

# City Council

Meeting Time: 01-06-20 19:00

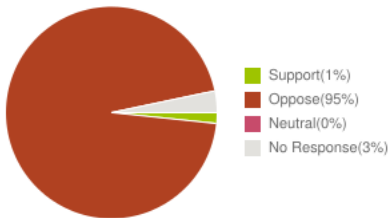
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council	01-06-20 19:00	80	61	1	58	0

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



# City Council

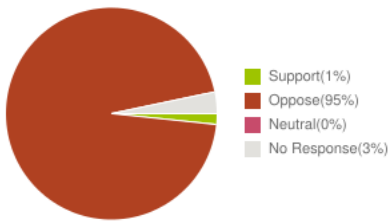
01-06-20 19:00

Agenda Name	Comments	Support	Oppose	Neutral
CA-18 19-2390 Resolution Directing the City Administrator to Develop Ordinance Amendments for the Purpose of Regulating Short Term Rental Properties	61	1	58	0

## Sentiments for All Agenda Items

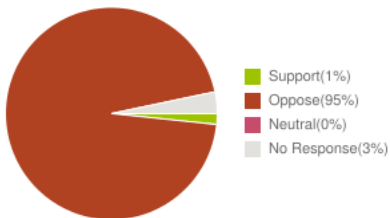
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

### Overall Sentiment



### Agenda Item: eComments for CA-18 19-2390 Resolution Directing the City Administrator to Develop Ordinance Amendments for the Purpose of Regulating Short Term Rental Properties

### Overall Sentiment



### Julie Meloni

Location:

Submitted At: 8:59pm 01-06-20

Oppose - STR provide out of town guests with many cost savings options.

### Marsha Naidoo

Location:

Submitted At: 8:52pm 01-06-20

Airbnb provides much needed income to a 1 income family, provides jobs and tourists that boost the city's income. We have tried renting long term and not all renters are respectful - we end up having to pay to address trashing our property and pay lawyers to remove bad tenants so we end up with a loss. Airbnb guests are rated and usually are very respectful. If they are not, there are simple ways to address it.

### Sherry Grammatico

Location:

Submitted At: 8:44pm 01-06-20

I oppose any regulations on short term rentals. A Realtor with The Charles Reinhart Company for over 34 years, I have owned my property on Snyder since 2000. After a horrible tenant I turned my property into an Airbnb in 2018, I provide my guests with all the comforts of home in a fabulous location. My neighbors are thrilled that I turned my property into an Airbnb, their friends stay at my Airbnb when they are in town and I have had several repeat guests. I help families with children at Motts, families with family members that are going through treatment at U of M, families visiting from all over the world, with students at U of M. I feel that the short term properties are maintained better because the owner is constantly at the property. I feel the service that short term rental owners provide is unique and adds to the passion we all feel about our Ann Arbor community.

### **Aric Watson**

Location:

Submitted At: 8:39pm 01-06-20

I oppose restricting STR in Ann Arbor. It provides less expensive short-term lodging for visitors/tourists and is a valuable way to offset extremely high property taxes. It also provides us with an income since we only have one salary in our family. AirBnB guests and hosts are rated, so in our experience they are more inclined to be respectful.

### **BALAJI SRINIVASAN**

Location:

Submitted At: 8:35pm 01-06-20

I oppose restricting STR in Ann Arbor, these are very helpful to offset the high taxes, the high cost of living.. I have stayed at many STR's and come across numerous people who have early retirement due to disability, teachers who dont need to work second jobs because of the additional income that STR's provide. STR's help to keep Ann Arbor as as an affordable middle class neighborhood where people of low, medium and high incomes can all live in harmony.

In contrast, the downside of STR's are so few that such a massive regulation is unwarranted and uncalled for.

Balaji

### **Callum Gray**

Location:

Submitted At: 8:03pm 01-06-20

I oppose restricting STR in Ann Arbor. Like many of the respondents I rent my house out at times through the year to offset the cost of taxes and maintenance to our house. This is an important source of income for us and will affect us financially if it is taken away.

### **Lisa Luczek**

Location:

Submitted At: 8:00pm 01-06-20

Short term rentals fill an unmet need in our community. I oppose Option 3 which does not allow vacation rentals that are non-owner occupied.

### **Barb Harburg**

Location:

Submitted At: 7:54pm 01-06-20

I oppose any regulations for short term rentals.

### **Cynthia Niemann**

Location:

Submitted At: 7:51pm 01-06-20

It surprises me that the city is choosing Option 3, which is the most comprehensive regulation of short term rentals. This is not the message I heard from the attendees of the public meetings I attended last year. The comments seemed to be largely for little or no regulation, outside of a few comments about some very particular

nuisance rentals. I believe these could easily be addressed without blanket regulations for all. When our 5 children moved out of the house we decided to try renting 2 of our empty rooms. We have enjoyed filling our empty space and meeting people from all over the world. We have never had a problem with noise, parties, or other concerns. We also enjoy using airbnb in our travels, since it offers a unique perspective on the community we are visiting. I like to think we have something to offer to those who visit Ann Arbor as well. In addition, renting our space has allowed us to offset the high property taxes we pay. I wholeheartedly oppose this measure.

**G.E. Anderson**

Location:

Submitted At: 7:27pm 01-06-20

While you're at it, can somebody on City Council please propose a ban or severe restrictions on loud, aggressive dogs? My neighbor has several dogs that are a nuisance 365 days per year, and one in particular is dangerous. As the owner of a house I rent out seven or eight weekends per year to make ends meet, I feel targeted by this proposal, while my neighbor is allowed to house an animal that aggressively charges the backyard fence and barks every time my wife, son, or occasional houseguests occupy our backyard or driveway.

**Nan Twiss**

Location:

Submitted At: 7:25pm 01-06-20

STRs provide necessary, affordable options for so many people who visit A2 for a few days (e.g. visiting prospective students and their families; people attending conferences; visiting alumni; people with family members in the hospital). People have the comforts of home in convenient locations while home-owners are better able to afford the high cost of A2 living.

I do think it is critical that homeowners who offer STRs have strict rules so that neighbors are not disturbed. Empty apartments that are used pretty exclusively for parties do concern me – I imagine those must be a nightmare for a neighborhood. Look for solutions to problems that STRs cause; don't shut down the whole thing. STRs provide a great service both to Ann Arborites and its visitors.

**Thomas Firth**

Location:

Submitted At: 7:20pm 01-06-20

We rent out our primary (only) residence during game weekends to help offset high property taxes. It is my strong belief that the option for families to rent out entire homes while visiting our community creates a marketplace for greater economic growth for the local economy, not just for those who are hosting rentals through AirBnB.

**Nate LaFerle**

Location:

Submitted At: 7:16pm 01-06-20

Oppose. This does not accomplish the goals it sets out to achieve. Ann Arbor will continually face housing challenges and high rental rates due to the transience of its population in a university town. Those challenges should be addressed holistically and not through a piecemeal approach that targets short-term rentals. The neighborhood impact of an Airbnb is on balance no more negative than, for example, housing rented to college students or other temporary residents.

**Rob Borer**

Location:

Submitted At: 7:15pm 01-06-20

I strongly oppose options 2 and 3 of this proposal. Option 1 is acceptable and appropriate to address all of the issues expressed in the report. Particularly concerning in the recommendations are references to airbnb potential negative impact on affordability. This is simply stated with absolutely zero supporting evidence or facts or data. An accurate assessment of affordability impact of airbnb can be found by following this link: <https://www.globenewswire.com/news-release/2019/11/20/1950337/0/en/National-Report-Examines-Impact-of-Short-Term-Rentals-on-Housing-Affordability.html>. Another argument that can be used to counter the "affordability" issue to counter the number of housing units being taken OUT of circulation by Airbnb is how many

NEW units have been built in the same time frame or are currently being built. New housing available more than offsets any that are being taken out of circulation by Airbnb. Housing availability is not just a one-way street.

**Kevin Gurtowsky**

Location:

Submitted At: 4:39pm 01-06-20

I am writing in opposition to the proposed over regulation of STRs.

Ann Arbor has always strived to be an inclusive, welcoming community. Unfortunately, by severely limiting the possibility of STRs as proposed, Council would be closing the city off to many who want to visit including many people who specifically seek out non-owner occupied STRs due to their availability, comfort, and privacy.

I encourage Council to take a more measured approach that addresses the concerns and respects the rights of ALL property owners. STR owners and Hosts aren't greedy, out-of-state corporations only interested in profits. We're a diverse, civically-minded and engaged group of constituents passionate about our community and want to share it with others by welcoming them to Ann Arbor through STRs. We ask Council to craft policy based on actual data and not conjecture, but with this recommendation, and the Carlisle Wortman report referenced, that simply isn't the case.

**John Corser**

Location:

Submitted At: 2:31pm 01-06-20

I oppose the measure. Airbnb is a big help for housing affordability. It would be harder for me to be able to afford my home if I couldn't rent it out a couple times a year for big football games, U of M graduation, etc.

The sharing economy is also the best way for visitors to experience downtown given its limited space. Reducing the options negatively impacts us residents, our friends and family who visit, and our local businesses that benefit from the increased foot traffic.

The vast majority of US cities do not regulate Airbnb. Let's not be one of the few cities that struggle to see the benefits afforded to us by new technology.

**LL Henderson**

Location:

Submitted At: 3:21am 01-06-20

I oppose this measure. I like the diversity that Airbnb's bring to our city and I think that it is good for the economy.

**Chelsea Edwards**

Location:

Submitted At: 11:14pm 01-05-20

I oppose this.

**Kay Adefeso**

Location:

Submitted At: 9:27pm 01-05-20

I oppose this measure. While Ann Arbor is a great place to live, work, and play, it still faces stiff competition when attracting the best talents/professionals to its industries (startup companies, hospitals, universities, etc.) Our State's dismal infrastructures, lengthy winter months, lagging population growth rate do not prove attractive to most newcomers; particularly when they are being recruited nationwide. Non-Owner-Occupied STRs afford these potential Michiganders the opportunity to discover the jewel we all call Ann Arbor in the weeks and months leading to their decisions to moving their families without the restrains and exorbitant cost of hotel rooms/environment. Non-Owner-Occupied STRs continue to showcase our beloved Ann Arbor in ways our limited hotels cannot offer. Nestled in the heart of the city, STRs offer visitors the chance to live, dine, walk the neighborhoods, partake of the summer festivals, live football weekends, and experience the city like any Ann Arborites.

**Bridget O'Connor-Ranta**

Location:

Submitted At: 8:22pm 01-05-20

I am opposed to this measure since the arguments against non-owner-occupied STR does not solve any of the issues the proposal means to affect. Most non-owner-occupied STR are in locations of the city that will not be placed into the hands of those needing affordable housing. Many individuals looking for non-owner-occupied are interested in a home-like environments over the sterile hotel environments and provides a better pricing option that then can revert to the tourists spending more in our local restaurants and shops. It is reasonable to consider more regulations of STR but to completely ban this popular form of tourism is naive and irresponsible for a city that thrives on those tourism and hospitality.

**Laura Catalino**

Location:

Submitted At: 6:08pm 01-05-20

I am opposed to this measure because eliminating short term rentals will not solve the low income housing problem. Many visitors to the area prefer a home environment vs a hotel, especially those with children and elderly family members. Reasonable solutions include:

Taxing short-term rentals and put that money toward low income housing.

Punching bad actors (short term rental owners who have customers that disrupt the neighborhood with parties /noise) with fines.

**Jessica Hepburn**

Location:

Submitted At: 1:32am 01-05-20

I oppose this!

**Florian VanKampen-Wright**

Location:

Submitted At: 4:33pm 01-04-20

Hotels are the worst. People have the right to rent out their house to whoever they want.

**Alex Gross**

Location:

Submitted At: 1:00pm 01-04-20

The effects of this resolution are straightforward: anyone not ready for a 4-star hotel will be forced to the edges of town (Briarwood, Plymouth Rd, etc). Eliminating short-term rentals limits the ability of people to meaningfully enjoy downtown, visit family members in the hospital, tour campus, and experience the city in so many other ways.

As a full-time Airbnb host (non-owner) in the community, I have had the opportunity to see all kind of guests and how staying in STRs has helped them. It's hard to fathom everything I've worked towards for two years becoming illegal overnight, especially with no attempts try a more nuanced solution. The resolution takes such an unbalanced and broad handed approach it's hard not to see severe bias in the process. The council should take into account the far-reaching personal and economic costs that would accompany such a decision. Please vote against.

**Alex Gross**

Location:

Submitted At: 1:00pm 01-04-20

The effects of this resolution are straightforward: anyone not ready for a 4-star hotel will be forced to the edges of town (Briarwood, Plymouth Rd, etc). Eliminating short-term rentals limits the ability of people to meaningfully enjoy downtown, visit family members in the hospital, tour campus, and experience the city in so many other ways.

As a full-time Airbnb host (non-owner) in the community, I have had the opportunity to see all kind of guests and how staying in STRs has helped them. It's hard to fathom everything I've worked towards for two years becoming

illegal overnight, especially with no attempts try a more nuanced solution. The resolution takes such an unbalanced and broad handed approach it's hard not to see severe bias in the process. The council should take into account the far-reaching personal and economic costs that would accompany such a decision. Please vote against.

### **Gordon Russ**

Location:

Submitted At: 4:04am 01-04-20

Opposed

### **Mar Vincent**

Location:

Submitted At: 2:01am 01-04-20

AA Affordable Housing Strategy/Policy work is done through the County. The latest plan was from 2017 and for The City of AA, strategic emphasis was placed on things such as:

- Consider various means to increase funding
- Continue conversation about removing regulatory barriers

Anyone concerned about this topic should look at the latest (2015) Housing Affordability and Economic Equity - Analysis for Washtenaw County Report. This is a study with strong qualitative and quantitative analysis that discusses actions that munis should take to address affordable housing. All meaningful impact (per this report) will come as a result of comprehensive municipal policy reshaping (e.g. zoning and density policy revisions). The report literally warns against municipalities employing kneejerk reactions to address issues related to Affordable Housing as this will 1) unfairly impact constituents and 2) lead to complacency when the real work of policy shaping is required to effectively help people.

### **James Helhowski**

Location:

Submitted At: 1:26am 01-04-20

- ...cause more nuisance...

(A) This item is discriminatory, assumptive, and baseless.

- The City does not enforce...

(A) The City's ability to enforce codes or not is unrelated to the specific point of contention.

- The City does not inspect...

(A) The City's ability to enforce codes or not is unrelated to the specific point of contention.

- ...lack of education regarding best practices

(A) Assumptive. Not based on fact.

- ...change neighborhood character

(A) The "Neighborhood Character" is subject to change at any time and is not "etched in stone" and is undefined.

- ... allow the overcrowding of homes.

(A) Assumptive. Not based on fact.

- ...may reduce the affordable housing in the city.

(A) Since short term rentals fill a specific and definite need in the City, unavailable through other means (Hotel, Long-Term Rental, etc) the affordability of the housing is in line with the realities of life and the needs of the City, and are therefore Market-appropriate.

### **Zera Montemayor**

Location:

Submitted At: 8:52pm 01-03-20

Oppose

### **Clare Laughery**

Location:

Submitted At: 7:24pm 01-03-20

This is a poorly thought out proposition, the benefits of STRs aid in the community.

### **Barry Hart**

Location:

Submitted At: 6:20pm 01-03-20

Growth in the city of Ann Arbor, U of M, and the Hospital all drive the need for alternatives to hotel lodging. I own STRs that are not owner occupied. My guests include business travelers who repeatedly visit Ann Arbor, families who do not want to rent multiple hotel rooms, visiting professors, families of patients at U of M hospital, and people who just want to be able to walk to downtown. Ann Arbor city council should recognize that STRs fill a vital role to people coming to Ann Arbor. It is difficult to imagine that the current number of STRs has had any impact on affordability of housing, if the number of STRs grows dramatically this could change and a cap on the number of units should be considered. A monitoring of the situation, eliminating problem STRs under existing ordinances makes sense. The proposed legislation is "over kill" and it is not clear what problems it is solving.

### **Adam Hughes**

Location:

Submitted At: 4:36pm 01-03-20

I agree with the comment made below by Mr. Laughery, the proposed regulations will do nothing to help with affordable housing. I can state from experience that STR's are hugely beneficial to both the Ann Arbor community, as well as tourists that visit our beautiful city. They create jobs for locals, while providing tourists with a taste of what it actually feels like to live in Ann Arbor. With such an amazing landscape, why would residents of Ann Arbor not want to share what this town has to offer with all who choose to visit? I'm disappointed in the city for moving this resolution to council so swiftly, when clearly the report commissioned by them was wildly biased!

### **Benjamin Ranta**

Location:

Submitted At: 3:58am 01-03-20

I am a resident of Ann Arbor and have been a homeowner since 2012. The fact that the city counsel/city administrator would take such drastic action to limit me and my neighbors on the use of my own property is extremely troubling. To move forward on this resolution based solely on the Carlisle report is a gross mismanagement of city oversight. There is very little justification to support claims of increased noise/trash violations or how STRs impact available affordable housing options. The report is unjustifiably biased against non owner occupied STRs. This blatant bias is supported by the fact that the author is currently a resident of Ann Arbor! I demand better judgement! The report was a waste of the city's money. STRs have not changed the character of my neighborhood (Arborview) nor Dicken where I lived for five years. I want to see data from law enforcement officials supporting the Carlisle claims of higher rates of ordinance violations. Say no to resolution CA-18 19-2390.

### **David Greiner**

Location:

Submitted At: 2:44am 01-03-20

STR's are a net benefit to our community. They create great opportunities for people to visit Ann Arbor and enjoy it for the same reasons we all do. It seems like sharing our City with strangers shouldn't be a bad thing. It doesn't seem like STR's impact housing affordability either according to a large number of legitimate studies.

### **Nick Hunter**

Location:

Submitted At: 1:50am 01-03-20

I'm an entrepreneur that lives in Ann Arbor, having hosted short term stays since 2017. Non-owner-occupied STR's have a number of benefits that haven't been discussed. Owner occupied (owner not present) will primarily be for larger events like football games, with the owner out of town. Non-owner-occupied allows us to host year-round (most stays are hospital visits, funeral/wedding, professors, families visiting in summer or business travel) and it allows us to stay in Ann Arbor while we host. The consultants peg full time STR's (150+ days/yr) at 131 with growth of ~10% over the last year. This is ~.25% of housing stock. The city had never hinted that renting short term was illegal, and it's unfortunate that this proposed regulation (with no proposal to grandfather in & faulty/biased consultants/process) could wipe out my small business and jobs of my cleaners, handymen, etc. that rely on the income, and prevent many people from travelling to Ann Arbor given the lack of hotels.

### **Shannon Hautamaki**



Location:

Submitted At: 8:36pm 01-02-20

In addition building more housing of various types, the city needs to regulate STRs to keep Ann Arbor as affordable as possible for its workers and safe for its current residents. The types of rentals proposed to be banned are those that are not in any way owner occupied. People buy houses and then rent them out for exorbitant amounts of money during football and graduation weekends. Meanwhile, they sit empty during these cold winter months when no tourists are around.

We cannot lose our limited housing stock to STRs when there are so many people who already work here and would love to live in A2, but can't afford it. They are also problematic for residential neighborhoods. I was sexually assaulted on the sidewalk by a man staying at STR less than a block away from a park in my neighborhood.

I want real neighbors, not tourists, and certainly not sexual deviants in my neighborhood.

### **Kim Kratz**

Location:

Submitted At: 5:50pm 01-02-20

We started a small Airbnb when my daughter left for college. It's been a great way to meet people from all over the world, to be an Ann Arbor ambassador, make their stays affordable and to pay tuition.

I attended the Westgate meeting was honestly surprised that the meeting was run so poorly. The questions presented seemed disingenuous and the feedback was not fairly captured.

If the city would like to develop an ordinance that reflects Ann Arbor's culture and values, there is a lot of work yet to do. To start, let's enforce the current ordinances.

Since much of this process has been anecdotal, here's our story: If offering a studio in our home as an Airbnb becomes expensive or complicated, we will discontinue. Ann Arbor will be less affordable for our small single parent family, and the effects of lost revenue on the local economy are obvious.

I appreciate council's careful consideration of this policy and would be happy to help craft a more effective solution.

### **Laurie Gross**

Location:

Submitted At: 5:48am 01-02-20

The meetings held were presented as fact gathering. But this report only represents the 2-3 people TOTAL that wanted any type of ban. Where is the feedback from the other attendees? The report is biased in so many ways and presents opinions as facts. The cities compared are unlike AA, how about considering Norman OK? The AAPD has had very few complaints on STRs, student housing is far worse. Where are the complaint facts? Where are the facts of STRs affecting affordable housing? AA has always had affordable housing problems, why "pick" on this? There are numerous studies showing that STRs have no impact. What about the positive effects? People who can now afford to live in AA because of renting some days/weekends. UM Patient families needing long term affordable housing with kitchens. People employed by STR owners, cleaners, maintenance. Money used at restaurants, stores from renters. Enforce the rules already in place, don't create more! Reflect the tone of the MAJORITY of people in AA!

### **Roy Gutierrez**

Location:

Submitted At: 4:39am 01-02-20

I'm a responsible host with various STRs, I have VERY STRICT rules with heavy penalties, result? Almost 0 problem guests! What does that mean? My neighbors (even the ones that were against STRs) haven't complained because they have nothing to complain about! some are now even booking the house for relatives! My bookings are mostly business/family related, how cool is that? Local families can get to have visiting family nearby and business people use local shops/restaurants and boost the economy!

Should there be change? YES, some common sense rules to keep bad hosts out, things like not overpopulating the house, strict rules with strong penalties, outside cameras to keep bad guests from even wanting to book, some examples.

### **Nicholas Laughery**

Location:

Submitted At: 4:09am 01-02-20

I was at every meeting. The Report is completely non-reflective of what was said. The consultants clearly are being pushed by an external Agenda. The proposed regulations will do nothing to help with affordable housing.

### **Heidi Mitchell**

Location:

Submitted At: 4:00am 01-02-20

I have heard a lot of anecdotal information regarding the impacts of STRs on neighborhoods and the housing markets. Its disappointing that the \$25,000 Report commissioned by the City is more of the same. It is flawed in many ways, it is biased and it is subjective. Shouldn't there be public comment on the Report before moving to a Resolution? This Report should reflect public discourse and make unbiased representations. It doesn't. Now is not the time for a Resolution. There are many people who feel completely unrepresented by this process, even though they participated in the meetings. Moving to a Resolution at this point is only going to deepen a divide and cause people to dig in. Feedback on the Report needs to be heard and considered. The administration needs to be willing to address areas of the Report that are objectionable to most people.

### **Cathy Strachan**

Location:

Submitted At: 2:43am 01-02-20

The report findings were biased, & the recommendation of staff to City Council to pursue the development of ordinances reflective of Option 3 is alarming. An outright ban on non-owner STRs is extreme. Historical data is needed to quantify the number of noise, parking & trash complaints emanating from any STR (vs long term rentals/student housing). I would recommend current tracking of "disruptive instances" to neighbors & have the issue dealt with at the time of the occurrence; this would include owner/agent, renter & originator of the complaint. Only then will there be objective data to determine the depth and breadth of this component of STRs. The current property taxes are hefty for primary property owners & non-owner STRs already pay 9 mills more. Thus any additional tax on STRs is a burden for all. Lastly, requiring an inspection for a primary residence owner sends the message that they are living in an unsafe house. Would they really offer that same unsafe residence to another?

### **Julie McDaniel**

Location:

Submitted At: 12:46am 01-02-20

Short term rentals are needed and appreciated.

### **Abhijeet Kumar**

Location:

Submitted At: 12:18am 01-02-20

Short-term stays provide a critical resource for families of students at the University of Michigan who can't afford the insanely priced hotels / motels in the area. This is an overreach.

### **Nan Winer**

Location:

Submitted At: 10:08pm 01-01-20

As a parent of an out of state student we often rely on AIRBNB rentals for a place to stay when in town. Hotels are often not an option as they are either full or too expensive. We have stayed in a number of them and never had a problem. If there are issues with specific ones, they should be dealt with individually.

### **Alan Lo**

Location:

Submitted At: 5:08pm 01-01-20

Being a home of internationally recognized university and hospital, we need a lot of short term rental housings in the city.

**Jean Brennan**

Location:

Submitted At: 4:25pm 01-01-20

With Ann Arbor being the home of a huge university, short term rentals are an important and necessary alternative to hotel rooms for parents and family of students visiting the city. Room rates at area hotels, even those of very low quality, can be prohibitively expensive. Eliminating all non-owner-occupied short term rentals will significantly reduce this option. Regulate, rather than prohibit, non-owner-occupied short term rentals.

**Janice Cutting**

Location:

Submitted At: 4:18pm 01-01-20

STR rentals are valuable to visiting UM families, alumni, hospitals visitors and friends/family of locals who don't have room for them. There as been no data to suggest STRs need addition ordinances.

**Elizabeth Corey**

Location:

Submitted At: 1:44pm 01-01-20

The city received a biased and inaccurate report. The completed Carlisle report prepared by a local consulting firm is incomplete and absent of accurate and important data needed before this resolution is adopted. It would be irresponsible for the city of Ann Arbor to adopt any resolution of this sort without further in depth study.

**Al Angelocci**

Location:

Submitted At: 1:03pm 01-01-20

Ann Arbor council should support and encourage choice for the many individuals that visit their wonderful city. If There is a specific rental problem, work it out but don't penalize an entire industry that brings visitors and their money to town. Sounds like a lot of pressure from the hotel lobby was effective. You should support free enterprise.

**Nadine Hoffman**

Location:

Submitted At: 3:15am 01-01-20

As a parent of a U of M graduate, I can attest to the fact that there are far too few hotel rooms in Ann Arbor; and most of those that do exist are not exactly five star. Please consider that we appreciate the choices afforded by STRs and strongly support Ann Arbor's endorsement of this business model. Thank you for listening to the people!

**Ryan Pa**

Location:

Submitted At: 2:10am 01-01-20

Regulate non-owner-occupied STRs, do not ban!

**Regena Kokales**

Location:

Submitted At: 1:38am 01-01-20

I oppose

**Jaisav Bajoria**

Location:

Submitted At: 1:28am 01-01-20

Short term rentals are so important for students/researchers coming to AA. I oppose this.

**Carol Skala**

Location:

Submitted At: 1:05am 01-01-20

Seeking to solve a problem where there isn't one. The City already has ordinances in place to deal with the few nuisance issues that arise from the very few bad owners. The lead consultant on this commissioned project has a direct conflict of interest by living in Dicken. The town hall meetings produced majority votes for modified restrictions, NOT a complete ban on non owner occupied rentals. If the City moves forward with the recommendations they could find themselves having to define short term rentals across the board...a 9 month rental and 3 month sublet IS A SHORT TERM RENTAL. It is shameful the recommendations would put people out of business in a town that prides itself on fairness, image, diversity and compassion. We serve MANY patients and families who cannot afford hotel rooms without kitchens. We also serve, and intensely market Ann Arbor businesses, to student families and faculty. The report is biased, not based on any reliable data or comparison, void of compromise. NO!

**Paul Beets**

Location:

Submitted At: 12:52am 01-01-20

I oppose

**Noah Hoffman**

Location:

Submitted At: 12:42am 01-01-20

Short-term rentals offer guests the opportunity to stay for any amount of time, including multiple weeks or months, as many who come to visit family in hospitals, students on campus, for job-related needs, or other reasons do. There has been NO data to suggest they provide a nuisance. This ordinance's framework goes directly AGAINST the sentiment/votes made at the public meetings to discuss this topic. The CWA report submitted is riddled with falsehoods and grossly-negligent omissions. This will be a harmful, bad precedent and directly, meaningfully harm many individuals' ability to live in Ann Arbor. Please do not pass this.

**Christina Restrick**

Location:

Submitted At: 11:34pm 12-31-19

This is a source of income for many in Ann Arbor and a nice second option to major hotels for out of town-ers. It's a great way for folks from out of town to see some of the best neighborhoods in our city!!

**Brian Fenech**

Location:

Submitted At: 11:09pm 12-31-19

This looks like a solution in search of a problem. I realize that there are some bad actors, but living down the street from one of the 3 or so repeat offenders I can say rather confidently that police are not enforcing current nuisance or parking ordinances and that the owner is not complying with current local agent registration requirements. I think enforcing current regulations should be the first thing the city does.

**Katie Dortch**

Location:

Submitted At: 10:30pm 12-31-19

Airbnb provides housing for visitors coming to Ann Arbor including long term stays for university families, visiting faculty, and individuals receiving care at the medical center. For many of these, AirBnB is the only affordable option. The Carlisle report that is being presented is a gross misrepresentation of the actual commentary that took place at all three of the community meetings. With no evidence and supporting data, they suggested that AirBnBs cause more of a nuisance than long term rentals, that they impact affordable housing. These assertions are unfounded. Furthermore, the consulting firm has a huge conflict of interest as they would financially benefit from further policy development and the lead consultant lives in Dicken neighborhood. I am a large group of Ann Arbor citizens oppose any further legislation on AirBnBs in the city of Ann Arbor.

**Adetokunbo Adefeso**

Location:

Submitted At: 10:26pm 12-31-19

The Carlise report grossly misrepresented the will of the people present at the town halls. Most in attendance want Ann Arbor to enforce current rules and not to ban non-owner occupied STRs. Here are a couple of reasons that Ann Arbor should not ban STRs - non-owner-occupied.

1. STRs serve a distinct purpose that hotels cannot. My son is very allergic to all nuts and soy. When we travel, we use vacation rentals so we can have access to a kitchen to make his meal. Commercial rooms with kitchens are often not available and often understocked. To ban such rentals here is to make AA inaccessible to families like mine.
2. Ann Arbor is home to the best hospital in the US, and people come from all over for treatment. Many families need to stay in town for weeks. STRs not occupied by owners are often the most practical and affordable for these families - and are more comfortable, which is important for that cancer patient and their family. Regulate non-owner-occupied STRs, do not ban!