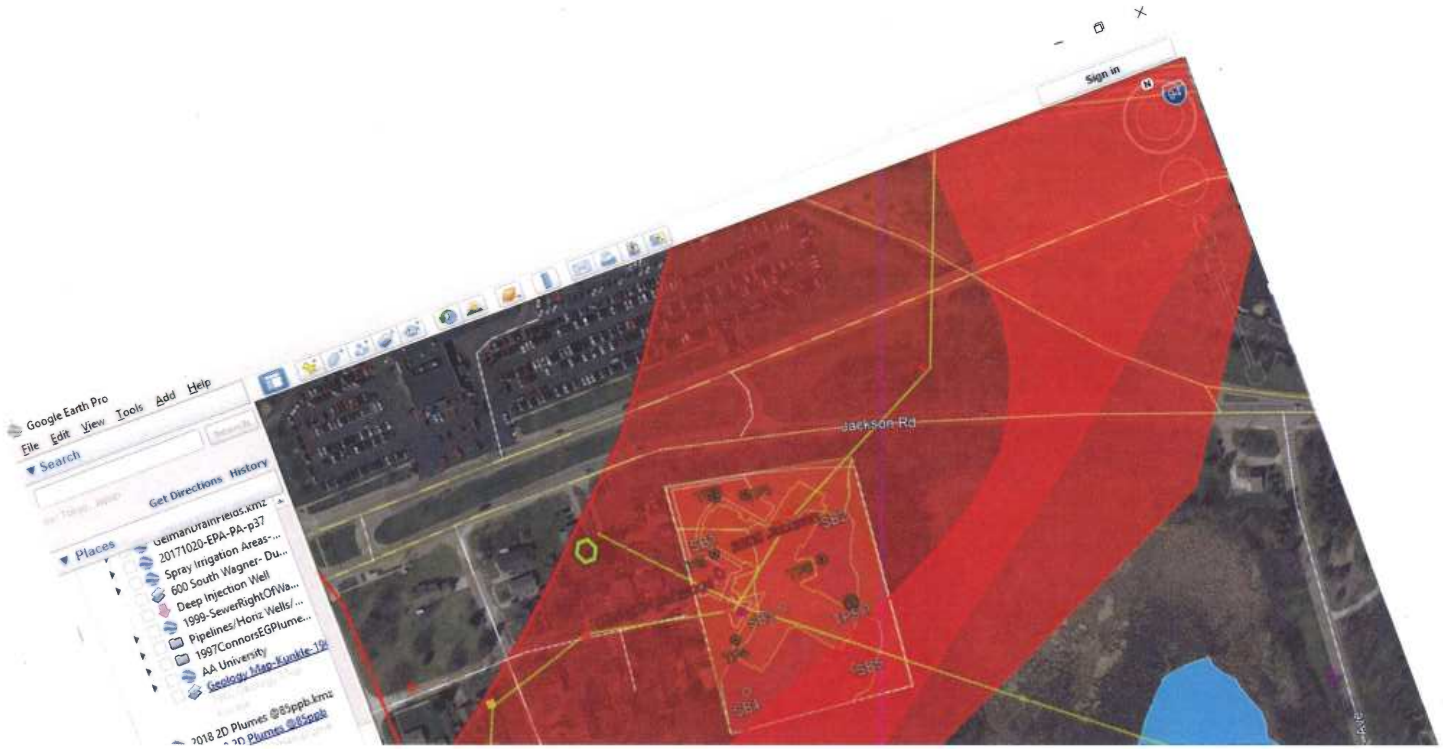
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