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SHORT TERM RENTALS





WELCOME

AGENDA

- 1. What is a short-term rental?
- 2. Forms of short-term rentals
- 3. Why municipalities choose to regulate short-term rentals
- Why municipalities choose to limit regulation of short-term rentals
- 5. Four approaches with examples from other communities
- 6. Breakout & Discussion

3

WHAT IS A SHORT-TERM RENTAL?























WHAT IS A SHORT-TERM RENTAL

Straightforward, right?

The definition of a short-term rental can vary based on several key factors:

- Type of Structure
- Length of Stay
- Residency

WHAT IS A SHORT-TERM RENTAL

Generally accepted definition

A short-term rental, or vacation rental, is the renting out of a furnished home, apartment or room for a **short-term stay**, on a daily, weekly, or monthly basis.

WHAT IS A SHORT-TERM RENTAL

There are three basic varieties of short-term rentals:

- I. Hosted sharing, where the primary occupants of a residence remain on-site with guests;
- II. Unhosted sharing, where the primary occupants of a residence vacate the unit while it is rented to short-term guests; and
- III. Dedicated vacation rentals, where there are no primary occupants.

COUCH HOMESTAY



Visitors pay to sleep or stay in the residence, but do not receive a separate bedroom.

Also known as couch-surfing or a shared room rental.

Forms of short-term rentals

ACCESSORY APARTMENT: OWNER ON-SITE



Owner resides in the principal dwelling unit on the lot and rents out a smaller living area to visitors.

Forms of short-term rentals

OWNER-OCCUPIED HOMESTAY



A home primarily used as the owner's home and the homeowner rents one or more bedrooms to visitors while remaining in the house.

OWNER-OCCUPIED ENTIRE HOME



An entire dwelling, primarily used as the owner's home, rented out occasionally to visitors.

Forms of short-term rentals

NON-OWNER-OCCUPIED ENTIRE HOME



A home owned by a person who doesn't live on-site and is primarily used for short term rentals to visitors.

Also known as a vacation rental.

QUESTIONS

Short-term rental definitions & types

DISCUSSION NORMS

Use "I" statements

Listen for understanding

Assume positive intent

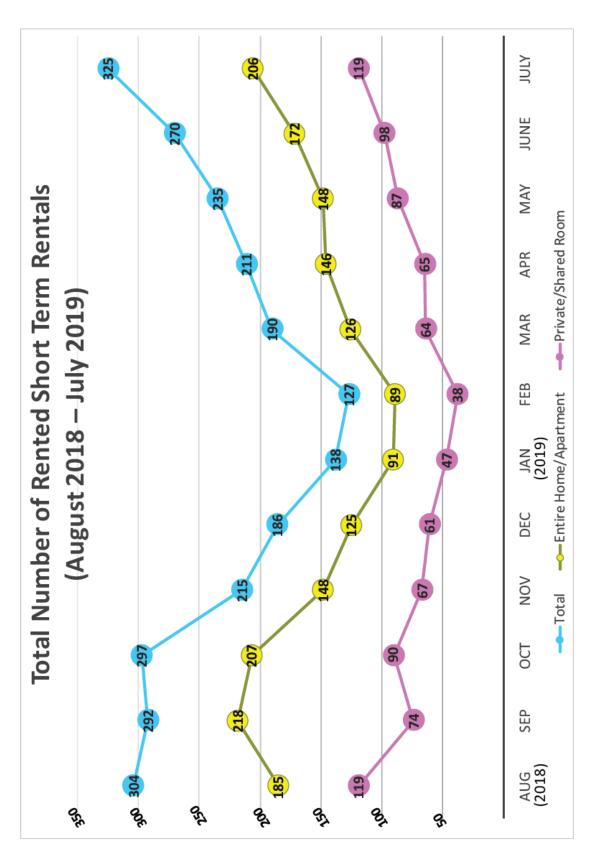
When furious, get curious

Kind and Brave

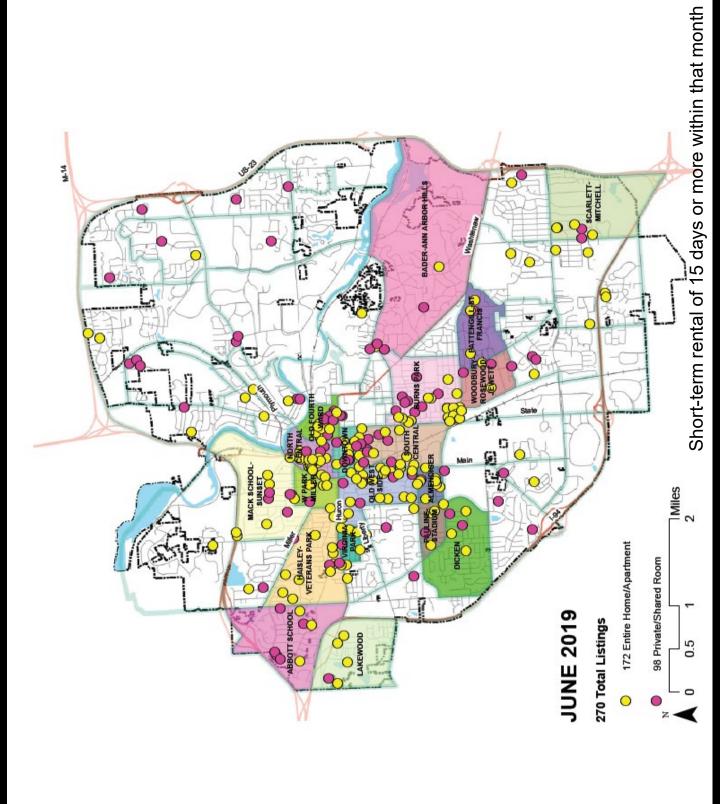
Intent vs. Impact

Step up/Step back

One diva, one mic



Short-term rental of 15 days or more within that month



MOST ACTIVE SHORT-TERM RENTALS MOST ACTIVE SHORT-TERM RENTALS Legend 131 Total Listings 9 I Entire Home/Apartment 40 Private/Shared Room

The map above shows locations of short term rentals that were rented out over 150 days between August 2018 and July 2019. Neighborhood boundaries are shown in a soft blue, and neighborhoods containing over 5 exremely active rentals are shaded in and labeled.

QUESTIONS

Data

DISCUSSION NORMS

Use "I" statements

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One diva, one mic

WHY DO SOME MUNICIPALITIES CHOOSE TO REGULATE?

- 1. Maintain neighborhood integrity
- 2. City receives tax revenue
- Levels regulatory and tax playing field between rentals and hotels
- 4. Holds renters and homeowners accountable and ensures safety of renters, residents and the community at large
- 5. Nuisance prevention
- 6. Housing affordability

WHY SOME MUNICIPALITIES CHOOSE TO NOT REGULATE?

- 1. City time and resources
- No problem has been identified
- 3. Property rights
- properly address changing circumstances and Regulation may not be flexible enough to Issnes
- 5. Difficult to enforce

WAYS TO REGULATE

- Owner vs Non-Owner
- Location
- Registration
- Inspection
- Rental Type
- Duration of Stay / Total number of days

APPROACH: STATUS QUO/DO NOTHING

Regulatory Considerations

Regulate through nuisance complaints

Pros

- Allows residents to continue any current activities
- No policy changes means little time or resources are spent on this issue other than nuisance complaints
- Allows ultimate flexibility for property owners

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Cons

- The City cannot ensure that existing short-term rentals are up-to-date, or safe for renters
- Is not proactive, and does not allow the City to act quickly to resolve issues
- negative impacts of short-term rentals

 Unfair to traditional hotels /

Does not reduce any potential

City can not receive tax

motels

City can not receive ta revenues

APPROACH: DO A LITTLE

Regulatory Considerations

- Allow both owner and nonowner rentals and allow in any district, but:
- Tax them
- Require registration

24

Require inspection

Pros

- Additional City revenue from permitting and application processes
- Complaint/Resolution processes may be established
- If executed properly, a level playing field between short-term rentals and hotels may be achieved
- Safety of renters and residents is prioritized and maintained
- Renters and homeowners can be held accountable

Cons

- Time and resources will have to be spent on establishing policy changes and enforcement
- Short-term rentals that are currently operating will have to be brought up to code and registered

APPROACH: DO IT ALL

Regulatory Considerations

- Allow only in certain zones
- Tax them
- Require registration
- Require inspection

25

- Establish minimum and maximum length of say
- Owner occupy rentals only
- Allow certain type of short-term and not others

Pros

- Possible additional City revenue from permitting and application processes
- Prevention of any negative implications
- Renters and homeowners are held accountable
- Complaint/Resolution processes could be established
- If executed properly, a level playing field between short-term rentals and hotels may be achieved
- Can put limitations on how or where short-term rentals can operate
- Safety of renters and residents is prioritized and maintained
- Renters and homeowners will be held accountable

Cons

- A significant amount of time and resources must be spent for policy change, operation, and enforcement
- Regulation may not be flexible for future issues that may arise
- Maybe overly burdensome and difficult to enforce
- Short-term rentals that are currently operating will have to be brought up to code and registered

APPROACH: DO NOT ALLOW

Regulatory Considerations

Pros

None - simply don't allow

Prevents any issue from arising

Cons

- Difficult to enforce
- Time and resources will have to be spent on enforcement
- Residents do not have the option of making additional revenue from short-term rentals
- Loss of tax revenue
- Legality?

Do It All	Santa Monica, California	×		×	×	×	×		
Do A Little	Madison, Wisconsin	×		×			×		
Do A Little	Leelanau Township		×						
Do A Little	Grand Rapids	×	×				×		
Do A Little	Kalamazoo		×	×	×				
Do A Little	Muskegon	×	×			×	×		
No Regulation	Ann Arbor							×	
		Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

QUESTIONS

Ways to Regulate & Approaches

Next step: Voting on best option:

Status Quo/Do not regulate Regulate a little

Regulate a lot

Do not permit

DISCUSSION NORMS

Use "I" statements

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Kind and Brave

Intent vs. Impact

Step up/Step back

One diva, one mic

VOTING

STATUS/QUO DO NOTHING

30

DOALITTLE

DOTTALL

DO NOT ALLOW

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					
Location					
Registration					
Inspection					
Rental Type					
Duration of Stay					
Status Quo/ Do Not Regulate					
Completely Prohibit					

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Disagree but won't block							*	
Mixed feelings						*		
Agree with reservation				*				
Endorse			*					
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					*
Location					*
Registration					*
Inspection					*
Rental Type					*
Duration of Stay					*
Status Quo/ Do Not Regulate	*				
Completely Prohibit					*

BREAK OUT

DISCUSSION NORMS

Use "I" statements

Listen for understanding

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Intent vs. Impact

Step up/Step back

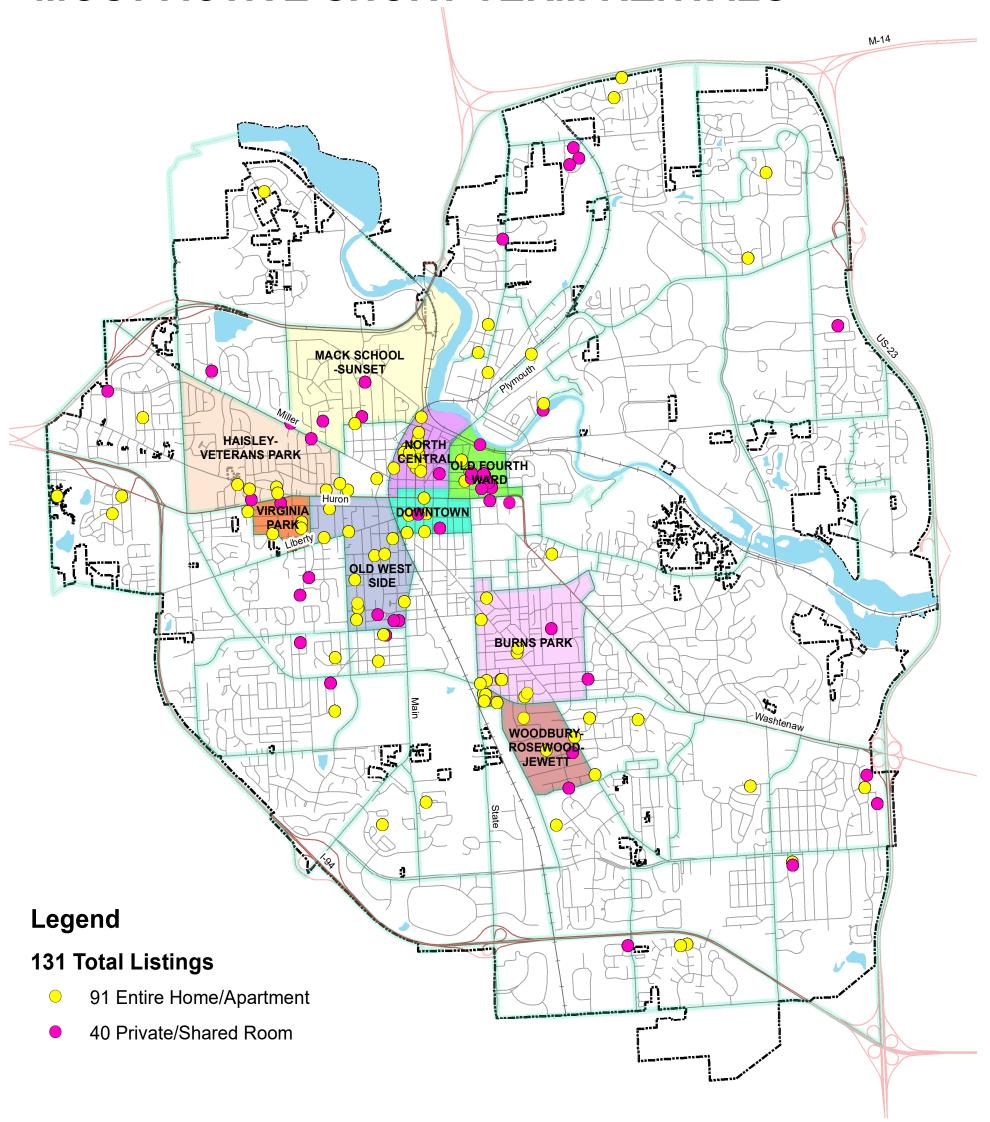
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THANK YOU

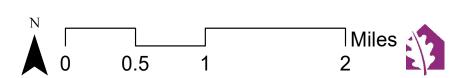
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% https://www.a2gov.org/departments/ planning/Pages/Short-Term-Rentals. aspx

MOST ACTIVE SHORT-TERM RENTALS

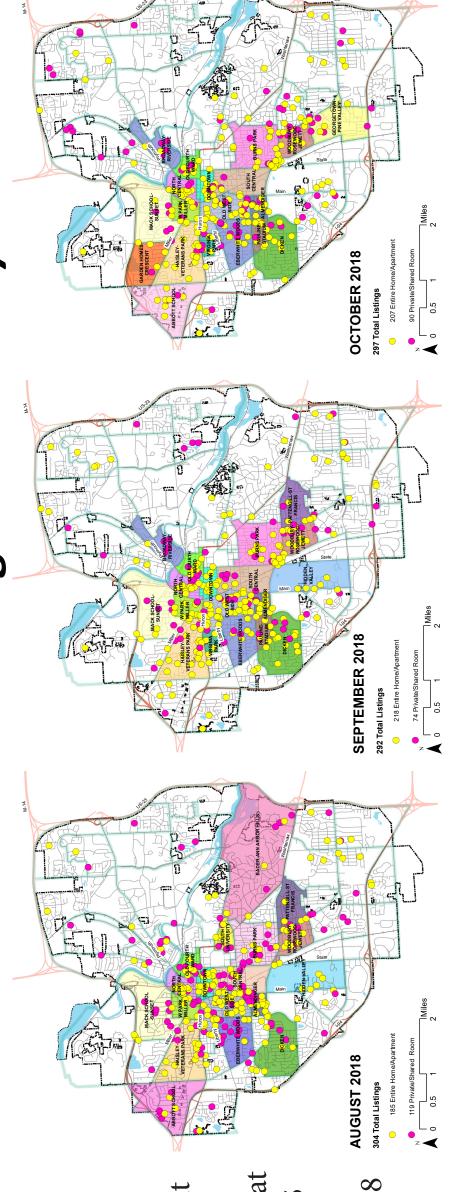


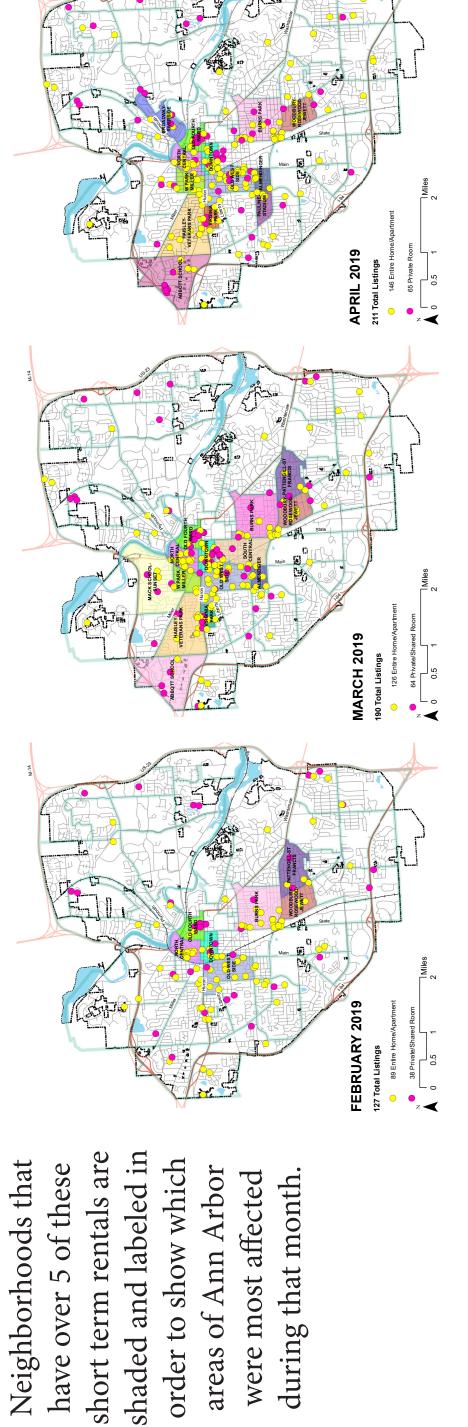
This map shows locations of short term rentals that were rented out over 150 days between August 2018 and July 2019. Neighborhood boundaries are shown in a soft blue, and neighborhoods containing over 5 extremely active rentals are shaded in and labeled.



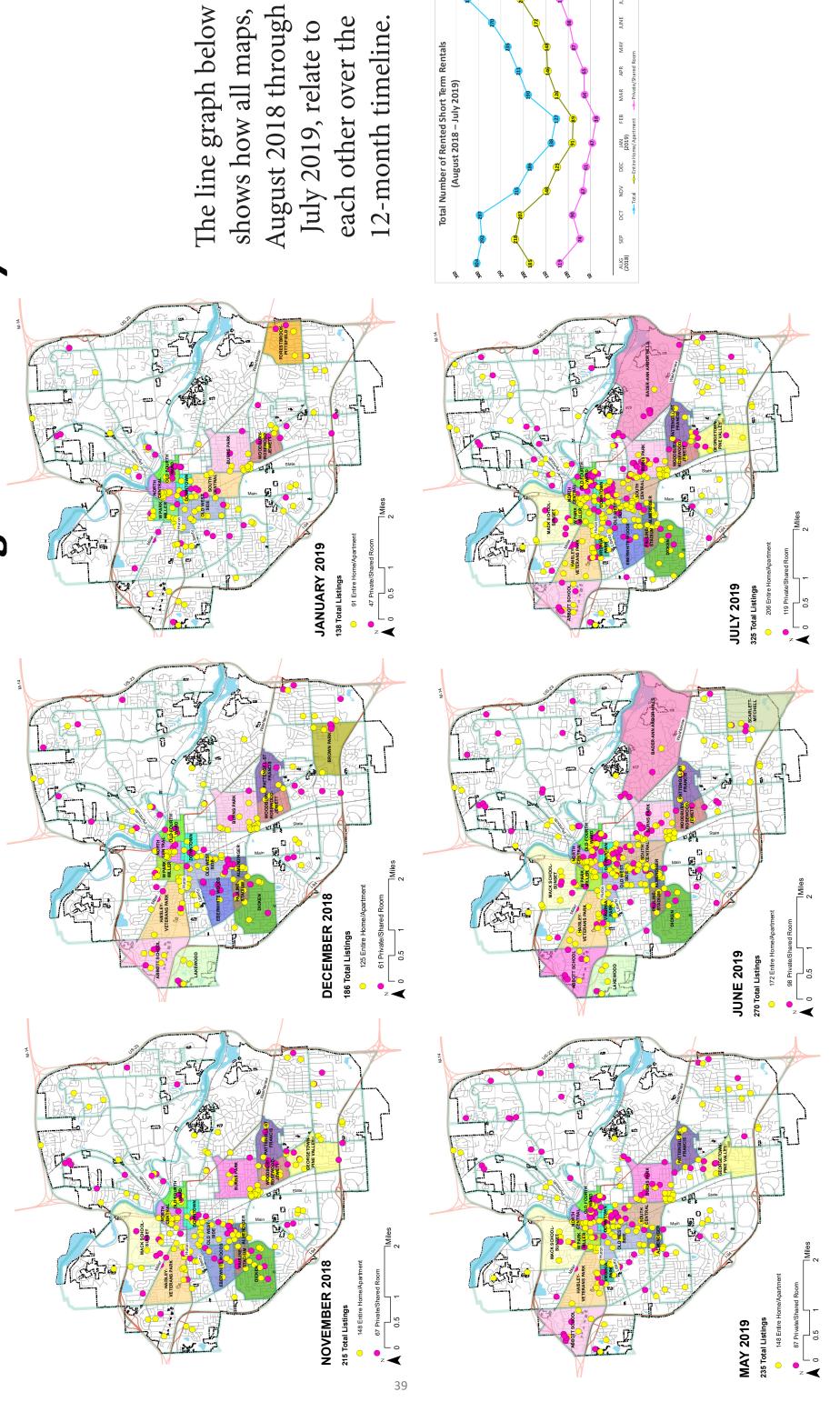
SHORT TERM RENTAL ACTIVITY: August 2018 - July 2019

All maps to the right show locations of short term rentals that were rented over 15 days per month between August 2018 and July 2019.





RM RENTAL ACTIVITY: August 2018 - July 2019 SHORT TEI



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James Giordan	Burns Ret	james gio 87 agm	q _i (/
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just powerpoint

ppt + map Large map too large map + slides

large map + shaes

maps only

> From planningaz -- gmail. com

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Summary of Methods & Agreement

Sunday, October 6, 2019 at Westgate AADL Branch

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	13	2	2	0	18
Location	10	0	5	1	19
Registration	17	4	3	2	5
Inspection	19	4	3	1	10
Rental Type	5	3	2	3	18
Duration of Stay	10	2	1	2	17
Do Not Regulate	9	4	2	2	12
Completely Prohibit	0	1	1	1	25

Notes on Table Cells:

Regulation Option	Agreement Gradient	Comments
Owner vs. Non-Owner	Agree with Reservation	If owner present
Location	Mixed Feelings	Only one per block-parking
Rental Type	Mixed Feelings	If owner present
Duration of Stay	Agree with reservation	Rent by the year
Do not regulate	Agree with reservation	Some regulations
Inspection	Veto	Good idea
Location	Endorse	Any
Duration of Stay	Endorse	Ok any
Location	Endorse	Any

Regulation Option	Agreement Gradient	Comments
Duration of Stay	Endorse	Ok any
Inspection	Veto	Good idea
Registration	Endorse	w/qualification
Inspection	Mixed feelings	No extra burden on city or
		city officials
Owner vs Non-owner	Veto	Regarding occupation current
		definition too vague
Owner vs Non-owner	Endorse	Any ok
Location	Endorse	Any
Rental Type	Endorse	Ok any
Duration of Stay	Endorse	Ok any
Inspection	Veto	Good idea
Owner vs Non-owner	Endorse	Hosted or designated contact
		-differentiation too blurry
Registration	Endorse	Absolutely
Inspection	Endorse	Absolutely - Must consider
		quality, safety of house, lack
		of inspection can endanger
		renters and adjoining
		neighbors.
Do Not Regulate	Endorse	Absolutely not
Inspection	Agree with Reservation	For occasional room rental
		basic inspection – smoke
		alarms, etc.
Registration	Endorse	Don't grandfather anything
Owner vs Non-owner	Agree with reservation	Think should be owner-occ'd,
		but maybe ok if owner lives
		w/in city

General comments written on sheets:

- Owner must live in house part time, at least, to prevent trashing of house & yard. Why renters set their own standards & behaviors.
- Every home that is converted to an Airbnb is one less house available to buy or rent. Those that try to argue the contrary are ignoring a very simple mathematical fact. Just because Airbnb & similar companies have made bigger profits possible for absentee landlords & developers (even if they live in A2—so what!) doesn't mean we should allow it. If we're serious about saving at least some affordable housing stock, we have to protect

- renters and buyers rather than the relatively few landlords & developers now making the big \$\$.
- [comment on Owner vs Non-Owner category] is owner there while rented
- Why no process to revoke rental housing cert.
- Min. 2-3 night, not one night
- Seems as if this is a solution in search of a problem
- Must consider density of current area additional rentals can destroy neighborhoods. All should be registered & dwelling inspected.
- Bottom line: There is a difference between a motel-like bnb and an owner occupied bnb.
- In general, I believe we should enforce the rules we have on books re:
 nuisance/etc. -and need <u>no new</u> regulations on Airbnb/STR. If there is any
 regulation I <u>do not</u> think STR need to be owner occupied. <u>Locally</u> owned
 (by locals with their own rentals & residences) STR are way appropriate. <u>We</u>
 <u>care about our neighborhoods</u>.
- STR can/should be non-owner occupied. Enforce the ordinance already on the books, especially non-owner who <u>LIVES</u> in A2.

Chief Simeow Wedsing Pi Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto X × X X X Disagree but won't block Mixed feelings Agree with reservation X Endorse Completely Prohibit Do Not Regulate **Duration of Stay** Owner vs Non-Owner Registration Rental Type Inspection Location

I can live put to the tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					X
Location					×
Registration			X		
Inspection	*				
Rental Type					X
Duration of Stay					×
Do Not Regulate					X
Completely Prohibit					\sim

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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Owner vs Non-Owner		it owner			
Location	· ×		booly one perfecting		
Registration	×				
) Inspection	×				
Rental Type			(present		
Duration of Stay		rent cr			
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Completely Prohibit	×				

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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with **Endorse Completely Prohibit** Do Not Regulate **Duration of Stay** Registration Rental Type Non-Owner Inspection Owner vs Location

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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					X
Location					X
Registration	\times				
Inspection	X				
Rental Type					\times
Duration of Stay					
Do Not Regulate				\times	
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					
Location	٦				
Registration	7				
Inspection					
Rental Type					
Duration of Stay	7				
Do Not Regulate					
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					×
Location					×
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Inspection	8 7				
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	X				
Location	X				
Registration	X				
Inspection	X				
Rental Type	X				
Duration of Stay	X				
Do Not Regulate					X
Completely Prohibit					7

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	>	7			
Location	>				
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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Agree with reservation								
Endorse			>	7				
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	X				
Location					X
Registration					
Inspection		X			
Rental Type					
Duration of Stay					X
Do Not Regulate				X	
Completely Prohibit					

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Location	724				
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Owner vs Non-Owner	90709				7
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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	Disagree but won't block					×			
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8	Agree with reservation								
	Endorse								
-1		Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	\ <u></u>				
Location	\times				
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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Disagree but won't block								
Mixed feelings		X						
Agree with reservation					\times			
Endorse	\times		X	X		X		
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

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	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto	
Owner vs Non-Owner					7	
Location				*	7	
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	Endorse	Agree with	Mixed feelings	Disagree but won't	Veto
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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6	Disagree but won't block			X	\times				
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0	Agree with reservation								
	Endorse							X	
		Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Owner vs Non-Owner Location Registration Inspection Rental Type	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Duration of Stay Do Not Regulate Completely Prohibit	\times				\times

BARBARA GILBERT Bhodge502@qma,1.com

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings Agree with reservation Endorse **Completely Prohibit** Do Not Regulate **Duration of Stay** Registration Rental Type Non-Owner Owner vs Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings 玄 reservation Agree with Endorse Completely Prohibit Do Not Regulate **Duration of Stay** Owner vs Non-Owner **Rental Type** Registration Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Veto								
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	Disagree but won't block								
	Mixed feelings	*	*	R	+	*	R	×	×
	Agree with reservation								
18	Endorse								
The second response to		Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Registration Inspection Rental Type Duration of Stay
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	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	X				
Location					X
Registration	X				
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Duration of Stay		X			
Do Not Regulate					X
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	X				
Location					
Registration	X				
Inspection	X	*			
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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Agree with reservation	Think should be wonder of the single of the	7						
Endorse	MA		Xe RANDPARKED	*		X		
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings Agree with reservation Endorse **Completely Prohibit** Do Not Regulate **Duration of Stay** Rental Type Registration Non-Owner Inspection **Owner vs** Location

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Group Form for Methods & Agreement Meeting Location & Date: ______ Group #: _____

Owner vs Non-Owner Location Registration	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto See 3 (Des
Rental Type Duration of Stay Do Not Regulate Completely Prohibit	O'C ANY				

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planning@a2gov.org	
https://www.a2aov.org/denartments/planning/Pages/Short-Term-Ren	

there is basically no representation from renters being pushed out of the city! fast many people who run airbabs. How will you fix this? meg b- manberkob@vmich.edg
people who run airphs. How will you
Meg 6- mmberkob@ vmich.eda
planning@a2gov.org

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are very important to me. Short term rentals
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https://www.a2gov.org/departments/planning/Pages/Short-Term-Rentals.aspx

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Concerns a Motel-like Airbul a 216 Burholy et. - Name is gh firt of neighborn - There is a different between absenter sirbubs and those that are mon & pop-like and rent out spare rooms of busemente fr occupied owners that supplement their snow - There should be 2 different names Lairbul- and an acronym such as "Motel in Neighborhood" - MIN " neighborhood intrusive Place" NIP with boundaries and rules - Motels are in a yound area. Why are motel-like b-nbs not? "I mo boundaries and rules Permanent resident, whether renters or owners, develope a respect and relationship with the neighborhood - Doesn't mean you hay out, but there is a sense of Community - But with daily renters, this is not the Case - and laght time there is a disturbang, you have to deal with something new. we shouldn't have to do this all the testing ground for bad sirbub tenants. - people will stay "yoring a nimby" not so-Minly react to something that everyour wants, but not in their space-Tohis is something that

hands if they want Absenter owned Airbnh next door - Here's some examples of what this has happened.
- more than once - asked porch Parliers
to quet down at late hours - leaving driveway with a block party going on in foront of 216 - Bid clembing from shed to shed - parking & cutting across driveway - bacholerette party - walking down the street land propanties Ey. of Texts. Aug 5. 12. 19 Am "Cars wollowd mufflens in my driveway when I'm going to bed. People halping londly outside. This is a neighborhood, not a smotel drea"— No Reply Aug 24, 73/PM: "another lond Party - please respect our neighborhood Reply- "Please call the police" Aug 27, 10:43 pm: "This is getting out of hand-fond coming and going with multiple people. Please screen better and respect our slightonhood."

— No reply I would like to conclude by asking that the loophole be changed that allows this to occur.

Group 1:

- Airbnb makes housing more affordable
- Small-time owner/renter wants little regulation
- Offer benefits to long term landlords who rent for 1+ year
- Some level of safety inspection required
- Subset of life safety regulations less than a COI would be good
- Airbnb self-regulating
- With more Airbnb's, nuisances have <u>decreased</u>
- Occupant owners have equal property rights as non-occupant owners
- No connection between short-term rentals and affordability
- Concerns about noise + nuisance
- STRs making houses nicer
- Can't go overboard, helps people w/ fixed incomes
- Nuisance aspect most important
- If I live in my house + its safe for me, should be safe enough for guests.
- Ok to register + maybe pay for but no inspection
- A2 wasn't affordable in the '70's hasn't changed. Airbnb hasn't made it more expensive it's always been expensive
- Inspections require too much? Especially when owner occupied + just rent a room or 2.
- Review current regulations for rental inspections too many regulations already
- On rentals 80% good 20% bad what happens when bad. Why is it the neighbor's responsibility. Have mechanism to hold owners responsible (neighbor could be a jerk even without Airbnb)
- Not infringe on prop owners rights. Not fall too much on the city to enforce.
- Maybe some houses not ok to Airbnb such as shared drive houses.
- How does state bill affect this?

Group 2:

- Do-a-little: what regulation?
 - Length
 - Only owner-occupied
 - Licensing, inspection, # of occupants, fees as w/ other rentals
 - Parking spaces
 - Having neighborhood vs. business money-making
 - Limitation of density where located
 - "open to all", \$ into A2, locally owned short-term rental vs non-resident-owned"
 - Agent or rep for your short-term rental
 - More accountability
 - Arbor owner says self-regulations don't need more regulation; local contact necessary.
 - Zoned, problems & damage, "owner-occupied", but owner is zone "legally" not paying commercial taxes. Residential zoning – preserved
 - Good to host families to A2 hospital, U of M
 - Maintain residential neighborhoods, contribute to school communities
 - Train HT be good sutr host

- o 8 h-o occupied STR only
- Much discussion what does 0-0 means? Enforce current ordinance + zoning laws first!
 4th ward ppl.
- Stud housing now STR = better now (dtw)
- Specific problem houses address! "instant book" not locally owned.
- Manage 50 STR in Lansing + A2 (not 1 is 0-0)
- Registered + taxed
- o Locally-owned STR reg.! (ok) or agent within 25 miles property-manager
- Neighborhoods are hollowing out.
- o C of O
- Prices too high for families to buy
- Business/income is good
- How many STR per neighborhood and can still maintain "neighborhood" (zoning?)

Group 3:

- Have Airbnb makes it affordable for them to live downtown b/c of reviews, have to keep property well-maintained. If poorly behaved renters, rate them poorly.
- Son has Airbnb. He has to do a lot of work to keep five star review. Airbnb requires insurance.
 Airbnb sees evaluations of renters. Works both ways. Owns 2 rental properties. Rental
 Commission different. Airbnb lifesaver for her son.
- People who rent Airbnb's want full house. Some have been rowdy. 1st thing is she calls the police.
- If reached a point when need to call the police, already too late. Can't get back to sleep.
- Wholeheartedly agree with you. Some people have been terrible. Is a host Airbnb. 95% have been great. 5% have been embarrassing awful. Usually, the type of people he wouldn't mind.
 Not sure what policy should be. Wish there was a way to have a police response. Tax + use STR for affordable housing.
- Another STR owner about incident described was horrified Police said couldn't evict unless property owner present.
- Neighborhood impacted negatively moderately. Use \$ for good.
- Solutions through Airbnb if police won't enforce. Need to make rules. Problem is that 100's people come for football games – Keach Avenue
- Always small % hat is a problem. Could be long-term rental.
- Heartburn w/ inspection. Least supportive of rental commission. Inspect 2-3 years. Not on time.
 Worst department. Don't know why affordable housing gets mixed up in it. STR's how impact housing affordability?
- Fine w/ registering
- Live + own rental property in A2. Use Airbnb + had long-term as well. Did register w/ City. Gone through inspections. Not been as painful as others. Registration & C of O might solve problems.
- B/c something bad hasn't happened doesn't mean it won't. Safety in terms of getting out of a house, getting out may not be the same as if 25 years old vs. 65 years old. Basic simple inspection smoke detectors, safe exit important NYT 2015 Impact of Airbnb on Barcelona. Can affect the cost of housing. Extra income by Airbnb extra \$4,000/month can affect housing rental prices.

- By law, rental inspection can't make a profit. If there were additional fees, might fund
 personnel. Inconsistently applied service. Rather would live in neighborhood w/ rental
 inspection. Housing affordability STR's impact housing affordability. Has an impact. Need more
 housing of all types. Like STR allowed anywhere regulated + inspected. No one should be
 grandfathered like marijuana facilities Pauline really affected.
- Started STR 14 years ago, turned part of house full experience of spa. Then, Airbnb 17 rentals in Airbnb. Leave well enough alone. Should have some regulation on safety. No regulation except for safety.
- Legislate Airbnb.com see both sides. Any comments welcome. Share w/ City council members.
- Not involved in day to day Airbnb management. Housing wrapped up in housing affordability in A2 + STR's. More rental property there is.
- Lot of student rental + Airbnb in his neighborhood. Airbnb's in his neighborhood brings families in + better than student rentals
- Contention that STR are not on same playing field as hotels. Hotel industry has a strong lobby.
- Airbnb fills a need for families coming into town & want a true, authentic experience. Keep inclusivity & tolerance as part of the discussion.
- Not present people who live out of town & own STR & rent remotely like luxury student housing.

Group 4:

- Doesn't matter but need representative on call immediately
- Owners need to be reached in person
- Distinction between owner v. non, too blurry
- Unreasonable to have only hosted or only owner-occupied
- No way to enforce certain regulations if no owner on-site (trash noise, traffic)
- Owners should have local agent
- Not a "rental" problem, this is one-night stay problem
- Multi-night requirement would be excluding some
- Neighbors should be able to contact 24/7
- Buying homes for Airbnb takes away from stock for others to buy
- Parking problems in neighborhoods with 4+ cars in house
- Rentals seem to have more cars
- No process for revocation of rental housing certificate
- No, do not distinguish short-long term rental/non-owner
- Yes, register all STR
- And yes, restrictions on duration
- Yes, restrict age of tenants, renters
- Yes, advertising language norms. No advertising parties, over occupancy
- Consider location restrictions
- Everyone wants to know their neighbors, location matters
- Summary:
 - o Yes, allow STR

- o Yes, regulate
- o But, regulate for purpose of getting rid of bad actors, not red tape for good actors

Owner/Redund Peul killer... Very much against · A: I bob makes homeing More afordade Smill-time verner frenter wants little regulation · Offer kennfils o long term landlordo. . Sme level of Safety inspection Whoren & Joy 1 x · Subset of life safety regulations less than a CO-I would to good · Nirbohb Self- regulating W/ more dirbat's, missance huse ·Different) ceres o No Connection Detween Shorte Occupant owners have term ventals and equal froperty nights as Affordanini Non-occupant owners 9 STKs making houses mens arus Noise + NU'S MC

can't go overboard helps people whized incomes

nuisance at pect most important.

if I live in my house + it's safe for me should be safe enough for guests

OK to register + maybe pay for but no inspection

Air Bab hash't made it more expensive - it's always been expensive

Inspections require too much ? Especially when owner occupied that rend a rm or a

Review courtest regulations-for restal inspections- too many many

On kntale 80% good 20% bad-what happens when bad why is it the reighbor's responsibility

= have mechanism to hold owners resiponsible (neighbor could be a jerk even without Air End)

Not july too much as the city to enforce

Maybe some houses not OK to Airbon's such as shared drive houses. How does # state bill affect this?

Do-a-little: what regulation? - Length - owner-occupied-- licensing, inspection, # of occupants, fees as w/ other ventals parking spaces VS. business money-making having neighborhood - limitation of density where located - Open to all, & into A? 10 cally owned short-term vental VS non-vesident-ourned - agent or vep tor your show-4-4 - more accountability - Arbnowner - says self-regulations don't need more regulation local contact necessary > 2 oned, problems * lamage, "
"owner occupied", but owner is 3 one not paying commercial taxes. vesidential 20ming = poseserver Tood to host families to A-hosp, VAM - maintain residential neighborhoods, - train HT be good sutr host Dho occupied STR only - much discussion what does 0-0
means? Enforce current does + 2 oning
101 /aws 1st! 4th Nard pole

OROUP 3

- Have Air BNB Makes-it affordable for them to live downtown. bloof reviews, have to keep property well-maintained. If
- Son has Air BriB. He has to do alot of work to keep fine star review.

 AN BriB-requires insurance. Air BriB sees evaluations of renters, Works both ways. Owns 2 rental paperties. Rantal Commosi on-different. E Fir BNB lifesauer for herson.
- When bad people Reople who rend Air Brib's event foll house. Some here been rough 1st thing is she calls the police.
- If reached a point when need to call the police, already too late. Can't got back to
- Wholeheattedly agree with you. Some people have been terrible Act Is a host Air BNB Larger. 95% have been great. 5% hove been embarassing auful. Usually, the type Es people he would vit mind. Not sure what policy should be. Wish there was a way to have a police response. Tant use STRS for affordable housing.
- Another ASTR owner about incident abscribed was horrified Police said outdn't exict
 Neighborhood sto impacted negatively moderately. Use & for good present
- Solutions through Air BnB it police won't endouce. Need to notherlest. Problem is that loospeople come for football games - head Avenue
- Always small 24 that is a pelseem. Guld be long-term vental
- Heartborn w/ inspection. Last supportive of rental commission. Thespect 2-3 years.
 Not on fine. Worst department. Don't know why affordable howing gets mixed op

- Fire w/ registering

- Live + own rental property in AZ. Use Air BruB + had long-termas well.

Tid registen w/ City. Cone through inspections. Not been as painful as
others. Registration + Cofo might salve problems

- Blc semething bad hosn't happened doosn't man it won't. Safety in terms

a getting out of a house, getting out may not be the same as it 25 years old us.

C5 years old. Basic simple inspection smake detectors, safe exist important

NYT 2015 Impact of Air BaB on Barcelona. Can affect the cost of

housing. Extra income by Air BaB - entra \$4,000/month can affect housing

rental prices

- By low, rent of inspection com+ make a profit. If their were additional focus, might find personnel. Invorsistently applied service. Rather usual live in neighborhood of rental inspection. Howard flowablished by the simplest. Need none having gall types. Like STR allowed anywhere—regulated + inspectacl. No one should be grand fathered.

like marijuana-facilities - Kauline really effected.

Started STR 14 years ago, turned part of house - fill experience of spa. Thun, Ar BruB

17 rentals in Air BriB. Leave wellenoughalone. Spad hove some regulation on stoly.

Novagulation except for søftelj.

- Legislate Air BriB.com - See both sides. Any commutes welcom. Share w/ BrigGonci/ Members.

- Not involved in day today Air BNB amanagement. Housing wapped up in housing afforability
IN AZ+STR'S. 800 houses More rental paperty than is

- Lot of student rantal t Air BNB in his neighborhood. Air BnB's in his neighborhood are neighborhood are neighborhood. Durings families in + better than student rentals.

- Contention-that STR are not on same playing field as hotels. Hetelindustry has a strong lobby.

- Air BrB fills a need for families cominy into town + want a true, author experience. Kup inclusivity + televance as part of the discussion.

Not present people who live out of town town STR trent remotely - like luxury student housing.

OWNER V. Mon-OWNER

Døesnit matter but need representative on call immediately

Owners need to be reached in person

distinction between owner v. non too blurry.

Unreasonable to have only hosted or only owner-occupied.

nn man, enforce certain regulations if no owner on-site trash, noise, traffic,

Owners should have local agent

not a "rental" problem, this is one night Stay problem.

multi-night requirement would be excluding

neighbors should be able to contact 24/7

buying homes for ABNB takes away from stock for others to buy parking problems in neighborhoods with 4+ cars in house

rentals seem to have more cars

no process for revocation of rental housing precertificate

no do not distinguish short - long term rental/non owner.

yes, register all s.t.r. and yes, Ao, restrictions on duration

yes, restrict age of tenants, renters

U-es, advertising language norms no advertising parties, over occupancy

U1101101 10011011 100110110115

every one wants to know their neighbors bocation matters Summary.

yes, allow STR

yes, regulate

but, regulate for purpose of getting rid of boad actors not red tape for good actors

108

Name	Organization/Neighborhood	Email Address	Phone Number
Stuart Eddy	Miller/Maple	seddy@fastmail.net	_
Jill Danbert	Miller/Maple/Dexter	jillhaira2@icloud.com	734-276-4868
Lisa Luczek	Waterhill	<u>lluczek@prodigy.net</u>	734-717-6410
Wendy Carman	ОНМНА	wjcarman@umich.edu	734-761-8693
Sue Barnette			
Lisa Gottlieb	Selma Neighborhood	nvclisagottlieb@gmail.com	
Cathy Strachan	1310 Orkney	clstrach@umich.edu	
Erin Brechbiel	Pittsfield	embrechbiel@gmail.com	
Shannon Hawtamcki	Lo Bu Pa	smhred12@gmail.com	540-710-4369
James Giordani			
Don & Terry Wurtzel	Downtown	dwurtzel@aol.com	734-649-0754
Helga Haller	OWS	helgahaller35@gmail.com	734-222-70
Sonia Schmerl	OWS	sonia.schmerl@gmail.com	734-668-1408
Jason Buchanan	Current	jasbuc@gmail.com	734-883-2263
Jane Lumm	City Council	jlumm@a2gov.org	
Lisa Jevens	N. Burns Park	lisajevens@gmail.com	
Greg Anderson	Stadium	geander@a2press.com	310-993-7557
Edward Ersoy	Huron & 7th	edwardersoy@gmail.com	734-800-8033
Alex Gross		agross1231@gmail.com	419-508-9107
Cindy		siging_zheng@yahoo.com	734-358-1227
Bruce Bartley	Supac	cbrucebartley@outlook.com	
Christine Willacker	Northside	willacker6@gmail.com	
David Liepman	Allmendinger	daveliepman@gmail.com	
Bob & Gabbi	Lo Bu Pa	rjcrum@gmail.com	
Steven Russman	Historic District	inquiry@ecpweb.com	
Jordan Sikkema	Eberwhite	sikkemajordan@gmail.com	
Ann Attareson		ann1086@aol.com	
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Beth Corey		ebethcorey@gmail.com	734-358-8644
Noah Hoffman	Allmendinger	noah.hoffman4@gmail.com	949-357-4575
Nick Hunter	Crest	nickhunter191@gmail.com	818-320-5093
Anne Bannister	City Council	abannister@a2gov.org	734-945-1634
Sarah Byers	Lower Town	byers.sarah@gmail.com	734-660-3822
Kevin Bohnsack	Glacier Highlands	kjbohnsack@gmail.com	
Jahred			
Keri Lakewood			
Elleanor Crown	Old 4th Ward	ecrown@umich.edu	
Michael Stearns	Newport Rd	strno.m@gmail.com	
Susan Cybulski	Old West Side	susan@inprintonline.com	
Daniel Shnidz	Old West Side	shnidz@hotmail.com	
Jennifer Hearing	Old West Side	jenzia3@gmail.com	
Katie Gruber	Gruber Mgt	gruberkatie@gmail.com	
Gabrielle Willacker	Northside	gabriellewillacker@gmail.com	
Gary Cox	2nd Ward	gary@flwpalmerhouse.com	
Rob W.			

Thomas Edwards	2nd Ward		
Robin Long		robinl.long58@gmail.com	
Jack Eaton		jeaton@a2gov.org	
Kathleen Arrington	Burns Park	leenyarrington@gmail.com	
Sarah Loren	Water Hill	sarahloren@gmail.com	
F. Shnidman	Water Hill	missshnids@icloud.com	
Matthew Mansour	Old West Side	mansoum@umich.edu	
Lori Roddy	Allmendinger	loriaroddy@gmail.com	734-649-9965
Martin Vloet	Allmendinger	mavloet@gmail.com	734-323-8842
Bonsitu Kitaba & John Gariglio	Old West Side	bonsitu@gmail.com	202-290-6779
Ru Knoedler	Allmendinger		
Thom Nielson	Dicken		
Ellen Fischer	Churchill	fishere@comcast.net	734-645-0861
Barbara Adams	Old West Side		313-563-0670
Ellen Ramsburh	Burns Park	ejramsburgh@hotmail.com	
Joe Morrison	Old West Side	jrmorrisonjr@gmail.com	301-332-4791



Date: 10/10/19

Name	Organization/Neighborhood	Email Address	Phone Number
STUART EDDY	MILLER/MAPLE	seddy & fastmail net	
Sill Danbert	miller / mople / ducker		721
USA LUCZYC	Watahill	Jillhaira 2 Diel Nuczekep (odyn	734 717
Wendy Carman		wjcarmanoumich	734-761-
Sue Barnette		The state of the s	
LISA Gottlieb	Selma Neighborhood	nvelsagotthes @	gmail. com
Cathy Strachas	1310 odeney	CISTRALL EVENILLEA	is a second
EKINIBRECHBIEL	Attstield	embrechbiel@gnail.	
Shownon Hawands	Lo Bu Pa	SMHred 120 gmail.	540710- conc 4369
James Giordani			
Donatag Wanted	Dounton	Distracto Ad a	734-649- 8754
Helog Halle	ows .	helgahaller 309	luri/ 134222
Sovia Schmort	ows	sonia Schmerl ag	
(AS = DUMAN		(ADBICECHAILG	734.883.
Jupe Louin	¥	Jum Cargos.	
Lisa Jevens		lisajevensegmai	
Greg Anderson	Stadium	geander @azpross.	con 310-993-
~	HURON & FTH	edwardersoxQmail.co	734800
Aux Gross		Chaos: 123/6/mi	(219) 508-910)



Name	Organization/Neighborhood	Email Address	Phone Number	
Cindy		siging_zheng@ya	lov.com 734 358-1.	ر پرد
Bruce Baltlos	SOPA	Obruso bartley @c		
CHRISTINE WILLACK	ER NORTHSIDE	Willacker 6 (29 m	ail.com	
BAVID LAFRAGA	1 ALLMENDWEER	develiermanlam	sil, cona	
Bob & GABBi	lobula.	rjerum@gmail.	com	
Steven Russma	in Historic Distai	d. inquiryee	cpwebcon	
Tordan Sikkema	3 .	Sikkemajordan		
a			O .	
ary allarian	Attareson	ann 10860 as	· com	
Kirk Westphaf		writetokirke	1	
Radiael Wall	Epurhite	rachaelekell@g	248-39	10-
Beth Corey	1 - 1	obether of a mile	m 734.358.864	Y
MAH HOFFMAN	Almendirger	mah hoffman 4@	949-357-4525	
PICK HUNTER	Crost	nekhirter trailing		
AnneBannista	et city council	abanister@a2gd	1009 774945	
SARAH BUTER	LOWER TOWN		1 amaste C	On
		21	3406600	~1) 2
			300	



Date: 10/10/19

Name	Organization/Neighborhood	Email Address	Phone Number
KENINBOHNSACK	CACIER	KJBOHNSACK® EMAIL CON	
JAHRED	37.5	FORME	
Keri	Lorland		-
ELLEAWOR GROWN	OLD 4th WARD	ecrown@unicl	Liedee
MICHAUL STEARIS	NEWPORT RD	STRNO ME GMAN	
Susan Cybulski	Old West Side	susan@inprintonline.	com
Daniel Shudu	1)	show Chotman	
Jennifer Heavi-	OLDW. Sde	jenzia 30 gma	ai).
Katie Combet	Gruber Mgt	gruber katila gnail.com)
Gabhelle Willacker	Northside	gabriellewillacker 2	
Gary Cox	Zub Ward	gary e fin Palmer Horse,	
Rob W.		,	
Thung Edward	2~8 W.	, , , , , , , , , , , , , , , , , , ,	
Robin Long		robin 1. long 58 Do	mail, cor
Jest Ecton	€ .	Ratono a Zov. s	
KATHLEEN APRINGIC	N BURNS PARK	leenyarring tones	mail com
SarahLorens	Water Horn	Sarahlor-en@gn	
F. Shindman	washill	missshmids a	illold-com
Matthew Mansow	to old west side	Manjoure Unich.	eds



Date: [0/16/19

Name	Organization/Neighborhood	Email Address	Phone Number
Lori Radde	Allmerdinger	loriaroddy P. com	734-649-9965
MARTIN VLOET	ALLMENDINGER	MAVLOETEGMAIL. CO.	
Bonsitu Kitaba John Gaviglio	old West side	bonsitu@gmail.com	202-290 - 6779
Ruthoeder	Allmenlinger		MA
Thom Wielson	Dicken		
Ellen Fisher	Churchill	Fishereaconcost.	734-645-086)
BARBARA Adams	OLD West Side	1000	(313) 563-0676
Ellen Ramsburgh	Bur Pair	ejramsburch	TOTAL
Jul Mornson	old west side	Showing Trognal-	
		est AV - caracte	n 127(Cx 15 1)
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Summary of Methods & Agreement

Thursday, October 10, 2019 at Traverwood AADL Branch

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	10	4	5	1	28
Location	3	4	4	5	32
Registration	17	9	2	3	18
Inspection	12	6	7	3	19
Rental Type	6	1	4	1	30
Duration of Stay	4	2	3	4	31
Do Not Regulate	24	9	3	3	9
Completely Prohibit	1	0	1	2	41

Notes on Table Cells:

Regulation Option	Agreement Gradient	Comments
Inspection	Agree with reservation	Inspections for rental/
		investment properties are
		already have.
Owner vs Non-Owner	Veto	This unfairly punishes folks who
		own an investment property to
		support their lives. This has
		been done for <u>decades</u> . Bad
		renters are a normal course of
		life, short-term or long-term.
		Mechanisms in place (like

Regulation Option	Agreement Gradient	Comments
		police) should be bolstered so that responsible hosts can do what they need to do and enjoy life!
Owner vs Non-Owner	Endorse	Allow non-owner occupied, don't penalize all.
Duration of Stay	Veto	Please don't penalize all good hosts by limiting # of stays – many people are able to afford living here with Airbnb supplementing their income.
Do not regulate	Agree with reservation	Status quo
Registration	Endorse	I only endorse registration of short-term rentals. I do not agree with limiting short-term rentals.
Do not regulate	Endorse	Enforce current regulations
Owner vs Non-owner	Endorse	Owner
Location	Endorse	Everywhere
Owner vs Non-Owner	Agree with reservation	Not primary res. = owner must be res. In community?
Registration	Endorse	But must come w/ enforcement = fees, taxes or other
Owner vs Non-Owner	Agree with reservation	Local point of contact just like legal rental homes
Owner vs Non-Owner	Endorse	Owner occupied, not necc. During stay, ok
Registration	Agree with reservation	Possibly, but enforcement?
Inspection	Agree with reservation	Possibly, but enforcement?
Rental Type	Endorse	Short-term minimum of years
Do not regulate	Mixed feelings	Do not until problem is identified
Location	Veto	No
Rental type	Veto	Vacation rental no
Completely prohibit	Veto	No
Do not regulate	Endorse	The problem seems to be "nuisance" homes, and it's rarer. None of these other regulations will help the nuisance problem.
Rental Type	Endorse	Don't know, don't care
Owner vs Non-Owner	Endorse	Either can work
Location	Endorse	Non-owner occupied in R4c- apartment zoning
Registration	Endorse	Ok

Regulation Option	Agreement Gradient	Comments
Inspection	Endorse	Ok
Rental Type	Endorse	Any type
Duration of Stay	Endorse	Any length
Do not regulate	Endorse	If so, better enforcement of
		nuisance regs now in place
Completely prohibit	Endorse	Hire lots of attorneys
Owner vs Non-Owner	Agree with reservation	"skin in the game" supply w/
		non-owner rentals
Registration	Mixed feelings	Safety, crime for empty house
Inspection	Disagree but won't block	Cost!!
Do not regulate	Endorse	Agree with enforcing all current
		regulations/policies of rental
		properties
Owner vs Non-Owner	Veto	Does <u>not</u> have to be owner
		occupied – has to be a local
		owner or an <u>accountable</u> owner
Do not regulate	Endorse	Just enforce current regulations
Registration & Inspection	Veto	We already are registered and
		inspected
Inspection	Disagree but won't block	Rental property not same
Location	Veto	Seems unfair
Registration & Inspection	Agree with reservation	Already exists for full-time
		rentals – no add'l required,
		unless for owner-occupied

General comments written on sheets:

- I don't want lots of regulation. Basically, we need to get a few under control.
- Rent a room in a home. This is a great company, a lot of people are.
- No regulations please!
- Blg. Note: Airbnb non owner-occupied commands higher rents/night vs. long-term rentals. They <u>by definition</u> are removing long-term rental opportunities + overall housing stock!
- "Completely prohibit" meaning what? Nothing less than 9 months?
- Questions: Need to define owner-occupied (>50% per year?) vs. just an investment property. What if owner is there 51% of the year then out of the country?
- [comment under Rental type] Not sure what this means
- [comment off of Duration of Stay and Rental Type] restrict # of rental days/yr?
- I am a homeowner who rents for U of M weekends I want to make certain that I do not a requirement to stay in the house during rentals. I've been renting for 3 years and have never had an issue, in fact our neighbors are supportive and it allows me to be able to afford our home.

- Home renter local
- I own rental property (registered with city) (3 units)
- So far this study has not gathered important data about:
 - Current problems & complaints
 - o Regulation already in place which need better enforcement
- Safety!!
- I own rental properties.

*thinks we whould gather data on how many ppl. @ each mig. are aliverplundy term

Veto					•	A.A.	Χ,	\times
Disagree but won't block								
Mixed feelings	×					\times		
Agree with reservation					\times			
Endorse			×	\times				
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Ellen Ramsburge lejramsburge hotmail. com

Month with the wife of the state of the stat for some of starters was Med grow Santagan of the same Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with **Endorse** Completely Prohibit **Duration of Stay** Do Not Regulate Registration Rental Type Non-Owner Inspection Owner vs Location

Disagree but won't					
Agree with Mixed feelings reservation					
Endorse				メ	
ū					OF THE CASE OF THE

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	allen non-own of	da.			
Location					
Registration	M		7		
Inspection				7	
Rental Type				8	(i
Duration of Stay	Thease don't hists		prople are	many people are able to attend 11/1 In the	KINIM THE
Do Not Regulate	>				
Completely Prohibit	Ť				
H&	ally we	don't want look of nowborn, whole control,	subchon,	wholer con) Person

2

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					
Location					*
Registration			1		ć
Inspection				5	B
Rental Type		7		7	
Duration of Stay					1
Do Not Regulate	Z				
Completely Prohibit					(

Lent a room in a home.
This is a great Company is lot of poops eve

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with Endorse Completely Prohibit Do Not Regulate **Duration of Stay** Rental Type Registration Non-Owner Inspection Owner vs Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! X Veto Disagree but won't block Mixed feelings Agree with reservation X × **Endorse** $\times \times$ X X **Completely Prohibit** Do Not Regulate **Duration of Stay** Owner vs Non-Owner Registration **Rental Type** Inspection Location

owner - Purmany nesidence

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner		\times			
Location					×
Registration		*			
Inspection			*		
Rental Type			d		
Duration of Stay	>				
Do Not Regulate		status /			
Completely Prohibit					×

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Location Registration Inspection Rental Type Do Not Regulate	
Completely Prohibit	\times

ONLY ENDORSE RECESTRATION OF SHORT TERM RENTALS TO NOT AGREE WITH LIMBITIOS SFIORT FERM RENTALS (-)

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	\times	X			X	X		\times
Disagree but won't block								
Mixed feelings								
Agree with reservation				\times			X	Ü
Endorse			\times					
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	\times	\times	\times	\times	\times	\times		\times
Disagree but won't block								
Mixed feelings								
Agree with reservation							7	
Endorse							X enforce	3000
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with Boom wheer BURRON **Endorse Completely Prohibit** Do Not Regulate **Duration of Stay** Owner vs Non-Owner Registration Rental Type Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Sand Sand Mixed feelings Agree with reservation Endorse Completely Prohibit **Duration of Stay** Do Not Regulate Registration Rental Type Non-Owner Inspection Owner vs Location

Blg note: Lirbub non-owner occupied commands higher rents (night vs. long-term rentals. They by definition are removing long-term rental opportuities + overall hovering stact!

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Owner vs Non-Owner X Location X Registration X Rental Type X Do not Regulate X Completely Prohibit X		Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
* * *	Owner vs Non-Owner	×				
* * *	Location				*	
*	Registration	*				
*	Inspection	汝				
*	Rental Type	*				
	Duration of Stay			*		
	Do Not Regulate					X
	Completely Prohibit				×	

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with **Endorse Completely Prohibit Duration of Stay** Do Not Regulate Owner vs Non-Owner Registration **Rental Type** Inspection Location

133

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with Endorse Completely Prohibit **Duration of Stay** Do Not Regulate Registration **Rental Type** Non-Owner Inspection Owner vs Location

XXXXXX Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with Endorse **Completely Prohibit** Do Not Regulate **Duration of Stay** Non-Owner Registration Rental Type Inspection **Owner vs** Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					×
Location					X
Registration					X
Inspection					X
Rental Type					×
Duration of Stay					X
Do Not Regulate	X				
Completely Prohibit					Ŋ

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Owner vs Non-Owner Location Registration Registration Rental Type Completely Prohibit Completely Prohibit Not SVAE Not Regulate Completely Prohibit Not SVAE Not Regulate Completely Prohibit Not SVAE Not Regulate Not Regulate			Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block **Mixed feelings** reservation Agree with Endorse **Completely Prohibit** Do Not Regulate **Duration of Stay** Registration Rental Type Non-Owner Inspection Owner vs Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings Agree with reservation Endorse Completely Prohibit Do Not Regulate **Duration of Stay** Registration Rental Type Non-Owner Owner vs Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with Endorse Completely Prohibit Do Not Regulate **Duration of Stay** Owner vs Non-Owner Rental Type Registration Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner			×		
Location					×
Registration					×
Inspection					+
Rental Type					X
Duration of Stay				X	
Do Not Regulate				+	
Completely Prohibit					X

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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Veto	×	X			\times	\times		\times
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Agree with	reservation			8	$ \leq $			X	
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		Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with Endorse Completely Prohibit Do Not Regulate **Duration of Stay** Registration Rental Type Non-Owner Inspection Owner vs Location

145

I own runal property (registered w/city) (3 innits)

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	owner occ-				
Location	op hats				λ_{o}
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings Agree with reservation Endorse **Completely Prohibit** Do Not Regulate **Duration of Stay** Owner vs Non-Owner Registration **Rental Type** Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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Endorse						***	A prod	* -	
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings Density of non-ounor orly Agree with reservation non owner Endorse Completely Prohibit Do Not Regulate **Duration of Stay** Owner vs Non-Owner Rental Type Registration Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					×
Location					×
Registration					×
Inspection					X
Rental Type					×
Duration of Stay					X
Do Not Regulate	X				
Completely Prohibit					X

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	EITHER CAN CAN CAN				
Location	NON OWNER OCCUPIED IN RYC - ADDITION	M			
Registration	51500	6			
Inspection	20				
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Duration of Stay	Ary bogth				
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Completely Prohibit	His lots of				
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ABOUT - CORRENT PROBLING & complaint

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner		stre X supply gares	ر الحراث الحراث		
Location					×
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

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Endorse							& correct	of res
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings Agree with reservation Endorse Completely Prohibit Do Not Regulate **Duration of Stay** Owner vs Non-Owner Registration Rental Type Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

2				,	•
	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					
Location					
Registration	X				
Inspection	X				
Rental Type					
Duration of Stay					
Do Not Regulate					
Completely Prohibit					

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Veto	X	X	X	X	X	1		X
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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings Agree with reservation **Endorse** Completely Prohibit Do Not Regulate **Duration of Stay** Owner vs Non-Owner Registration Rental Type Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't Mixed feelings reservation Agree with **Endorse** Completely Prohibit Do Not Regulate **Duration of Stay** Registration Rental Type Non-Owner Owner vs Inspection Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with Endorse Completely Prohibit Do Not Regulate **Duration of Stay** Registration **Rental Type** Non-Owner Inspection Owner vs Location

I own nexted properties.

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings Agree with reservation X **Endorse** Completely Prohibit **Duration of Stay** Do Not Regulate Rental Type Registration Non-Owner Inspection Owner vs Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings Agree with reservation Endorse **Completely Prohibit** Do Not Regulate **Duration of Stay** Registration Rental Type Non-Owner Inspection Owner vs Location

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Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

))		יכייסיון מתמווופ ווסרכי	dading notes:
	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner					×
Location					λ
Registration		×			
Inspection			×		
Rental Type					×
Duration of Stay					×
Do Not Regulate	X				
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Seem Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Dates Breps-Mixed feelings Agree with reservation **Endorse** Completely Prohibit Do Not Regulate **Duration of Stay** Non-Owner Registration **Rental Type** Inspection Owner vs Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto X Disagree but won't block Mixed feelings reservation Agree with Endorse X Owner vs Non-Owner Registration Inspection Location

XX \times × **Completely Prohibit** Do Not Regulate **Duration of Stay** Rental Type

adding notes:	Veto	→	7	ナ	×	Y	×		×
leil us now you leel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes:	Disagree but won't block								
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ons ior regulating snort	Agree with reservation								
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ok wou en lei		Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! Veto Disagree but won't block Mixed feelings reservation Agree with Endorse **Completely Prohibit** Do Not Regulate **Duration of Stay** Registration Rental Type Non-Owner Inspection Owner vs Location

Melivor Doble / wher from meeting -- good ppl. mouldn't be penavized, keep calling pouce to report nuivances catch the ppl. mining it · One key issue = Owner vs. & Owner-occupied PROBVEM = ppl. mo are & responsible landlords: - how do/can we regulate through penglization/holding ppl. accountable vormer vs. & owner = difficult for group overall to grasp. noter from my group (Drup 2) reoncentration of Commer-occupied rentals may negatively transform neighborhoods. rea an owner be on-vite during rental activity would be unfair for vomo omers (re-thore who have male prids). ppl. who rent their primary rendence on weekends, etc. do a good gob of. menntainence & enforcement Oblic itir their home. - It there data of whether any larger companier/amups are typing to or are buying properties in the city in order to convert them. many in group emphanzed that there ability to operate an air b&b helps them be able to afford their

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	- 19 do a little	&1 person= underded.
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Group 1 (Megan's group):

- Status quo more energy toward enforcing what's on books
- 7-same, 3-little
- Enforce what's on the books to go after bad actors
- If over-regulate will hurt the community
- Live within 25 miles to do STR
 - Already a regulation
- Officers should look at if following regulations for nuisance calls
- Let community know what to do if problems
- Airbnb has regulatory things on the platform
- Make sure hosts are "informed"
- Location + Density can ruin neighborhood trying to protect integrity of neighborhood
- Wouldn't be able to own home if didn't Airbnb
- Enforcement of drunken behavior everywhere vs. Airbnb
- Non-owner occupied host invested in house is that better than student housing?
- Invested in house, has an agent can also help neighborhoods
- Water Hill resident, think Airbnb's better than student rentals, using STR's
 - As a family, better way to travel
- Regulate density of non owner occupied
- Need nuisance data
- Palmer house rentals to experience work of art 0 complaints
- Uneven platform separate those who own STR's and those who don't own them in different groups
- Palm Springs, CA Noise Regulations excellent

Group 2 (Melissa's Group):

- 6-do nothing, 7-do a little
- Do nothing Why?
 - Not sure there are any issues/problems
 - o Don't want to give input on anything extreme. When they don't have all the factors yet.
 - O What's the driver?
 - Accountability
 - Parties, Noise (nuisance)
- Do a little Why?
 - Need to hold people accountable
 - Permitting inspections
 - This, educating people, is the do a little we need right now, rather than creating new regulations at the current time.
 - Some sort of penalization/consequence actions would be helpful
 - Owners were ok with this idea
- Cons/risks
 - Bad renters
- Pros of short stay

- Social interaction
- 2° economy = e.g. cleaners
- Owner income/affordability
- Little
 - Education re: issues = inevitable, therefore, think about now & future
 - Freedom/property rights
 - Safety
 - ? % of short stay in neighborhood
 - Unoccupied house, lower quality of life
 - Do not force owner to stay in home during short stay
- Regardless: Enforcement, therefore, make the call to police
- BAN: e.g. Santa Monica
 - High rises, high end places = protection of value
- Issues/concerns of taxation
- 3rd parties vs. locally owned
 - o Don't want a single-blanket regulation
- Consequence regulation of some sort
- Concentration of non-owner occupied rentals may negatively transform neighborhoods
- Require an owner be on-site during rental activity would be unfair for some owners (i.e. those who have small kids)
- People who rent their primary residence on weekends, etc. do a good job of maintenance & enforcement b/c it's their home.
- Is there data of whether any larger companies/groups are trying to or are buying properties in the City in order to convert them?
- Many in group emphasized that their ability to operate an Airbnb helps them to be able to afford their home

Group 3 (Ben's group):

- Do a little:
 - Concern over non-resident rentals
 - Do they care about the neighborhood
 - More accountability for primary residents vs. non-resident
 - o Diff between active vs. non-active engagement in community
 - "Airbnb provides good way to vet"
 - Short vs. long term
 - Short more time for care/maintenance
 - Long less time for maintenance
 - SanFran: limit of # of days able to rent
 - Would deter investors
 - Airbnb forums in A2
 - Best practices
 - Should be registered
 - Seems like most people have one or two issues with Airbnb, or similar platform
 - At times, Airbnb can help upkeep neighborhoods

- Success is more dependent on how each rental is operated, not necessarily Airbnb or other platforms.
- Investors = \$\$\$
- Regular people = \$

Enforce what's in the books to up after bad actors If over respulate will helpsthese hurt the community Live within 25 miles to do STR - Mready a regulation Officers should lookat, for misance calls if following regulations Let community know what to do if problems Hir BNB has regulatory things on the platform.
Make such hosts are "informed" Location + Donsity-can ruin neighborhood-trying to the fill bothood.

Nouldn't be able to own how. I'r 11. Enforcement of drunken behavior wer ywhere vs. Air BNB Non-owner occupied host - invested in house is that better than student housing? injusted in house, has an agard can also help neighborhoods Worder Hill resident, that Air BriBs better than studit centres, ving STR's as a tamily both way by travel regulate density of non owner occupied

Palmer house nontrib to experience work of art of combined on Ball 810-1616-1616 Inwen Platform-separate these who don't seem and Bars Sir's + those who don't seem them; in different grows
Palm Springs, CA Noise Rogalations excellent

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Melivvair Group

NOTHING

35 - WHY? WHATS THE

· ACCOUNTABILITY

- PARTIES - NOISE
- NOISE - NOISE

CONS/RISKS

BAD RENTERS

PROS OF SHURT STAY

· SOCIAL INTERACTION

· 2° ECONOMY = CLÉANERS

OWNER INCOME/AFFORDABLI

LITTLE

EDUCATION re: ISSUES = INEVITABLE
ABOUT NOW
ABOUT NOW
A FUTURE

FREEDOM/PROPERTY RIGHTS

SAFETY

UNOCCUPIED

DOWNOT FORCE OWNER TO STAY IN HOME DURING SHORT STA

EURORCEMENT

: MAKE THE CALL TO POLICE

· John Howard wh

BANDEZ. SANTA MONICA

3rd partiels "The EBBORD BLANCE OF ANTONE

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DO A LITTLE:

Burs Group

- · CONCERN OVER NON-RESTORNT RENTALS

 -> DO THEY CARE ABOUT THE NEIGHBORHOGO
- MORE ACCOUNTABILITY FOR PRIMARY REGIOENT.
- DIFF BETW. ACTIVE W. NON-ACTIVE ENGAGEMENT IN COMMUNITY.
- O'AIRBND PROVIDED GOOD WAY TO VET"
- O SHORT VS. LONG TERM
 L> LEW TIME FOR MAINTENANCE.

 NORE TIME FOR CARE MAINTENANCE
- O SANFRAN: LIMIT OF # OF DAIS ARLE TO RENT.
- O AIR BNB FORUNG IN A? LO BEST PRACTICES
- O SHOULD BE REGISTERED
- OSFENILIVE MOST PEOPLE HAVE GNE/OR TWO ISSUE W/ ATR BNB OR SIMILAR PLATFORM.

OFFITTINE, ATRIBUB CAN HELP VICER NETCHBURHOOD!

O SUCCESS IS MORE DEPENDENT ON HOW EACH RENTAL IS OPERATED, NOT NECESARRY AIR BND COR OTHER PLATFRAGE. J.



REGULAR PEOPLE

Name	Organization/Neighborhood	Email Address	Phone Number
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Steve Frenette	West side	sfrenette@saligroup-es.com	
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Phillip Kline		phillipkline@gmail.com	
Adam Krestor	West side	apkrestor@gmail.com	
Elizabeth Nelson	Council		
John Corser	Dicken	john@johncorser.com	989-598-7705
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Allen Pontez	So Pac or Roos Roast	cback74@gmail.com	
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Kate Naheedy	Allmendinger Park	kmwoch@gmail.com	
Dan Meshnids	Old West Side	Meschnids@gmail.com	

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Date: 310/12/19

City of Ann Arbor Short Term Rentals Public Input Session

Name	Organization/Neighborhood	Email Address	Phone Number
Amy Moore	Westside	anylmooreBa	734.131. 8948
Steve Frenche	West Ide	Strenette@Salgraup-e	i com
LoEllen Mogolgasa		I mogel good al	andest, net
James Giordani	Burs Rill	Janogio8/Agmai]	
Jeff Crockett	old fourth wand	jetlandette gmail	ion
Flur june		PHIMPN KLINEC	
Adam Krash	West size	apkreiter Quuite	
Elizabeth Nelson	Cornel	CARD TRO	
, da Corser	Dichen	john Djohn Correrse	989 598 77
Alex Gross	Dielen	ogross 1231 Clynd	
DO LORES MORE	5 HAMANDINGER	To	734-668-689
And new Sakolys	×	a caka hys @ebke n	678-763
Nani Wolf		house Com masses	
Lisa Hanselm	Al (mend upor the 19ths	hanselman & & hotm	lcon
Joan Crimmins	Verle Ave	jarimminepeap	734-255-968/ epc.Cam
June Smedley	Verle	june sund a hotma	
Rita Mitchell	citizen	vitalmitchell@gu	i
Valerie Benka	Allmendinger	vbenka@gma	
Kristen Stout		Kristen @ Kristen	start com

City of Ann Arbor Short Term Rentals Public Input Session

Date: 10/12/19

Name	Organization/Neighborhood	Email Address	Phone Number
ARLKEMMERT		carle unich.	Edy 320-9467 926-9425
TRIM ROPENS	TEIN AIRBUROWK	R TRINA CGUPPYLA	926-9425 KEICOM
David Dieghuir	H2	cdiephnis Oco	
Wendy Rampson		9	edu 734-994-492
Helen	Aa	Ohelen change	
Mongret Wall	Burns Park	mhofta uni	1//
Laurie Gross			,
Chris Crockett	OFW	christinecroci	Lett8@gmail.c
Bruce Wilally	OWS	bfmecht @	734-33279610
('ASON DICHANAN	C ARENT	3	734.883.2263
Seck Eaton		1011 trough a 7 miles	
KAREN SAKATYS-NO	ne Allmordingen	SAKNOMEZ & gMil.x	734-657-4951
JOSH & MAM LOYER	2 Almentinger	mloyer 2010 @ gmail	313-909-1575
Mardon Ug	!	Matelon T. C. Com	734975-406
Susan Lin		Eq.	4.1
Tal Dohn	;		818-442-2470
TOLLY PARNELL		1328 MINERVA	929-2032
Suzi Jackan		RGAD SUZY Jackson @ ameritech. Net	
Matthew Cotavaie		M.Certanzayalos con	

City of Ann Arbor Short Term Rentals Public Input Session

Date: 10/17/19

Name	Organization/Neighborhood	Email Address	Phone Number
Kate Meliene	PACKARD	KMCCUNE Oprovice	lonet
Rulph Millee	Upper Water Hell		
RuthVail	water Hill	ruth vau 1436	734913-2 9 marl
Charles Taylor	Old West Side	ctaylor home @	
allen joria	SO PAC OR	chack 7408mc	
Cyr-s Neheedy	(Allnewinger LPert	Chaheedzegma keen	
Kene Naherry	Livert	km wochegne: 1. con	
Dan Meshnids	eld west side	Moshnids Esmeilla	
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Summary of Methods & Agreement

Saturday, October 12, 2019 at Mallets Creek AADL Branch

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	14	1	2	1	17
Location	7	1	2	4	22
Registration	17	8	1	1	9
Inspection	15	4	6	1	10
Rental Type	7	5	5	0	17
Duration of Stay	4	5	4	3	18
Do Not Regulate	14	1	3	0	15
Completely Prohibit	0	0	3	1	31

Notes on Table Cells:

Regulation Option	Agreement Gradient	Comments
Location	Endorse	Anywhere – comparable to a
		hotel
Registration	Endorse	Provide ability to loose
		complaint – i.e. "noise after 10
		pm"
Status Quo/Do Not Regulate	Endorse	Regulate nuisance, home
		owners or rental hosts
Owner vs non-owner	Endorse	Limit non-owner to ½ properties
Registration	Endorse	Sure – keep it simple
Inspection	Endorse	Minimal/basic

Regulation Option	Agreement Gradient	Comments
Duration of Stay	Endorse	To avoid extremes & keep neighborhood vibrant, community oriented, 'neighborly'
Rental type	Veto	Variety of options is good!
Status Quo/Do Not Regulate	Endorse	I have no problem with the way things are
Owner vs Non-Owner	Mixed Feelings	This could be the best option, but seems like already enforceable?
Inspection	Mixed feelings	Safety insp. Is important but isn't this always part of Cert. of Occupancy?
Duration of stay	Disagree but won't block	Same as rental type, however, 99% of time less than a week
Location	Veto	Not sure how this could help people stay every/anywhere
Registration	Veto	This also seems overly controlling
Completely Prohibit	Veto	Obviously
Owner vs non-owner	Veto	For short term rentals
Location	Endorse	Changes feel of neighborhood
Owner vs non-owner	Endorse	Must be owner-occupied
Location	Endorse	Don't flood any one neighborhood
Registration	Endorse	Must register STR's
Inspection	Endorse	Must be inspected
Rental Type	Endorse	Owner-occupied
Completely Prohibit	Veto	Veto all party rentals
Completely Prohibit	Mixed feelings	Ok with this option, but don't feel it is necessary or fair to residents (or legal!)
Owner vs Non-owner	Endorse	Only allow owner/primary residents
Location	Endorse	If city setup a house/hotel district that would be good. ALL single family should be regulated
Registration	Endorse	Register <u>if</u> rent whole house
Inspection	Endorse	Whole house only if more than 15 days/year
Owner vs non-owner	Endorse	The public needs to know
Location	Endorse	There should be a limit in an area
Registration	Endorse	Essential!

Regulation Option	Agreement Gradient	Comments
Inspection	Endorse	No brainer!
Rental Type	Endorse	For monitoring, no rentals just
		for parties
Duration of Stay	Endorse	A time limit needed
Owner vs Non-owner	Endorse	Should be a resident owner
Location	Endorse	Not in single family
		neighborhood
Registration	Endorse	Yes
Inspection	Endorse	Inspect like rental properties
Location	Veto	Doesn't matter to me

General comments written on sheets:

- Where is hotel tax applied in these options?
- Limit the # of rentals just like long-term rentals; no more than 6 persons.
- Also, prohibit <u>all</u> rentals for parties only. The rental must be for an overnight stay like a
 hotel.
- Concerned @ long-term rentals going to short-term and implications for affordability preventing non-owner investments for short-term rentals would address this
- If non-owner more than 15 days per year subject to hotel/motel taxes.
- Main concern
 - Houses sitting vacant except ~10 weekends/yr.
 - Loss of relationships & feeling of community within neighborhood
- Owner occupied ok
- Do not want potential rental venues to be "flipped" to short term
- Affordable housing is my concern
- Don't care as long as potential annual rental is not lost
- Don't care as long as unit is owner-occupied

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	×	×	H	×		4		×
Disagree but won't block								
Mixed feelings								
Agree with reservation								
Endorse			*		*		4	
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	\succ	× ×			\times	\Rightarrow		×
Disagree but won't block								
Mixed feelings								
Agree with reservation							/	
Endorse			\times	×				
	Owner vs Non-Owner	Location	Registration	lnspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	×	×	X		X	X		X
Disagree but won't block								
Mixed feelings								
Agree with reservation								
Endorse				X			X	
	Owner vs Non-Owner	Location	Registration	88 Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	×	X			X	X		X
Disagree but won't block								
Mixed feelings								
Agree with reservation			X					
Endorse				X			X	
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	\times	\times	×	×	×	\times		X
Disagree but won't block								
Mixed feelings								
Agree with reservation								
Endorse							×	
	Owner vs Non-Owner	Location	Registration	190 Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	X	X			X	X	٥	X
Disagree but won't block				\times				
Mixed feelings								
Agree with reservation								
Endorse							X	
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	X		N		7)	
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	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto								
Disagree but won't block								
Mixed feelings								
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Endorse							X	
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	×	X	*	*	*	%		\prec
Disagree but won't block								
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	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Veto Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes! XX X X Disagree but won't block **Mixed feelings** 9 Agree with reservation Endorse X Completely Prohibit **Duration of Stay** Do Not Regulate Status Quo/ Registration **Rental Type** Non-Owner Inspection Owner vs Location

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	5	2			7	>		>
Disagree but won't block								
Mixed feelings							7	
Agree with reservation								
Endorse			5	5				
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner		X			
Location	KWY X	Any Where - anyon	unporsblete a hotel		
Registration					
Inspection	\times				
Rental Type			X		
Duration of Stay					
Status Quo/ Do Not Regulate					X
Completely Prohibit			7		

Where is hotel toxapplied in these options?

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	\times	\times			X	X		\rightarrow
Disagree but won't block								
Mixed feelings				\times				
Agree with reservation			×					
Endorse							×	
	Owner vs Non-Owner	Location	Registration	861 Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	×	×		×	×	\times		\times
Disagree but won't block			i.					
Mixed feelings			Provide ability is 100 te complaint - 1.2. noise abser 190m				<u>Σ</u> Γ.	
Agree with reservation			e ability be complant / 1				s on radal has 75	
Endorse			John X				x regulate nuisance or	
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

von't Veto					*		*	*
Disagree but won't block								
Mixed feelings						*		
Agree with reservation								
Endorse	*		*	*				
	Owner vs Non-Owner	Location	Registration	000 Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto		\times	\times			X		\searrow
Disagree but won't block								
Mixed feelings	\times				\times		X	
Agree with reservation								
Endorse								
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto		*			* Server		*	*
Disagree but won't block								
Mixed feelings						nighted has		
Agree with reservation	signified 2		4 Simple	basi'c		Roid externed of heep		
Endorse	signature of the strains		Ann-Kapy Sing	* Immiring		Resident Control		
	Owner vs Non-Owner	Location	Registration	nspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	\geq	\geq		X	\rightarrow	×		
Disagree but won't block								
Mixed feelings							×	
Agree with reservation			\geq					
Endorse								
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	X	\times	\times	X	\times	\times		X
Disagree but won't block								
Mixed feelings								
Agree with reservation								
Endorse							×	
	Owner vs Non-Owner	Location	Registration	nspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto		* Not sure How this possible such that possible stand where	overy controlling					** Obviously
Disagree but won't block						4 Sine as Central +46e, hovever 1990, of the loss the a veek		
Mixed feelings	* this cuts be the best best seens like as often seens like			* - Scheey inst. 1> incortant but, isn't their steady but of cert of occupancy?	* this is very dynamic and other Tenchive to demand			
Agree with reservation								
Endorse							* I have had no no no rolled no rolling with	
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	For that fem						7	
Disagree but won't block								
Mixed feelings								
Agree with reservation		1			7	>		
Endorse			7	7				
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto							\times	
Disagree but won't block								X
Mixed feelings								
Agree with reservation		Thomas citybothed	2			×		
Endorse	×	Champs Gee 180	X	\times	×			
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto	X	\prec			A	X		X
Disagree but won't block		•						
Mixed feelings								
Agree with reservation				X				
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	Owner vs Non-Owner	Location	Registration	o Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

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New Yals; me muse them 6 persons.

Tell ús how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	must be				
Location	Sort flood	×	W		
Registration	must ter				
Inspection	moss feater				
Rental Type	promoted				
Duration of Stay			7		
Status Quo/ Do Not Regulate					7
Completely Prohibit	E. J.		7		Veto all pertals.
de	280, prohi	bit all	heatals &	for parties	Souly ahotel.

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto		\times				X		\times
Disagree but won't block	\times					¥		
Mixed feelings								
Agree with reservation			\times	\times	\times			
Endorse			/.			Ž,	×	
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto								Z
Disagree but won't block		×						
Mixed feelings				×				
Agree with reservation			X					
Endorse								
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

on and short term, and mid isophine for affordability.

The first of the form of the short of th

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	>				
Location					
Registration	2				
Inspection					
Rental Type					
Duration of Stay			7		
Status Quo/ Do Not Regulate					>
Completely Prohibit			> -		
			Him Sight	of with this option, but don't feel	and don't feel

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Enc	Owner vs Owly ALLON Non-Owner Priming PLSIDENTS.	Location a house	Registration rent w	Inspection Conly 15	Rental Type	Duration of Stay Hhun	Status Quo/ Do Not Regulate	Completely Prohibit	*
Endorse	X ONLY ALLON OWNER/Primmar residents.	a house hat do go to to x	X Register it	X Whole house only it more than		X Ling man + thun 15 dings/yr.			spare 21
Agree with reservation		AL sink family		, San		ن		Æ.	* It Non- Burner man light to hotel march Just 1 %
Mixed feelings									of note mad of
Disagree but won't block								, 20%	
Veto		×					×	X	

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto							\times	×
Disagree but won't block								
Mixed feelings								
Agree with reservation								
Endorse	\times	\times	\times	\times	\times	\times		
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto						×	×
Disagree but won't block							
Mixed feelings	Y						
Agree with reservation		\searrow	\	\searrow	\rightarrow		
Endorse	X branne us						
	Owner vs Non-Owner REMARY VS DEN	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto								
Disagree but won't block								
Mixed feelings								
Agree with reservation					w from			
Endorse	needs to linear	there should be a limit are	Essential!	No brainor!	The Maintainess for parties	A time livest needled		
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto							\times	\times
Disagree but won't block		×				×		
Mixed feelings				X				
Agree with reservation			*		×			
Endorse	×							
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit



Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

	Endorse	Agree with reservation	Mixed feelings	Disagree but won't block	Veto
Owner vs Non-Owner	×	788706			
Location				X	
Registration	×				
Inspection		×			
Rental Type	X				
Duration of Stay			×		
Status Quo/ Do Not Regulate					×
Completely Prohibit					\

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto							\times	\times
Disagree but won't block								
Mixed feelings					\			
Agree with reservation				0		\times		
Endorse	Should be a resident owner	not in single fountly neigh	3	Impet like rented properties				
	Owner vs Non-Owner	Location	Registration	617 Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Owner vs Non-Owner Location	Endorse	Agree with reservation Agree with reservation Mixed feelings Disagree but v Block Block Block BOWNED CCEVPIED OF BOWNED CECVPIED OF BOWNED PENTAL ANNUAL PENTAL WELVERS IS MY CONCERN DOESN'T MATTER TO ME	Mixed feelings OK TENTIAL ANNUAL "FLYPPED" FO SY NE 18 MY CONCORT	Disagree but won't Veto CCLOPIED OF WANT POTENTAL ANNOWAL RENTAL VENUES TO BE ABUE HOUSING IS MY CONCORN ANTER TO ME ANTER TO ME	Veto Veto
Registration			X		
Inspection			X		
Rental Type	DON'T CAPA	DON'T CAPE AS LOWE AS POTENTIAL ANNUAL RENTAL IS NOT LOST	STERVITAL ANNUAZ	REPTAR IS NOT	1507
Duration of Stay	DOP'T CARE AS	E KS LOPE AS U	LOPE AS UPIT 15 OWNER-OCCUPIED	CUPICO	
Status Quo/ Do Not Regulate					X
Completely Prohibit					X

Tell us how you feel about these options for regulating short-term rentals in Ann Arbor by checking boxes and adding notes!

Veto							\times	×
Disagree but won't block		X				\searrow		
Mixed feelings				\searrow	\searrow			
Agree with reservation			\times					
Endorse	×							
	Owner vs Non-Owner	Location	Registration	Inspection	Rental Type	Duration of Stay	Status Quo/ Do Not Regulate	Completely Prohibit

to, me it's about investment in the
community and caring about the neighborhood
I Think Matts sometimes hard to achieve with
short-term rentals. I believe regulation about
owner is important a entorong
regulations regarding these houses that have
numerous regulations violations Cire, nuisance
calls, etc.) is also something that needs to be
addressed.
I don't know what the makey of This
meeting was (200 short-term landlords us 100 non-
meeting was (see short-term landlords vs res non- land lord residents), but as a non-landlord resident
I did feel a bit outnumbered and overwhelmed
by the landlosds - I feel that The dick was a
(title stacked against us, Our fault- new more
non-landlord residents should have turned up, but there
was a with different feel because of this.

planning@a2gov.org

One thing is had a nighmore experience who regulatory side of churs in AZ. One house in particular invested in alst - pot mode of the bright spot in neighborhood. Long-form of short-term rentals own both. STR's better who how people value the property. Shi vatings, accountability
Regulatory entities + asked to provide 4,000 water regart on ground water.
Move regulation means less money gary into the house of that implices property values. Lots of investment for 100-year
Vs medianisms in place-plass don't make rigilations that impart the good hosts vs. the bad hosts
Other participants - Not a reality thre is will be commounted in neighborhoods. Call the police.
planning@a2gov.org
https://www.a2gov.org/departments/planning/Pages/Short-Term-Rentals.aspx Need algue ast fregulation and might myant hose alware dery trall that the problem.

Thankyou for providing this opportunity to
Progre feedball,
As an short tern rental propieter
I believe that many of the issues and concerns
hely brought up are not becase of shirt term rentals.
etc. are all issues that are already regulated.
By adding barriers and hootbles to the process
I might likely not cent any note.
. By rently my have I am able to offset increasing
tates in the city.
· Short term restals an absolutely add value to relighorhoody
and commity, - This should ust be overloaded.
The boil option would be to look into enforcement
of existing regulations on the books for non-owner occupied
Yentas.
. J



IMPORTANT TO STRESS THAT STR
SITES HAVE IMPORTANT "QUALITY CONTROL"
MEASURES THAT SERVE SELF-REGULATING
PURPOSES; BOTH FOR GUESTS & MOSTS. HOSTS
DO NOT WANT TO HAVE GUESTS WHO CAUSE
PROBLEMS AND, LIKEWISE GUESTS DO NOT
WANT TO PAY FOR SUBSTANDARD OR UNSAFE
STAYS.
STRS CAN HAVE ECONOMIC & OTHER "INTANGIBLE"
BENEFITS TO THE CITY. THE NUMBER OF
MED "PROBLEMS" VIS- A-VIS THE TOTAL
OF STR "STAYS" SHOULD BE ANALYZED

planning@a2gov.org

	I+	may	be	uset	Eu l	to	create	a	
	gra	phie				ties	that	hav	e
		en 1	report	ted '	for	nuisa	ances	to	SCC
	if	ther	e's	a	parti	cular	time	1100	ation
	rent	al t	1Pe	that	are	the	time root	of	
	"bad		hbork	anxi	eties.				
	0								
				3					
-									
_									



What is the problem that want to salve?
Seems the problem is the "bad actors"
who are the mimority
-make sive full time pentals
follow the rules
-inspection
- in town agent"
- penalise the bad actor "home
SIONORS.
- let community know to report
to police
- 2 no i ax penally
- 2 m 11 dx 11 J
- 3 RD " lose rental permit
or some sort of series of penalties
-make Siele real noisquee not
Later come sources house x ant of ventals without
Lataromo Sievers house & aint of ventals without
registering per cyr football games - graduation
art four for ox.

planning@a2gov.org

GOD MEETING
FACILITATION SEEMS STRESSED, ON TOP OF BEING RUSH. ALMOST APPREAGNSING
RULE OF ENGAGEMENT WERE GOOD.

planning@a2gov.org

The topic of affordability of long-term
rentals and home princhases is extre-
mely important to me. Two houses on
our block (Hutching close to W. Stadiern)
have turned from long-term to short term
Terror of the Cost ? He was to the after
selling for \$394K. This is reducing
Stock of long-term rentels, at the very
minimum, in a city where affordability
155 ve Concern of the city. Thank you
155 vel concern of the city. Thank you?
Valerie Benka
Vbenka@gmail, com

planning@a2gov.org

Thank you for the lovely presentation,
I've learned so much about short term
rentals that I never knew before I am
heither a venter or owner in this circumstance
but lam interested in how this will be
used to craft a new ordinanece, looking
foward to more info! Thank you for all
Your work on this.



Short term Runals 10/12/15 75% reises for first question. 1/2 room has hosted Paylir noter from the NCSON preventation Exton Access to registration 1 > how can a member of the public be registered as a rental

set kann - say you can call about

a specific property

-9 fellow up: what it you just wantere

to look generaly?

Truck it CR code for cirtified routel 2. In Theory Sort torn rental is by stay over vight, but;

practives they are rent for partys

+ for techniques. 3. Do we have # for the sentels 4. Are there ales for ronding out

Does the city have any date or the # of hones that have Gone from on to short term 61 long term to short. I if you own the house do you have to Mekes point that we rescued to
affordability beable to rent
a portion of your house helps
to keep it affordable. - Did the date come from Air DWA OF A: BNA - Does 15 dos include just one duch in that 165, to 15 days or Did we bruch it down by susson. - what the does the city have to enforce society but and property on doors but about the conflotion.

2560 luty re235 point to comploter.

Owner who fends his horse out only to 1 genes etc. 15 or more times - his commerces to monitor for paulies - only rents to 4 ster.
- charges with rentures throughout asserty owner - books at Retings - want rent to people they think Auc going to have putins 50 how do we parclize the but host. who his had a but experion 6 hands went up. 233

- his book in business in Az for 20 yrs as an Air BNB LE party patrol to stop puts Ann Dibor Arch B+B association only 4 parminent residence in a 5 block even. Hers The rest eve Student rentels - question: were are there any regulation for proxinity to Pot shops - A:r ByB host and west Sive supper host. carchell of the who More res + fees might tip the Suck to do long term. - More consormed about people who live in the home is outside mosters

Nick Notes they are the large st nost & the live AZ muist. (tanist?) people who come intow spend & your wordy - potes that on both side of the house are short form JNOT available for people who -> changes the character of Neighborhows say no agend just graphing with issue Neces to Figuer out the Nusan ca housai YOU 235

vote What does regulate a little mean? because it it deals ul Nuscrea the yes Are there ofthe on you many ascs have been brought University has been a partier for party autorement + cleaning
ofter football days son for the probles that some people hove had, - but Air b+ 5 is supposed to be about people or committedion - Need to get post mide control-Noise contrato states guo little Doit All 15 236

	2
	* is there any data on conversion of rentals?
	o # DMMer-Ollupied to 5hop term?
	. # long-term rental v to more term?
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	a separation to the Population being
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	coming to there (3) meetings?
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	to test run any regulation? (IE: 1 year)
	3 one person mo whed "po it All"
	vayor he is mainly coasid concerned w
	transparency = location of rentals
	transparency 3 communication w/ neighbors
	ug -

planning@a2gov.org

10/12/15 Notes from small Group Hosts Neighbors Dec 1400 Bught second your Mule significant invistment

Dhouse wald here dective? * mesting in community - Registo - mike sace inspection might be too much -NO 1eg if you live in you own -> h-lps to protect the heserve

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Us a bad long torm renter

about owners should next Noighbors sand letter to Nighbors 45 purt or regulations + linit or acuts with ex gred put. like the idea of having to send out notice. Must be 18 to cent Must have a gut 1d. No Noise ofter 5:00 Air BEB supper regulated. Super hard to Kick out long town terants partz patrol

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AIRDNA

3 Steps to Investing in Out of State Airbnb Rental Property

Scott Shatford | March 27, 2017

Airbnb offers fantastic opportunities for people looking to invest in real estate. With over 150 million guests making trips to 65,000 cities around the world, investing in Airbnb rentals is quickly becoming a new asset class for savvy investors.

AirDNA has spent the last three years helping real estate investors understand what makes the market tick in their area and how to invest in

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Airbnb to reap the highest return on their listing.

By collecting and analyzing the last three years' worth of booking data, AirDNA can monitor how much hosts are earning from their properties listed on Airbnb. We've seen apartments, houses and condos making spectacular incomes of tens of thousands of dollars per year. We have thus compiled the premier resource for investing in Airbnb rental property.

Investors looking to buy a property to rent on Airbnb often think that purchasing a property close to home is the most sensible decision – you know the market, it's easy to get to, you have friends that are making a little spare cash renting out their place. Yet on the contrary, we believe that purchasing a property far from where you live forces you to make your investment a passive one, and will give you significantly higher returns as you have the whole nation to pick from to get the best returns.

Using AirDNA's investment Explorer tool, we'll analyze the investment opportunities in two zip codes: one in a highly touristic area and popular Airbnb destination, and the second, a residential area further away from the dominant Airbnb hubs. Here are three reasons why buying far away gives higher returns.

1. Finding the best market for investing in Airbnb properties

The most significant reason why people look out of their own backyard for real estate opportunities is obviously for the best returns. Let's take a look at a couple of real examples of Airbnb investment options.

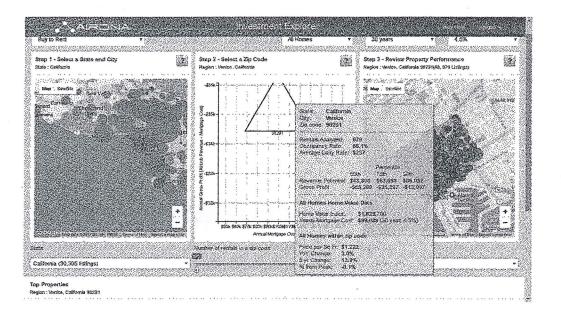
Venice, CA: High house prices, saturated market, low returns

Take Venice, CA, home of hippies, surfers and skaters, a multitude of street performers and the iconic Kinney Pier. Zip code 90291 is the chosen spot of beach for 16 million visitors every year. Yet despite being one of the first stops on the Los Angeles tourist trail, Venice is a terrible place to invest for Airbnb yields: real estate prices are too high to sustain cash-flow positive

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yields. A quick look at the AirDNA Investment Explorer tool proves precisely this point:



The AirDNA Investment Explorer tool (above) shows that over 979 'entire home' properties were rented out on Airbnb for over 60 days in the last twelve months. Airbnb guests paid on average \$237 per night and the properties were booked for just over 66% of their availability – both figures that appear attractive.

Yet data obtained from Zillow that the average price of a home in Venice is a staggering \$1,583,000. A 30-year mortgage with a down payment of 20% at 4.5% interest would burden the owner with a hefty mortgage cost of \$76,000 per year.

Even if you were to achieve among the highest revenues in the area (10% of Airbnb hosts) and make \$86,094 per year through Airbnb, with additional running costs of insurance, bills and maintenance, you would almost certainly be cashflow negative every month.

Ann Arbor, MI: Low house prices, less competition, higher returns on investment

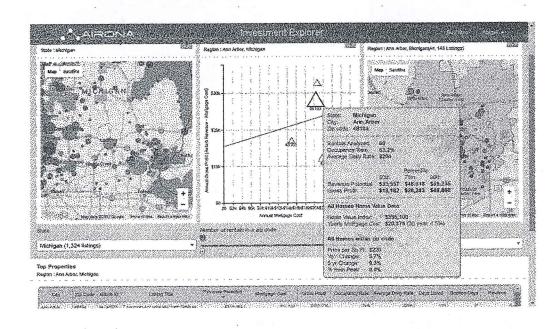
In comparison, take a look at zip code 48103, located in the university town

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of Ann Arbor, MI. Ann Arbor may not be a big tourist attraction for foreigners, but it is home to the University of Michigan, one of the USA's most famous public universities which employ around 30,000 workers and attracts 45,000 students per year.

Michigan Stadium, nicknamed 'The Big House', is the second biggest in the world with 107,601 capacity and brings people from all over the county. Every game the Wolverines have played since 1975 has drawn a crowd in excess of 100,000 people, who, if don't live close by, are often looking for a place to stay overnight.



When we open Ann Arbor in the AirDNA Investment Explorer tool, the numbers immediately look very different. For one, they are all cash flow positive.

In this zip code in Ann Arbor, only 66 properties have been rented out for more than 60 days in the last twelve months. The average daily rate and the average occupancy rate don't differ too considerably to Venice, yet house prices are under a fifth of the cost at just \$335,100.

A house listed in this zip code on Airbnb is set to see gross profits of at least \$13,182 annually for a median performer, and with a well-managed property, gross earnings of \$48,860 every year.

Take a look at the following properties currently listed on Airbnb:

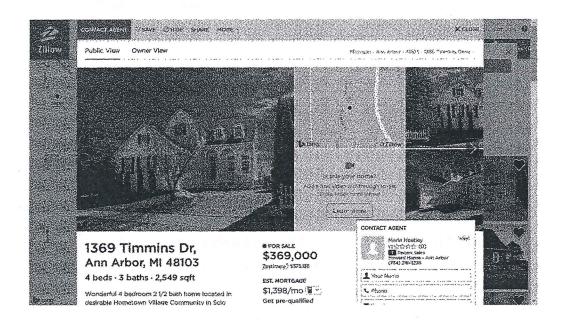
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A Premium Airbnb Listing



Take a look at a few listings on Airbnb. Airbnb host Tim charges an average daily rate of \$530 per night for his 4-bedroom home, well above the average nightly rate of \$201. Even with a relatively low occupancy rate of 44%, Tim is earning substantial revenue, estimated at \$78,609 per year, by investing in Airbnb.



As a comparison, currently featured on Zillow is listed a 4-bedroom, 3

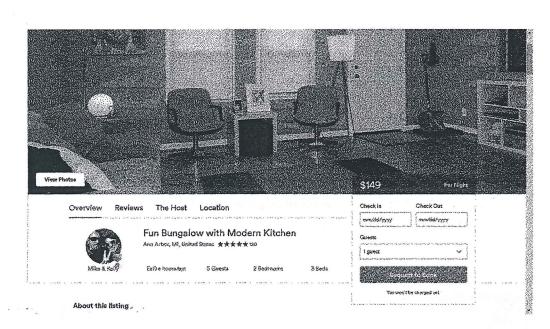
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bathroom clapboard house in the same zip code for \$369,000. A 30-year mortgage with a 20% down payment at 4.5% interest would cost just \$17,949 per year. Tim's pricing model (charging over double the average price in exchange for a lower percentage occupancy) could see gross profits of over \$60,000 per year.

A cheaper alternative for Airbnb Investing in Ann Arbor

For those on a lower budget, take a look at this bungalow currently listed on Airbnb:



Airbnb hosts Mike and Kelly charge an average daily rate of \$171 per night for their 2-bedroom bungalow, below the average nightly rate for zip code 48103. Yet their occupancy rate is higher than Tim's, at 63%, making their estimated annual revenue \$39,360.

This bungalow in the same zip code has 4 bedrooms and is priced at \$249,000. A 30-year mortgage with a 20% down payment at 4.5% interest would cost \$12,112 per year. Using Mike and Kelly's average daily rate and occupancy as a comparison, gross profits from purchasing this property could be around \$30,000 per year.

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2. Investing in Airbnb in unregulated markets increases ROI

The second reason why you should be investing in Airbnb properties further away from the tourist hubs is regulations. Many major cities, including San Francisco, New Orleans, Austin and Houston have enforced partial or total bans on using Airbnb as a home-sharing platform. Depending on the area, listing a property on Airbnb can be highly regulated, involving higher taxes, licensing costs, inspections, large fines and even court sentences in some cases.

Our first case study, Venice, is under the jurisdiction of Los Angeles metropolitan area and has a 'tightly regulated short-term rental market,' according to Roomscore. So-called 'non-hosted' stays are illegal: hosts are not allowed to rent out their 'entire place' on Airbnb, only a room in their home. 'Hosted' stays are only permitted in specific zoning districts.

The length of time guests are allowed to stay in your home is also restricted. Up until June 2016, listing a property on Airbnb for less than 30 days per year was illegal. Under new proposed rules, Los Angeles residents can rent out their primary residence for short stays for up to 180 days annually, or their second home for 15 days per year or less.

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Airbnb runs into regulation in popular areas, like Venice. In non-traditional areas, city officials are largely passive or even welcoming to visitors in the area. By comparison, city officials across Michigan have been largely silent on the issue. Typical of the generally tolerant attitude in non-touristic areas, the city of Detroit has 'taken a permissive approach to Airbnb,' states Roomscore, 'though it has remained officially silent as to their legality.'

This means that currently, renting a home on Airbnb in Ann Arbor, MI remains legal, and hosts are unlikely to face restriction, taxation, licensing problems or fines. Airbnb Investing makes much more sense in a benign regulatory environment.

3. Property managers take the stress out of Airbnb rentals

Purchasing a property for Airbnb that is far away from where you live has the additional advantage of making your investment a passive one. Typically, hosts who rent properties on Airbnb close to where they live spend a considerable amount of time managing their listing: liaising with guests, cleaning and preparing the property before each stay, dealing with the check in/check out, as well as dealing with any issues or problems. Investing in Airbnb properties far away from where you work or live forces you to employ a property or vacation rental manager, who will handle all of this on your behalf. Distance forces you to automate all the components of your investment.

A property manager will also take responsibility for actions that will increase the visibility of your listing on the Airbnb website. Online, a fast response rate, updating the listing and calendar regularly are both imperative to achieving a high ranking in the Airbnb search results, guaranteeing an increased number of bookings.

Offline, adding personal touches to the property – leaving out breakfast or a bottle of wine, lighting candles or writing a hand-written welcome note, for example – are appreciated by guests. A property with a higher number of positive reviews will appear higher in the Airbnb search results for a given

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area, further increasing occupancy rate.

How to Find a Property Manager

When choosing a property for Airbnb Investing far away from your home, the price of a property manager needs to be factored into the equation. But in the two cases of Ann Arbor, for example, a property that is managed externally still provides a very good return on investment, but at no personal expense, input or inconvenience. Even with the property management fee of 20%, a property earning gross profits of \$30,000 on Airbnb would still bring home \$24,000 per year, and a property making gross profits of \$60,000. The 4-bedroom house above, for example, would still represent a return of \$48,000 per year.

See our list of the best property management services in the US and worldwide here.

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Group 1 (Paul's group):

- Investor renovations have contributed to improving neighborhood, property was in disrepair prior to their significant investment
- How will registration help? Helps with follow-up, accountability, need better mechanism for recording calls, communicating rules.
- Relationships with neighbors is important. To communicate with if there are problems.
- Short-term rentals w/ "bad" renters easier to get rid of them than long-term tenants.
- With registration, require a letter to be sent out to surrounding neighbors with contact info +
- Limitation on events not big evens, non-invited guests
- "Party Patrol" as a model city-wide?
- Why should I have to be responsible for calling the police?
 - o Resent non-owners making \$ and I have to police it/complain
- What is the threshold for repeat offenders?

(Paul's personal notes)

- Hosts 7, Neighbors 2, Realtor 1
- Bought second home, made significant investment
 - House would have [insert word]
 - Investing in community
- Register makes sense
- Inspection might be too much
- No reg if you live in your own home
 - Helps to protect the negligence
- Had a party in their rental
- How would reg a part in a rental versus owner
 - You know your neighbor
- Local agent if you have it registered
 - If you call for nuisance they have the # of the agent
- Status quo make
- Small child wants relationship with neighbor
- Must be owner occupied
- Neighborhoods are our greatest treasurer
- Must feel safe
- Airbnb host won't let bad renters us a bad long-term renter
- Absent owners should meet neighbors send letter to neighbors as part of regulations
 - Accountability
- Limit on events with people other than registered guests, ex. Grad party
- Like the idea of having to send out notice
- Must be 18 to rent
- Must have a guest ID
- No noise after 8:00

- Airbnb supper regulated
- Super hard to kick out long-term tenants
- Party patrol
- Neighborhoods have always been lonely
- Separate # for the polices for these issues (non-emergency)
- Cops are party patrol
- Noise parties is not good or neighborhood character
- Why should I have to call the cops
 - o I'm not making the money on the rental, why should I have to work
 - Mechanism for repeat offenders
- If you call the house gets labeled
- At some point, the owner gets penalized
- What is the threshold or complaints
- Fine schedule for nuisance call
- Question: how do owners feel about fines
 - o "slum lords" should be fined the same
 - Fines by zone
 - Ok with holding host accountable
- Cleaned up the house
- Regulate by zone
- Hoteling district

Group 2 (Melissa's Group):

- Do a little: 2
- Status quo: 1 (a little regulation, nothing extreme, hold owners accountable)
- Do it all: 1
 - European perspective
 - How it blows up
 - o Do it. Regulate.
- Jeff Crockett:
 - Multiple interests by neighborhood disruption
 - "It's complicated."
 - o Data!
- Elizabeth:
 - Legit need for temp housing
 - Academics
 - Concern: economy of short vs. long term rental (are economics there?)
- Jennifer:
 - Not a cash cow work \$\$ to run
 - Doesn't want duration. Her home, her business
 - New people from all places
- Tony Pummell:
 - Outspoken on football weekends. Driving out young owner/occupants

- Driving up prices (Jennifer: but is there data)
- Elizabeth & Jennifer: "Anxiety"
- Jennifer:
 - Rumors & speculation
- Ruth:
 - Owner/non owner issue how to verify?
 - Seems like a burden
- Mallou:
 - Renters perspective not party time
- Tony:
 - 1 incident can make a big difference (exam example)
- Jeff:
 - Regulation & implementation
 - Scale it hit low-hanging fruit & reflect on data a year later
- Jennifer: A2 ban Airbnb group
 - "Aggressively working w/City on issue"
- Jeff: concerns outreach needs work
- Tony: European neighborhoods "destroyed"
 - Paris & Frankfort
 - o Positive but regulation
 - o Outside business interests coming to town as local owners pushed out
- Penalization: Tony for ones who abuse system.
- 2 big ones: I.D. it. Neighbors informed rentals unregistered.
- Jeff adds: transparency. Personal relationship.
- Jeff:
 - Zoning issues. Again outreach & planning.
 - 3 forums not enough
- Jennifer:
 - Registration & keeping under control
 - Needs data. Real estate transactions.
 - o More positive on outreach.
- Elizabeth: Airbnb vs. student housing (we need more!)
- Jeff: It's about relationships.

Group 3 (Megan's group):

- Status quo − 6, Do a little − 4, Do a lot − 1
- Neighborhood must benefit from Airbnb
- Do a little
- Guest lack of responsibility if owner not present. Data?
- Non-owner occupied regulated differently
- Reg'd long- vs short-term rentals
- Owners must be 25 mi of property or have proxy that is
- Registration inspection minimum standards

- Inc. taxes + fees to City (Airbnb does this)
- Airbnb will provide data
- Concerns:
 - o How to enforce? How many A2 resources?
 - o Reg. may require addition tax reporting
 - How do S.T. rentals affect prop. Values
 - General corporatization
 - o Location does not want short-term rentals to affect dynamic of neighborhood
 - o A2 not the same. A2 taxes unaffordable. New people don't care.
- Reg. of # people in house
- People owned vs company owned (2 or more homes) stake in neighborhood
- No hoteling in single-fam. Neighborhood
- Owner accountability
- How can S.T. rentals improve neighborhood
- Status quo
- IS economic benefit, get data
- Total Airbnb's vs 50k units, weigh data vs narrative
- Fear of loss of affordable housing
- Better enforcement of current reg's
- Rights + responsibilities of owners + tenants

) H(U) Q(U)-(A IF DWNER NOT PRESENT. DATA? DOALITTLE -4 - DA FFERENTLY DOALOT NEIGHBORHOOD MUST BENEFIT FROM AIRBUR LREG'D LONG VS SHORT-TERM RENTALS DOALITTLE OWNERS MUST BE 25 M OF PROPERTY OR HAVE PROI THAT IS. REGISTRATION - MINIMUNI STANDADS INSPECTION INCL. TAKES + FEES TO CITY (ARBNB DOES THIS) ENPORCE, HOW MANY AZ] LREG. MAY REQUIRE ADDITION TAX REPORTING -HOW DO STRENTALS AFFECT PROP, VALUES - GENERAL CORPORATIZATION -AR K2 NOT THE SAME. AZ TAXES UNAFFORDABLE. NEW PEOPLE DONT CARG. - REG OF X PEOPLE IN HOUSE CORMORE HOMES) WALL OUNED NEIGHBORHOOD - PEOPLE OWNED VS -LOCKTION = DOES NOW WANT SHORT-TERM RENTALS TO AFFECT DYNAMIC OF NEIGHBORHOUD

- NO HOTELLING IN SINGLE-FAM. NGIGHBOR
- VY OWNER ACCOUNTABILITY
- V+ HOW CAN S.T. RENTALS IMPROVE NEIGHBORHOO
 - STABUS QUO
 - 15 ECONOMIC BENEFIT, GET DATA
 - TOTAL & AIRBURS VE 50K VINTS WEIGH DATA
 - FEAR OF LOSS OF AFFORDABLE NARATIVE
- BETTER ENFORCEMENT OF CURRENT REGIS
- RIGHTS + RESPONSIBILITIES OF DWNERS + TENHANES



Do kuttle:2 STATUS QUO: 1 (ALITHER REGULATION) METHENO EXTREME
HOLD OWNERS ARE ON MASLE DOMALL: 1 = EUROPEAN PERSPECTIVE

-HOW IT BLOWS UP.

- DO IT. REGULATE.

JEFF: MULTIPLE INTELESTS
CLOCKETT BY NEIGHBORHOOD - DISPUPITION
"M'S COMPLICATED."

EUZBETH: LEGIT MEED FOR TEMP HOUSING - ACADEMICS

- CONCERN: ECONOMY OF SHORT US. LONG TERM KINTAL

JENNIFER: NOT A CASH COW - WORK & # TO RUN - DOBNT WANT DURATION, HER HOME, HER BUSINESS)

TON! OVERNER ON FOOTBALL WEEKENS. DRIVING OUT YOUNG DUNNER POCUPANT PIMELL — DRIVING UP PRICES (BUT IS THERE PARA)

WZABLETH & JENNIFER "ANXIETY"

MEN PEOPLE FROM ALL PLACES

JENNIFOR: RUMORS & SPECLATION

RUTH: OWNER/NON DWINER ISSUE - HOW TO VERITY?
- SCENS LIKEA BURDEN

MALLOU: RENTURS PRESSECTIVE - NOT PARTY TWO

TONY: 1 INCIDENT CAN MAKE A BIG DIFFERENCE

(EXAM EXAMPLE)

JEFF: PSEGULATION & IMPLEMENTATION SCALE II - HIT LOW-HONGING FRUIT & REFIECT ON DATA

A YEAR LATER.

DEPNIFER APAN ARBUB GROWN WE CITY ON ISSUE"

JEFF - CONCEMIS - DUTREACH NEEDS WORK

10NY - EURUPEAN NEIGHBOUTS "PESTRYED"

- PARUS & FRANKFORT
- POSTIVE BUT RELULATION
- DXGIDE POUNCES INTERESTS COMING TO TOWN AS LOURL OWNERS PUSHED ON

PENALIZATION: PONY - FOR UPES WHO ABUSE SYSTEM. JETT ANSPARNCY
TRINSPARNCY
TRI

JEFF: ZOHING ISSUED. AGAIN— DUTBEACH & PLANHING

JEHNIFER: PLEUISTRATION & KEEPING UNDER CONTROL.

MEETS DATA. REAL ESTATE TRANSACTIONS.

MORE POSITIVE ON OUTPEACH.

ELIZABETH: ATRANB VS. STUDENT HOUSING (WE NEEDS MORE!)

JEFF: IB ABOUT PELATIONSHIPS

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· Limitation on events-not big events, non-invited quests,

· "Party Patrol" as a model city-wide?

· Why should I have to be responsible for calling the police?

- Resent non-owners making & cord I have to police it/complain.

- What is the shreshold for repeat offendings.

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Short Term Rental Communicatio

Name	Address	Ward
Shawn Batt		
Kathleen Hiraga		
Emily McGuire	436 2nd Street	5
Holly R Fischer	1212 Snyder Ave	4
Terry Anderson	510 W Keech Ave	4
Brian Fenech		
Kathleen Hiraga		
Carol Skala		
Chris Crocket		
Lauren Hutchens	703 W Davis Ave	5
Jim Hohmann		
Catherine Glorie		
Tim Durham		
Lynn Drickamer and Marylee Dalton	1515 Golden Ave	4
Kirk Westphal		
Chelsea Hamm		
Nika Bareket		
Jeff Crocket	Old Fourth Ward Association	
Ellanor Crown		
Michael Stearns	2160 Newport	1
Judy McGovern		
Steve Frenette		
Barbara Christensen		
Elanore Linn		
Franziska Hercher		
Daniel Shnidman		
Tom Ewing		
Lisa Jevens		
Marietta Van Buhler	235 Sunset Rd	1
	Shawn Batt Kathleen Hiraga Emily McGuire Holly R Fischer Terry Anderson Brian Fenech Kathleen Hiraga Carol Skala Chris Crocket Lauren Hutchens Jim Hohmann Catherine Glorie Tim Durham Lynn Drickamer and Marylee Dalton Kirk Westphal Chelsea Hamm Nika Bareket Jeff Crocket Ellanor Crown Michael Stearns Judy McGovern Steve Frenette Barbara Christensen Elanore Linn Franziska Hercher Daniel Shnidman Tom Ewing Lisa Jevens	Shawn Batt Kathleen Hiraga Emily McGuire

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<u>/11</u>	
Email Address	Regulation (yes/no)
shawnbatt@gmail.com	Yes
kathhiraga@gmail.com	
emilymcguire@gmail.com	Yes
hrfischer@gmail.com	
taganderson@gmail.com	No
bpfenech@gmail.com	Yes
kathhiraga@gmail.com	
carolskala54@gmail.com	No
christinecrockett8@gmail.com	
lauren_hafner@yahoo.com	Yes
hohjim@yahoo.com	Yes
catherineglorie@comcast.net	Yes
timjbd@gmail.com	Yes
ldlynn@umich.edu	Yes
writetokirk@gmail.com	
chelseahamm22@gmail.com	
nikabareket@yahoo.com	
jeffcrockett8@gmail.com	Yes
ecrown@umich.edu	Yes
strno.m@gmail.com	Yes
judy.mcgovern@gmail.com	Yes
sfrenette@saligroup-es.com	Yes
blchristensen@earthlink.net	Yes
elinn@umich.edu	Yes
f.hercher@gmx.de	No
danshnids@gmail.com	No
happyDAD@protonmail.com	Yes
lisajevens@gmail.com	Yes
mmvanbuhler@gmail.com	Yes

From: Shawn Batt <shawnbatt@gmail.com> Sent: Saturday, September 14, 2019 9:29 AM

To: Planning < Planning@a2gov.org> **Subject:** Feedback on shortterm rental

I'm unavailable those three dates for your public meetings, so here is my input:

- a. Keep it simple. You already have rental policies and inspections. Don't create some new department just for fun, as bureaucracies are wont to do.
- b. Remember Airbnb makes a house more affordable and/or a better investment.
- c. Please don't heed the hotel lobby. Hotels are lame.
- d. Don't be like Sonoma County. (you just shift the profits to someone else, likely excluding lower income/power folks for no reason).

Cheers

Shawn, A2 Homeowner and Landlord

From: Kathleen Hiraga <kathhiraga@gmail.com>

Sent: Friday, September 20, 2019 3:51 PM

To: Delacourt, Derek <DDelacourt@a2gov.org>; Eaton, Jack <JEaton@a2gov.org>; Nelson, Elizabeth <ENelson@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>

Cc: CityCouncil <CityCouncil@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Lazarus, Howard

<HLazarus@a2gov.org>

Subject: Number of occupants allowed in an STR?

Hello Derek and all!

My group and I are following up regarding my conversation with Derek and Brent back in July. An important question Jack and I have been emailing and calling about is how many people are legally allowed to be paid guests in a residential house as well as other dwellings.

I sent images of the Airbnb page which shows over 300 rentals in Ann Arbor last week. There are over 10 STR advertising platforms, not including craigslist and word of mouth, and the numbers circle close to 1000+ especially during sporting, art fair and U-M events.

The average number of "guests" advertised is 8-12 for a 3 bedroom house. The owner is not on site.

Jack had shared with me the number of people allowed are 4 unrelated and we would like to know the code enforced and will require STR ads to change on all platforms.

I have been impacted by over 15 people streaming in and out of the now "party-house" STR next door to me and at least 12 booked as paid stays. This is unacceptable, and I cannot believe there is no legal code that shuts this down outside of the STR pending legislation.

We are urging everyone to please look into what the final number is, so we can share at the Public Forums, and begin enforcing immediatley on STR platforms.

Best, Kathleen

Kathleen Hiraga kathhiraga@gmail.com

From: Emily McGuire <emilymcguire@me.com> Sent: Monday, September 30, 2019 11:35 AM

To: Lenart, Brett <BLenart@a2gov.org>

Cc: Smith, Chip < ChSmith@a2gov.org>; Ramlawi, Ali < ARamlawi@a2gov.org>

Subject: Short Term Rentals in A2 - Our Experience

Hi Mr. Leinart —

Here's a digital copy of a letter I dropped in the mail to you today summarizing my experience as an airBnB host in Ann Arbor. I'm cc-ing my council-people on this email so they receive a copy, as well.

Best,

Emily

Emily McGuire 436 2nd Street Ann Arbor, MI 48103 (617) 335-1348

Planning Services Manager Brett Lenart, AICP 301 E. Huron St. Ann Arbor, MI 48104

Mr. Lenart -

I'm writing to share my experience as an airBnB host in Ann Arbor for the past 5 years.

My husband and I own a single family home in the Old West Side with a finished space over our garage. Our block is zoned R4C, so we are not legally able to have an Accessory Dwelling Unit based on current regulations. Ironically, we live "too close" to downtown to be able to have an ADU on our property. Further, this detached space doesn't have a kitchen, so it's not rentable as a stand-alone "apartment" per Ann Arbor code. In an effort to use this underutilized space, we listed it on airBnB in the fall of 2014.

Since then, we've averaged occupancy for 250 nights per year, 100 unique reservations per year, with a total of approximately 500 rentals since fall 2014. We've enjoyed meeting people from all over the world, and have had exceptionally quiet, clean, respectful, and lovely guests, all without complaints from our neighbors. I've attached a chart that shows a breakdown of the various reasons guests have stayed with us over the past twelve months. Note that U-M related activities account for about half of our reservations, while football visitors are only 10% of the total.

Our owner-occupied short-term rental has become an important source of income, allowing our family to continue to live close to downtown and raise our kids in Ann Arbor. Our family has met some wonderful people from all over the world. It has allowed me to stay at home with our four kids while still generating income. It would be detrimental to our family, visitors to our city, and our community if regulations were adopted that would prevent us from continuing this endeavor. Thanks very much for your consideration.

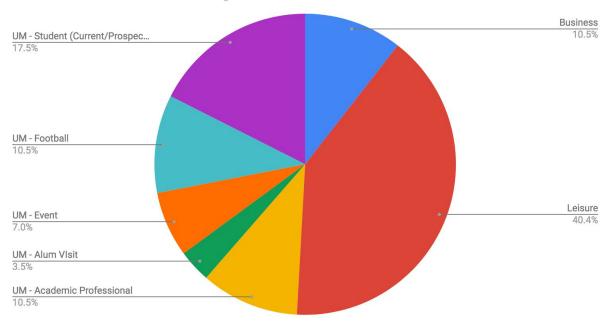
Sincerely,

Emily McGuire

Cc: Council Member Smith, Council Member Ramlawi

Reason for Visiting Ann Arbor

Based on our reservations from 9/18 through 9/19



From: Holly Fischer hrifischer@gmail.com Sent: Friday, October 04, 2019 10:44 AM To: Planning Planning@a2gov.org

Subject: Input on short-term "rental property" policy for Brett Lenard

Good morning Mr Lenard.

My name is Holly Fischer and I have lived in the Van Dusen subdivision since 1991 in the Old West Side. I chose the neighborhood for it's safety record and established residents. That has changed slowly over time with some of the houses becoming vacant because of folks aging out and the families taking their time dealing with the vacancies. One neighbor has bought up several properties in the sub division, 1 rents on a yearly basis but the others are mostly for short term such as football weekends. They are residents of the neighborhood and are present to check on their rental properties.

My immediate and increasing concern is the property 2 doors down. The owners moved out of town and rent this house out through Air BnB and have someone managing the rentals. After a HUGE late-night party I contacted the owners and explained what was going on and got a response stating apologies and they informed the rental manager they want families in the house. Since then it has been better but almost every weekend we have new neighbors we don't know, a lot of men. We have several older neighbor women who are now living by themselves and I am concerned at the transient nature of the renters. We have documented the times we've called police to bust a party up or deal with the cars parked in the driveway and blocking sidewalk access.

This was NOT the neighborhood we bought into, they were single family homes inhabited with permanent residents/families who have kids walking to school and socialize with the other neighbors. We knew most everyone. The house 2 doors down is a concern of these elderly women as well as myself and wife.

I can't attend the Oct. 2 meeting but hope to be able to attend another one, I will be very interested to hear what others have to say, as well as as the response in the form of you policy.

I hope this communication is coherent and I will be happy to speak personally in a mtg or over the phone to elaborate further or answer any questions you may have.

Thank you for your time, Mr Lenard.

Holly R Fischer 1212 Snyder Ave. 734 834-7275

Sent from my iPad

From: Lazarus, Howard < HLazarus@a2gov.org Sent: Monday, October 07, 2019 10:43 AM

To: TerryAndGreg Anderson < taganderson@gmail.com>

Cc: Delacourt, Derek < DDelacourt@a2gov.org >; CityCouncil < CityCouncil@a2gov.org >

Subject: RE: Short-term rentals

Dear Terry Anderson:

Thank you for relating your story. Regulation of Short-Term Rentals is a difficult matter, and many cities have struggled with creating effective regulatory rules. Our City Council recognizes that this is not an easy issue and has tasked the Administrator and staff to engage in public meetings to lay the foundation for proposed ordinances. The first of these meetings was last night, and the others are scheduled for October 10th at the Traverwood Library at 6 PM and on October 12th at the Mallets Creek Library at 9:30 AM. The portal for more information is on the City's web site at https://www.a2gov.org/departments/planning/Pages/Short-Term-Rentals.aspx.

Howard S. Lazarus

City Administrator City of Ann Arbor 301 E Huron Street Ann Arbor, MI 48104 734-794-6110 x 41101 hlazarus@a2gov.org www.a2gov.org

From: TerryAndGreg Anderson < taganderson@gmail.com >

Sent: Sunday, October 6, 2019 5:47 PM

<<u>CityCouncil@a2gov.org</u>> **Subject:** Short-term rentals

Hello,

We are writing regarding the recent call for legislating short-term rentals.

We bought a house in a football neighborhood. We were warned about the craziness of football season, "parkers," and the behavior of people who drink in the neighborhood which was all said in stride and the neighborhood stories seemed to be all part of the charm of the neighborhood. All of our neighbors park cars and have parties in their yards on football Saturdays. That said, we were still a bit shocked when we first moved in when we realized how loud our neighbors were on game day, so we decided to leave our home on game days. And when my husband lost his job and our property taxes increased, we decided to rent our home for football games so that die-hard fans could stay close to the stadium.

We keep our home immaculate for rentals and our yard well kept. We charge enough to keep the quality of guests high--and after one bad rental--we learned to vet our people carefully and greet them when they get here to remind them that real people live here. We provide an extensive list of house rules, too--alerting them to city regulations and how to treat our neighbors. We reinforced this when they arrive. We want good renters. Why would we want anything less in our own home?

When the single incident occurred, we addressed the situation. Our neighbor didn't. Our other neighbors weren't even bothered by it because of the aforementioned spirit of the neighborhood on game day. However, because this single neighbor alerted us that of the renter's behavior, we called the police ourselves, and we reached out to the rental company. At the time, the neighbor said they weren't bothered; they just wanted us to know. Because we felt awful, we came home from a trip early to address the situation--staying on the phone with the rental company to resolve the issue and making sure the behavior was stopped immediately. We even had the renter banned from all future rentals. We are not absentee homeowners. Far from it. We also checked in with our other neighbors because we cared about how they felt. We worked hard to ensure something like that would never happen again. Most of our neighbors were forgiving of the incident because everyone in this football neighborhood has endured craziness during football season of some kind or another. They all have crazy game day stories.

Despite this, this single neighbor is speaking out against short-term rentals at recent meetings in the city regarding because of this *one* bad rental which we addressed responsibly. Every rental since then has been smooth, and when we asked this particular neighbor again today, they again said our renter for this past weekend was just fine. And they have been fine; renters have treated our property and our neighbors with respect. Still, because of our one bad experience, we often drive by and inquire how things are going with our other neighbors. That is why no other neighbor is speaking out against our renting our home. In fact, several of our neighbors rent, too--because renting makes the disruption of living in a football neighborhood worth it. And we have had no issues with their rentals either.

Finally, you should know that I am a teacher in Ann Arbor, and I haven't had a raise in many years. If it were not for these rentals, my family and I would lose our home. We rely on this extra income in a time of hardship--and ever-increasing city property taxes. If the billion dollar bond passes, our taxes will increase about another \$1,000. Yet, as a teacher with 27 years of experience, I am making what I made as a teacher 15 years ago. I cannot keep up with the increasing cost of living. Renting our home has become a necessary second job for me--one that I rely upon. After vetting potential renters and communicating with them, I work hard to clean our home, to do laundry before and after each weekend visit, and to make our home welcoming to our guests by providing UM plates and fruit baskets. We even provide a city guide so that renters can walk to local businesses in our community.

For these reasons, we urge you not to regulate short-term rentals. We pay our property taxes, and we follow the rules. Please don't make it necessary for us to move out of our home.

Sincerely,

Terry Anderson 510 W. Keech Ave. Ann Arbor, MI 48103 From: Bpfenech < bpfenech@gmail.com Sent: Monday, October 07, 2019 10:48 AM To: Delacourt, Derek < DDelacourt@a2gov.org >

Subject: STR Meeting

Good morning Derek,

I met Kathleen Hiraga yesterday at the STR meeting and I hear you know her quite well. I would just like for you to know that her platform had little to no support yesterday and that the vast majority of those in attendance preferred little to no regulation. I'm sure you'll see the data soon. Most preferred that the city enforce its nuisance ordinances before regulating str's. Living at ground zero from one of the biggest offenders in town I can assure you the police have done next to nothing in terms of enforcement there. I've had to take matters in my own hands to disburse crowds gathered in the middle of the street at 1am. If the city feels the need to grease squeaky wheels, I believe the best approach is to require registry and a CO with language that allows for a CO to be revoked for at least 6 months if there are more than 3 nuisance citations. Ann Arbor isn't Santa Monica. What's next? Regulating game day parking on lawns?

Sorry to darken your inbox on a Monday. Hope you're well.

Respectfully, Brian Fenech

Hello -

I think I may have sent a copy to Jack a couple weeks back and wanted to share with all of you. Below is a letter to me from a legal representative hired by a Matt Morris who owns the house next door and the one across the street from me. Both houses are dedicated Airbnb STR's.

I am also cc-ing Dawn Wolfe from the A2 Observer per her request.

Was good to get feedback from Dawn as a 3rd party when she and I met for an article she is writing today.

Her feedback was that the pro-STR group was visibly and verbally more on the hostile side and less amenable to listening to those on the receiving side of noise and STR issues. I am sure everyone has their own POV depending on what side they on. The attendance was very robust.

Best, Kathleen

Kathleen Hiraga kathhiraga@gmail.com

On Sep 24, 2019, at 2:57 PM, Karen T. Mendelson karen@fw-pc.com wrote:

Dear Ms. Hiraga:

I represent the owners of 1421 Woodland Drive, Matthew Morris and Jared Thomas, and I write to request that you immediately stop interfering with the business relationships they have with the guests and potential guests at the home.

My clients are well aware that you disapprove of the rental of the home; but rentals are permissible. As you probably know, the City of Ann Arbor is considering regulating short term rentals. If you do not want short term rentals in town, now is the time to give your input to the City; but by directly confronting my clients' guests and by making exaggerated complaints to the City, you are risking liability for the damages my clients suffer as a result of your actions.

It is my understanding that you have complained to guests that they are making too much noise and are too close to your property; that you have been asking intrusive questions about how many people are staying at the residence and whether they are having parties; that you have criticized to their face your disapproval of smoking outside; that you chide them for being too close to your property; and that you approach the home with your camera and take pictures of the guests. I also understand that you have represented to the guests and others that you are a member of the Ann Arbor City Council when you are not.

Your improper interactions with my clients' guests has impaired the business relationships my clients work hard to maintain. It almost certainly will lead to the loss of any repeat business and referrals, and may lead to the loss of new business if you submit feedback on any of the short term rental websites. This is a legal wrong that, if necessary, may be redressed in court.

Very truly yours,

Karen Mendelson

Karen Mendelson, Of Counsel Ferguson, Widmayer & Clark, PC 538 North Division Ann Arbor, Michigan 48104 Phone 734-663-6553 Fax 734-662-8884 karen@karenmendelson.com

Notice:

To comply with U.S. Treasury regulations, we advise you that any discussion of Federal tax issues in this communication was not intended or written to be used, and cannot be used, by any person for the purpose of avoiding penalties that may be imposed by the Internal Revenue Service or to promote, market or recommend to another party any matter addressed herein.

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From: Carol Skala <<u>carolskala54@gmail.com</u>>
Sent: Tuesday, October 08, 2019 2:29 PM
To: Delacourt, Derek <<u>DDelacourt@a2gov.org</u>>

Subject: Short Term Rentals

Derek,

I attended the first meeting on Short Term Rentals. It seems the biggest concerns are that short terms reduce available housing in Ann Arbor, have a negative impact on developing neighbor relations, and are an attractive nuisance. The city already has ordinances in place to deal with nuisances like noise, parking, debris and property decay. Police are available to enforce just as they would for any other owner. Short term owners generally buy properties in disrepair and bring up neighboring property values by upgrading and maintaining properties to the benefit of neighbors. Whether an individual purchases a home as a primary residence, or as a rental, the property is taken out of the pool of available properties. Available properties have been a problem in this University town since the beginning and will never be resolved.

To now add additional regulations to owners who already pay higher taxes on a non-homestead property and have to pay for certificate of occupancy fees and improvements, not required by homeowners, is excessively burdensome to the owners and the city to enforce. Short term rentals serve a market not otherwise served by hotels. University families want to stay in

homes with their students when they visit. Families of patients at the health system need short term accommodation for extended stays that are reasonably priced with kitchens. In addition, these rentals bring in big money to Ann Arbor in the form of entertainment dollars spent.

It seems that short term rentals are the new scapegoat for bad behavior but I don't see City Council considering policies to eliminate or reduce long term student rentals, fraternities and sororities. When is the city going to focus regulations and enforcement on blighted property? We had a short term rental come in our neighborhood. They improved the property 100% to the benefit of the neighborhood, yet nothing is done about the hoarders overgrown and dilapidated house just 4 doors down.

The city already has ordinances in place to deal with nuisance behavior and property. Let's spend the money to enforce what we have instead of wasting more with increased bureaucracy. City Council would be wise to be prudent and cautious in their assessment of the issue, or non-issue as it may be. Thank you for your time.

Dear Brett and Alexis,

I urge you to include data about whole house STRs which are not owner-occupied. Many in Ann Arbor see a relationship between STRs and lack of affordability and availability of housing for those who need to live here long term. Even CM Ramlawi mentioned this at the October 7 meeting. By my estimation, 2/3 of the 1400 known STRs amounts to about 933 whole house rentals. If just half of those (467 houses) are not owner-occupied, i.e. full time STRs which are vacant when not rented, that is a significant amount of housing not available for full-time rental. This could easily contribute to a scarcity of housing and a possible rise in rents as a result. I believe we need to have better numbers to know what we are dealing with. This also could shed light on the number absentee landlords and the possible lack of management which leads to nuisance problems. If the owners of these properties do not reside in Ann Arbor, they may not be invested in the well-being of the community in the same way a year around resident would be.

Thank you,

Chris Crockett

On Wed, Oct 9, 2019 at 8:58 AM Lenart, Brett <BLenart@a2gov.org> wrote:

I'll check with the consultant, but I don't think we have that data.

The data that we have at the city (assessing, trakit) specifies the type of property as owner occupied or not. The data from our consultant is latitude and longitude, which is not equated to address data, but rather a location and count.

Sincerely,

Brett Lenart, AICP | Planning Manager

City of Ann Arbor Planning Services

301 E. Huron Street, P.O. Box 8647

Ann Arbor, MI 48107-8647

blenart@a2gov.org | Direct (734) 794-6000 #42606 | General (734) 794-6265 | www.a2gov.org

From: Christine Crockett < christinecrockett8@gmail.com>

Sent: Wednesday, October 09, 2019 6:19 AM

To: Lenart, Brett < BLenart@a2gov.org Cc: DiLeo, Alexis < ADiLeo@a2gov.org

Subject: Whole house, non owner-occupied short term rentals

Dear Brett,

At the meeting at Westgate on October 7, the consultants for the short term rentals issue identified 2/3 of the 1400 known STRs as being whole house rentals. What is the exact number? By my calculation, 2/3 of 1400 is about 933. I asked Alexis how many of these whole house STRs were not owner-occupied. She said that she referred my question to you. I would really appreciate a response about this. Have you identified exactly how many whole houses are STRs and how many exactly are committed to rental only and are not owner-occupied?

Please let me know. Thank you so much.

Chris Crockett

Lenart, Brett

From:

Lauren Hutchens < lauren_hafner@yahoo.com>

Sent:

Wednesday, October 09, 2019 10:13 AM

To:

Planning

Subject:

AirBnB information gathering

Dear Planning Commission,

I am planning to attend one of the City's information gathering sessions on short-term rentals, but also wanted to register my input outside that forum as well.

I'm writing to you as a homeowner in Ward 5 who has rented our family's home out on game day weekends through AirBnB and Rent Like A Champion for the past five years.

I wanted you to be aware of the significant number of families like ours who participate in the short-term rental market primarily during football season (and sometimes for commencement and the big international soccer games). As I look out from our upstairs windows, I can see no fewer than six family homes, all of them belonging to friends of ours, which are rented out during game day weekends as well.

All of us rent for no more than 15 nights a year and are in close contact with our guests throughout their stay, clearly communicate expectations about house rules and local regulations, and ensure our neighbors are informed of our arrangements as well.

The data that was gathered by your consulting firm and was cited in the Ann Arbor News story from a couple days ago may not capture our property, nor many others, who are not actively renting during the summer months.

It has been a great benefit for those of us who live in the shadow of the stadium and are affected by the massive influx of activity during game day weekends to be able to be enterprising rather than passively inconvenienced. For us, it has meant being able to welcome visitors (or returning alums) to our city by offering a more meaningful, homey, and personalized stay than a pricey hotel, and in return we're able to take in a little extra but very important income; we use ours to pay for spring taxes, while friends put theirs towards paying off student loans they've carried for decades, helping secure financial independence after divorce, or paying down a variety of other debt.

We'll be attending one of the upcoming information gathering meetings, but in the meantime I did want to reach out to let you know about this major segment of citizens like us as you consider potential policies to regulate these rentals.

Sincerely, Lauren Hutchens 703 W. Davis Ave. ----Original Message-----

From: jim h < hohjim@yahoo.com >

Sent: Thursday, October 10, 2019 4:50 PM

To: Planning < Planning@a2gov.org >

Cc: <u>Lulugee@comcast.net</u>; Ramlawi, Ali <<u>ARamlawi@a2gov.org</u>>

Subject: Input From AirBnB Neighbor

Just a couple of thoughts before tonight's meeting.

There were a lot (seemed like a majority) of absentee owned str owners at Sunday's meeting—they all seemed to know about it, whereas the neighbors and people against str's were scattered and few. I did not know about the meeting until 5 days before. I then got a list of 23 concerned neighbors (I have their names), none of which knew about these meetings. So my point is—the hand poll that was taken is a misrepresentation of how the majority really feels—since the majority did not know about the meeting and were not there.

My second point is—those 4 points lumped all short term rentals into a single category. It did not distinguish between owner occupied mom and pop str's and absentee owned str's—two very different things.

My last point is—There should be someone (from the city) to call for non-emergency nuisances (police are busy with other stuff), and the owner's should be responsible for these nuisances just as if they caused them. We (the neighbors) have to put up with these nuisances, the tenants don't care because they're leaving and have no stake in the neighborhood, and the owners get off scott free because they're not affected because they're living elsewhere.

Thank You

Jim Hohmann

Sent from my iPad

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----Original Message-----
From: Catherine Glorie <catherineglorie@comcast.net>
Sent: Thursday, October 10, 2019 5:29 PM
To: jim h <hohjim@yahoo.com>
Cc: Planning <Planning@a2gov.org>; Lulugee@comcast.net; Ramlawi, Ali
<ARamlawi@a2gov.org>
Subject: Re: Input From AirBnB Neighbor
Good points.
Sent from my iPhone
> On Oct 10, 2019, at 4:50 PM, jim h < hohjim@yahoo.com > wrote:
> Just a couple of thoughts before tonight's meeting.
> There were a lot (seemed like a majority) of absentee owned str owners at Sunday's
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the tenants don't care because they're leaving and have no stake in the neighborhood, and the
owners get off scott free because they're not affected because they're living elsewhere.
> Thank You
> Jim Hohmann
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> Sent from my iPad

From: Tim Durham < timjbd@gmail.com > Sent: Thursday, October 10, 2019 9:06 AM

To: Bannister, Anne < ABannister@a2gov.org >

Subject: Short Term Rentals

Hi Anne,

I'm writing to express my opinion on the short-term rental situation. After the first of the STR information-gathering sessions, I think the one thing that shock a lot of people was the number of units in general (1400+ identified) and whole house units in particular (\sim 900).

It seems like these meet ups are geared more toward complaints (certainly justifiable) rather than the impact on removing that many housing units from the housing stock available for actual residents. A non-owner-occupied whole house or apartment unit given over to short term-rental is a unit removed from the available workforce housing stock.

If the rental and affordable housing situation is truly a "crisis," and the people I know who've had to leave Ann Arbor when their rent became unaffordable tell me it is, then the explosion of housing removed for short-tern vacation rentals is a significant part of the cause of the crisis.

What to do? Is it too late to stop non-owner-occupied STRs? I do not know.

We clearly need to do SOMETHING, though. These units- all STRs- have largely avoided participating in the inspection regime, and since we can only assess "fees" to cover the costs created, we should be looking at a bunch of new housing inspectors and passing those costs along to STR owners.

They are making a lot of money, apparently (one real estate agent at the first meet-up claimed she managed 50 units for investors), and avoiding their share of non-homestead taxes and fees for their businesses.

Time to do something.

Regards, Tim J Durham 202-651-1635 Regards, Tim J Durham 202-651-1635

The internet- "It's not a big truck, it's a series of tubes."

From: Lynn Drickamer < ldlynn@umich.edu>
Date: October 11, 2019 at 7:37:23 PM EDT

To: CityCouncil@a2gov.org, DDelacourt@a2gov.org, hlazarus@a2gov.org,

Subject: Short term rentals pose serious problems

Dear Ann Arbor city council, manager and planners,

We live near the Stadium, in lower Burns Park, and we know firsthand the threat posed by the development of short-term rental taking over formerly residential dwellings. This neighborhood is already under pressure from the expansion of student rental property southward from campus. This is the kind of neighborhood that can provide walking and biking access to campus for staff, faculty and students. Presently it is a healthy mix of long-term residents, new homeowners, and residential rentals (from a year to several years), families, singles and seniors. If this kind of re-purposing of residential property is allowed, the area will become less and less desirable for families and long-term residents.

We have many concerns about the development of short-term rental use of our neighborhood. We are disappointed that the city staff, as reported by the Ann Arbor News, feels these concerns are already addressed by noise, trash, and other ordinances.

We feel an essential issue is the protection of neighborhoods as residential enclaves, occupied by homeowners and residential renters. Council member Ramlawi suggests that maybe the short-term rental properties should be subject to commercial property regulations. We do not understand why this would be an option. These areas are not zoned for commercial operations. If someone were to move elsewhere and turn their house here into a gift shop or antique store, we assume this would not be allowed. These properties are being turned into private hotels (commercial operations with absentee landlords) in the midst of residentially zoned areas.

We think the staff should be directed to investigate and report on various solutions being instituted elsewhere. We understand those might include: short-term rental arrangements only being allowed in owner-occupied dwellings, with the owner present throughout the stay; un-hosted rentals being forbidden for anything less then 30 or even 90 days. We suggest there be some degree of accountability on the owners' part for violations of local ordinances by any customers.

We would also like to see such rentals subject to some degree of health and safety regulation such as other rental properties are.

And if there are state laws that prevent steps which seem wise to take, we would like to see the City work to change those laws.

We hope the city council and city staff will weigh the concerns we and others are raising, will consider the long-term impact on the kind of city we want and will see the need for measures to restrict and regulate short-term rentals in our city.

Thank you for the time and thought you put into helping Ann Arbor navigate this ever-changing landscape.

Lynn Drickamer and Marylee Dalton 1515 Golden Ave.

From: Kirk Westphal < writetokirk@gmail.com > Sent: Friday, October 11, 2019 11:30 AM

To: Planning < Planning@a2gov.org > Subject: Questions re: short term rentals

Thanks for a good session last night.

Questions:

What allows you to declare an address a primary residence? Being there more often than any other home, or 51% of the year, or if you don't have another primary residence in Ann Arbor, or the state, or elsewhere in the country? How does one go about proving this? Is it the address your drivers license or ID states? How do other communities verify this?

What is the relationship between "primary residence" and being eligible for the homestead exemption? Are these the exact same? Are discrepancies ever caught? Is enforcement complaint-based? How would either of these be verified if it were part of some certification process? How much can we design away the possibility of cheating and getting a homestead exemption when it's not actually meeting the definition? (This would be good to do regardless of short-term rental regulations, obvi!)

If we end up wanting to allow primary residents to vacate the property "on occasion" (however that becomes defined), is there a mechanism for designating how far away the primary resident can stay, so as to be responsive to complaints?

If we want to allow investors to run whole-house rentals, is it legal or is there a successful model for discriminating in favor of city residents? Eg the owner must be a city resident and therefore assumed to be more accountable for behavior? Also if the above were possible/desired by the community, would it be possible to limit the number of short-term rental investment properties per owner to a limit of one? If it's not legal or advisable to limit the number of properties per owner/company or limit the ownership to a local resident, I think this will significantly change the conversation about vacation rentals and potentially shorten the consideration set for many people. Eg once we say we allow non-owner-occupied short-term rentals in the first place, if there's no legal/advisable/verifiable way to limit the number homes/condos being converted to non-owner-occupied short-term rentals, I think this is VERY important to know early.

Is it possible/wise to have any regulation for folks who simply want to rent a room or unit on their property while they're present? If we want to have a separate, more liberal category for them, is it possible to enforce couch/ADU/homestay? What if the tenant says, "Oh the owner stepped out"? It seems hard to verify if the owner is on site or if it's really a vacation rental.

On the subject of nuisance: I think it's important to describe the difficulty and cost of enforcing nuisance complaints. How is this done? Noise meters? Since residents get the ticket (I think), is there any realistic way to recover a fine from an out-of-state short-term renter? (I also wonder how often fines are paid by, say, fraternity men who are about to move out of state at the end of the year.) Basically, do these fines do any good for improving behavior? Or how much of the fines does the city actually get?

We heard some assertions from vacation rental owners that our current nuisance system "works", that repeat offender property owners whose renters keep accruing noise complaints are "defined as a nuisance" and the city levies heavy fines or goes after them in court. I've heard this happening on a couple of occasions but my impression is that this is rare and costly to achieve. Again, is the noise enforcement mechanism as effective as some vacation rental owners claim it to be? It would be good to know the data on the number of noise complaints mapped by address similar to how they mapped the short-term rentals. I think it's also worth acknowledging the cost of enforcement and how unlikely it is that neighbors get relief when someone stays for just 1-2 nights. Does it get used against the vacation rental owner if enough complaints accrue but all with different occupants?

Do we have any data regarding the growth in short-term rental presence vs. say 5 years ago or the earliest data set the source has?

Lastly, I think it is important to recognize who is NOT at these feedback sessions: the renters and families who will not have an opportunity to live in Ann Arbor on a long term basis due to units being put to more profitable use via short-term rentals. Please don't equivocate about the fact that units are being taken out of supply. Yes, there were informal rental situations pre-Airbnb. Yes, it's debatable how much of an effect the growth of short-term stays has had on overall rental rates. (And heaven knows there are more significant steps we should be taking to help supply.) But the fact that units have been removed from the long-term rental and ownership markets is undeniable, as is *some* inferred price effect due to lower supply. (Academics state there is no debate that lower supply leads to higher prices when it comes to housing.) I think it's fine to say that we don't know how much of an effect these units have, but please acknowledge these self-evident truths, since, similar to proposals for new housing, the people positively impacted aren't present at these meetings to make their case.

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Sent from Gmail Mobile

From: Chelsea Hamm < chelseahamm22@gmail.com>

Sent: Monday, October 14, 2019 10:51 PM

To: Planning < <u>Planning@a2gov.org</u>> **Subject:** Short Term Rental Guidelines

Hello!

I have been following the developments for Ann Arbor's short term rental guidelines and regulations.

What are the outstanding regulations for Ann Arbor short term rentals? How can I stay up to date with new regulations that come to pass?

Thanks for the help,

Chelsea

From: Nika Bareket <nikabareket@yahoo.com> Sent: Wednesday, October 16, 2019 6:32 PM

To: Planning < Planning@a2gov.org>

Subject: Airbnb forum

Hello,

I was unable to attend the public forums held to discuss the Airbnb rentals in Ann Arbor but I was told I could send an email to register my opinion.

I am brand new to the airbnb world as of August 2019. I live with my family on the southwest side of Ann Arbor and recently bought a small house in the Pattengill neighborhood to downsize into. While we fix up our current house to put on the market, we are going back and forth between the old house and the new house. We just found out that our old house has to have a completely new septic field, septic tanks, and driveway before we can sell it so our date for putting it on the market got pushed back considerably. Meanwhile we are paying taxes on two houses which is a hardship. We decided to make our new house in Pattengill available on Airbnb for the fall to help pay taxes. We have it rented out for football weekends - it is rented a total of 14 days between August and the end of December. The money we are making from this will cover half of our taxes!

Here are some of my observations:

- 1) From going through the airbnb website for Ann Arbor, I was amazed to discover that there are hundreds of airbnb rentals in Ann Arbor! All of these people staying in airbnbs spend money in Ann Arbor they go out to eat, go to farmers markets, go to bars, go shopping, go to bookstores, breweries, Umich campus activities, art fair, conferences, medical stays at UM hospital, etc. One family who stayed with us even went on a tour of Ann Arbor fairy doors. Ann Arbor has become a destination of its own above and beyond the football games and university activities and all those people need to stay somewhere. So in that sense, airbnb is very good for Ann Arbor.
- 2) From the money we are making on the house this fall, we are able to pay a great deal of our city taxes and we have met some really nice people. So airbnb is good for our family.
- 3) Objections to Airbnb. I am imagining that one of the main objections to airbnb is that renters could be noisy or disrespectful. This is a valid concern no person should have to feel uncomfortable in their own home because of airbnb. We thought about this very carefully before we decided to post on airbnb and came up with some ways to handle the situation. First, we have a lengthy set of rules that every person must agree to before we will allow them to finalize their booking. These rules are designed to protect our house (after all it is furnished with all of our stuff), protect our neighbors, and hopefully attract the right kind of people as renters. In addition to the obvious rules like No Parties or Events of any kind, we also have set quiet hours (starting at 10 pm and before 8 am), we specifically state that renters must be quiet and "Respect the right of neighbors to quiet." We have included rules like no shoes, take the

trash out, leave the house as you found it, etc. These are all designed to send the message that this is not a party house. In addition to all of this, when someone is renting our house, I drive by twice a day (once after 10 pm) to make sure that all is quiet and all seems well. If I were to find noisy activities going on, I would be ready to kick the renters out of the house. (So far we have not had any problems.)

For these reasons, we have attracted family groups to our house. Our last guests stayed three nights. There were two parents, and four kids the youngest of which attends U Mich. They had a family reunion, cooked their favorite foods, sat in front of the fire with each other, played board games, and had a wonderful weekend.

Why couldn't they have done this in a hotel? First of all as you know hotels are usually completely booked on game weekends. Second of all they needed a kitchen. Third of all, they had a special needs son in his twenties who was able to relax in my house and enjoy in a way that would have been hard to do in a hotel room.

Other groups coming to stay at our house are similar - one was coming for a family memorial and wanted a cozy peaceful quiet place in which to mourn. Another group is coming to visit family with their 3 year old twin toddlers and wanted to have a place with a backyard and space to run around. Have you ever spent time in a hotel room with 3 year old toddlers? I haven't but I am an elementary school teacher so I can imagine that it would be quite challenging.

Clearly I am in support of continuing to allow people to airbnb out their homes, but I will say that I think they need to do this responsibly and be considerate of their neighbors. People renting out their house on airbnb need to be held accountable for making clear what behaviors they will and will not tolerate. It is what I think of as responsible renting.

And I honestly don't know where these people would stay otherwise. The University of Michigan has worked very hard to become a top institution and attracts people from all over the world. The city of Ann Arbor benefits from this. There are simply not enough hotel rooms to accommodate all these people and I don't think it makes sense to do something that will stop them from coming. None of these groups will want to rent by the month, they really only need a weekend. And that way I can be in my house the rest of the time.

a weekend. And that way I can be in my house the rest of the time.
Thank you for your time,
Sincerely,

Nika J Bareket

From: Jeff Crockett <jeffcrockett8@gmail.com>
Sent: Wednesday, October 16, 2019 6:10 PM

To: Lenart, Brett <BLenart@a2gov.org>

Cc: Planning Planning@a2gov.org; Bethany Osborne <b style="Color: blue;">bosborneusa@gmail.com; Christine Crockett <b style="Crockett: blue;">Crockett <a href="Crockett: bl

Subject: Well done!

Hi Brett.

We just want to compliment you and the Planning staff on the recent community outreach effort on Airbnbs. Chris and I attended the October 12 session at Mallett's Creek Public Library. Chris also attended the session on October 6. We would also like to compliment Elizabeth Nelson for initiating this community engagement. We thought that Megan Masson-Minock, Paul Montagno and Melissa Kalnasy from Carlisle Wortman Associates did an excellent job of facilitating the session and ensuring that diverse views were represented. One suggestion for future sessions would be to cover how STRs could affect the affordability and availability of housing in addition to the other impacts for city residents. We appreciate that her powerpoint and other information are available online at https://www.a2gov.org/departments/planning/Pages/Short-Term-Rentals.aspx. We commit to distributing this link to our mailing list and other stakeholders.

We appreciated the access to local Airbnb data and particularly the maps which underscore the complexity of the issue. We are concerned mostly with non-resident Airbnbs, which takes housing stock away from potential single-family homeowners and drives up demand. We are not opposed to owner resident Airbnbs which we recognize helps single-family homeowners afford mortgages. We are concerned that Airbnbs have increasingly become an investment opportunity for venture capitalists and other corporate entities, such as LLCs formed to purchase multiple properties for Airbnb conversions.

We advocate for moderate regulation of Airbnbs to include licensing, registration, taxing, and inspections on non-resident Airbnbs. We urge the city to use fees from these businesses to augment the municipal enforcement staff. We would also advocate for expanded access to Airbnb data online as it becomes available. Finally, we urge you to consider using this outreach model to get input on the T1 Zoning District particularly from residents nearby the anticipated transit corridors.

Thanks for your consideration,

Jeff and Christine Crockett
Old Fourth Ward Association

From: Elleanor Crown < ecrown@umich.edu Sent: Thursday, October 17, 2019 5:31 PM

To: Planning Planning@a2gov.org; Bethany Osborne bosborneusa@gmail.com; Christine Crockett christinecrockett8@gmail.com; David Kennedy david@kennedycare.com; Ilene R. Tyler ilene R. Tyler ilene R. Tyler <a href="mail.ene.tyler@gmail.ene.t

Subject:

Hello Brett and Planning Staff,

Lumm < janelumm@comcast.net>

I want to thank the Planning Commission and consultants for organizing these informative and interesting sessions concerning short-term rentals. I attended the October 10 discussion and I want to share a few observations with you. I am also including the council members with whom I have had discussions about these issues either at the session of at other times and the board of the Old Fourth Ward Association. With a small but passionate group of property owners who benefit from STRs in their primary residences or perhaps a second investment property and participants who have had very negative experiences with STRs in their neighborhoods, it was difficult to move the discussion away from personal experiences to more general concepts, especially in the small group.

I own a home and live in the Old Fourth Ward, an area 90-95% rental, and have seen the results of long-term rental investments by people who have no interest in the neighborhood other than its ability to generate revenue. Ann Arbor has an opportunity to place restrictions on short-term rentals to discourage an additional form of absentee investment by similar interests.

Neither I nor anyone with whom I have discussed this issue have a problem with rentals with the owner on-site, or even off-site but nearby, especially for those who leave their primary residence a few weekends a year in order to rent the entire structure. Some of these people are taking advantage of the opportunity to generate enough income that they can live in an area they might not be able to afford otherwise. The real concern that we have is with absentee investors who see property in Ann Arbor as nothing but a financial opportunity. In case you have not seen it, there Is a website, airdna.co, that provides metrics and advice about investments in STRs all over the world. One of the main reasons they recommend an area is lack of regulation. A couple of years ago they published a blog post comparing the "cheap and unregulated" market in Ann Arbor with the "pricey and highly regulated" market in Venice, California (https://www.airdna.co/blog/investing-in-airbnb-out-of-state). Those are the kinds of investments I would like to see regulated to the extent that it would discourage out-of-state buyers who have no intention of ever living in the Ann Arbor area.

One issue in your list of reasons STRs are regulated by municipalities is the maintenance of neighborhood integrity. To me, that is one of the primary concerns. A house that is a party site when rented and empty otherwise is not a good neighbor. Long-term renters can be annoying some of the time, but they are present all of the time.

I would like to see regulations that concentrate on limiting/prohibiting absentee owner rentals, especially if the owner does not reside locally, and/or which limit the number of properties an individual can list and/or the number of days a property can be rented. Seattle, for example, restricts the number of units to two. (https://www.geekwire.com/2017/seattle-approves-new-airbnb-regulations-limit-

<u>short-term-rentals-2-units-per-host/</u>) Even many vacation areas make purchasing property just for the rental income unappealing by allowing only 90 or 120 days of rental per year.

It is clear that there are a lot of variables you will have to take into account. I will look forward to hearing more about this process as it continues. There has been enough attention to the actual and potential problems that an unregulated explosion of STRs can bring a community that this issue should be taken seriously. I'm happy that Ann Arbor has decided to address it and bring it to the attention of more residents. Thank you for this effort.

Best wishes,

Elleanor Crown

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From: strno1 . < strno.m@gmail.com > Sent: Thursday, October 17, 2019 8:38 PM

To: Planning < <u>Planning@a2gov.org</u>>; CityCouncil < <u>CityCouncil@a2gov.org</u>>; Lenart, Brett

<<u>BLenart@a2gov.org</u>>

Subject: Air BnB Motel at 2136 Newport

Hello:

My name is Michael Stearns and I live at 2160 Newport. I also own (and renovated) 415 Detroit Street, so I pay a lot of tax, and feel that I've earned the right to be heard.

I'm following up on conversations and learnings from the short term rental community meeting I attended last week. I can attest that my single family neighborhood, surrounded by schools, its being harmed by the presence of the full time motel that moved in next door to me.

The motel next door is owned by nonresidents. They have only rented it out over the 7 years I've been here, and were cheating us on their taxes (taking a homestead exemption) until they registered as a rental just few years ago.

Attached are photos taken this evening (Oct 17) as an effort to document the overloading of people and cars and noise that occurs next door to me on a regular basis. Until now, I have only called the police once, when a drunken High School party got out of hand. Since then I have watched a commercial enterprise regularly monetize the peace and quiet of this neighborhood. Frat parties, wedding parties, with no limits on numbers of bodies or cars. I'm tired of it, and want to see some sensible regulation and enforcement of the little bit of rules that currently exist.

There are at least 9 cars jammed onto the driveway and grass right now. 20 people? Staying the weekend? Who knows. ANything can happen in this motel zone. If it's cold enough, at least I can escape Drunken Cornhole on the deck overlooking my yard because the "guests" only go outside to smoke

I absolutly need to see a motel tax (in addition to to the sales tax) to capture some of the monetization being done. This motel advertises the quiet of the neighborhood, the large number of bodies that can sleep there (with a nod to even more), cornhole on the deck, and the many cars that can be jammed in front of the house. Take a wild guess who shows up.

This spring I paid \$7000 to put up the largest fence I could--stupidly obeying the zoning rules to the letter. That is the motel tax that I've paid so far this year. Not to mention the degradation of the family friendly appearance of a

non-fenced single family neighborhood. Maybe someday I'll get to tear it down when a family moves in.

I want to see limits and enforcement on the numbers of bodies and cars that can be jammed into a single family residence in a single family neighborhood. The motel in question has a front lot that's mostly asphalt (are there limits on leaving grass on a front yard?) so a rule about parking on grass v not grass is a sucker's game for enforcement.

It's very important to note that the consultant's map of regular Air Bnbs in Ann Arbor didn't include 2136 Newport. What other high use, non-owner occupied properties are omitted from their reports? The data is flawed. Don't trust it in making decisions about the scope of the problem, especially the non-owner occupied commercial owners.

I'll finish with this: I have a splittable lot (1/2 acre) between me and the motel.

That space is why I haven't been more aggressive about my rights. But now it's time to lead, follow, or get out of the way. I'll build a real motel, to the limits of the nonexistent rules, and create the actual motel zone if I'm not allowed the quiet enjoyment of my property. Just like near the stadium. Inaction has unforseen consequences and you need to act now.

Thank you

--

Mike Stearns 2160 Newport







JUDY McGovern

1817 Jackson Ave., Ann Arbor, MI 48103

judy.mcgovern@gmail.com

Oct. 17, 2019

Subject: short-term rentals

I recently attempted to attend a meeting at the Westgate library. The room was beyond capacity when I arrived. Because of eldercare responsibilities I can't easily participate in other meetings, but I would like to register my concern. I first voiced it more than a year ago.

In July 2018, I spoke with Brett Lenart about the short-term rental situation and followed up with emails to 5^{th} Ward council reps, then Chuck Warpehoski and Chip Smith, as well as Kirk Westphal. The subject of that message was: Citizen comment on Airbnb / character of neighborhood

In the email, I summarized a few keys points from my conversation with Brett and my concern about the current laissez faire approach to Airbnb. I borrow from that email here:

"I respect the opportunity short-term rental gives community members during events like art fair and football season. And the boarding-house model – with an on-premises owner/manager – has a long history in this and other college towns.

"However, I worry that other situations may undercut neighborhood and community cohesion and potentially have a negative effect on affordability.

"It's very different to be a neighbor to a renter with a lease than it is to see a succession of strangers each using a property for a few days at a time with no resident landlord.

"I have, in fact, been a neighbor to a duplex for many years. No problem; in fact, in many cases, really great. Today, it's a revolving door reminiscent of the Holiday Inn – sans the front desk staff.

"As I said to Brett, I know this is OK in the current regulatory environment. I have no beef with the folks who now own the house next door. Indeed, they are taking good care of the property. This is a public policy concern. The change definitely creates a commercial rather than a neighborly feeling. Anyone who's ever invoked the concept of New Urbanism should be paying attention.

"I also find it troubling to see Realtors' ads pitching homes as 'great Airbnb' properties. Monetizing what we've traditionally called homes can only aggravate the affordability problem.

"This seems like a situation that deserves a look. Please know that I'm among the residents interested in a review of the approaches other communities are taking. Surely there are some light-handed systems that minimize the negatives."

That was summer 2018. My view today is unchanged, although a sense that this is proliferating may add to the concern. This situation erodes neighborhood.

I believe Grand Rapids has, for some time, required an owner on premises. I'm under the impression, that you've identified other approaches. I'd be glad to have any handouts from the library meeting. Absent that, I'll continue to watch for information on the city website.

I'm not unsympathetic to investors who may have purchased homes to use as short-term rentals and now face a possible change in local regulations. But homeowners have also invested in properties based on expectations that have been turned upside down.

Thanks for your time - Judy McGovern

From: <u>sfrenette@saligroup-es.com</u> <<u>sfrenette@saligroup-es.com</u>>

Sent: Sunday, October 20, 2019 2:07 PM **To:** Planning Planning@a2gov.org

Cc: 'Saligroup-Es' s: 'Wendy Rampson' <<u>wrampson@umich.edu</u>>; Smith, Chip <<u>ChSmith@a2gov.org</u>>; Ramlawi, Ali <<u>ARamlawi@a2gov.org</u>>; Eaton, Jack <<u>JEaton@a2gov.org</u>>;

Lenart, Brett <<u>BLenart@a2gov.org</u>> **Subject:** Short Term Rentals - Hoteling

Good afternoon,

I am writing as a follow-up to the series of public meetings that you held regarding short term rental sin Ann Arbor. I was able to attend the meeting October 12, 2019. It was also encouraging to see city council members present and participating as well [thank you].

For my family, the issue is about zoning. Families generally elect to live in residential neighborhoods to participate in a community experience that involves building relationships with your neighbors. This experience manifests itself in so many tangible ways, all of which involves the interaction of our neighbors. Some examples include, but are not limited to:

- Feeding and caring for each other's pets, mowing yards, shoveling snow and getting mail when a neighboring family is away on vacation.
- Attending neighbors kids sporting events, fundraisers, religious ceremonies and life events.
- Hosting and sharing time with neighbors at porch drinks, barbeques, game nights and impromptu cold drink in the back yard.

The key element of a participating neighbor is persons/families that are around. Time allows for that connection/bond to establish and grow. Our neighbor is safe, enjoyable, loving and supportive because of these relationships.

A neighbor that elects to occasionally rent out a room in their house does not impact negatively the above described experience that can develop in a residentially zoned area [R1 series]. Primarily there is no impact because the owner lives there and they become part of this fabric. A home that is owned by a for profit venture that lives in Traverse City and rented out daily to travelers ["hoteling"] has no positive impact on the residential experience or potential.

It is our position that residential neighborhoods [R1 series] should be reserved for those that want to have a community experience and live [live defined as primary residence, 100% exempted or long term rental with annual or multiyear contracts]] in the house. There are many other zoning classifications that "hoteling" is much better suited, most specific is the zoning classification of "R5 Motel-Hotel" that currently exists.

Rebuttals

During the meeting, it was clear that the BNB industry was mobilized as they were vocal and offered many reasons as to why their enterprises were best for residential neighborhoods. I think it important to specifically address some of these.

1. "We are super hosts and screen travelers". While this may be true, this is a business decision that they make to attract travelers and affects the super hosts business model. It has nothing to do with the culture of a neighborhood and as described above does nothing to add to our neighborhood. Further, we know that hosts do not perform criminal background checks on the guests. The travelers are passing through and most have no vested interest in our community.

- 2. "Our businesses add money to the Ann Arbor area. Travelers spend money eating out every night and attending events". This is true and if Ann Arbor views this income as valuable, there should be allowance for BNB in the motel-hotel zoned areas. Travelers will spend an equal or higher amount of money if they are visiting in a similar venue in an area zoned for hotel-motel.
- 3. "We loose money running our BNB". This may be true, however I do not understand why someone would choose to invest in Ann Arbor for a loosing venture. Regardless of the balance sheet, the main point remains and may be more negative for a host that looses money [no money to invest in the upkeep of the home], the point being that travelers do not have the opportunity to add to the community as explained in the opener.
- 4. "BNB in residential neighborhoods do not increase the cost of housing in that neighborhood". I have not researched this claim, however logically it does not ring true. Hosts are buying houses in residential neighborhoods because the financial model allows for profit to be made. Consequently, when the host sells the house, they are not going to sell as a residential home for a lower price when they can sell as a hotel for a higher price. Further, say a room rents for \$120 per night and a house for as high as \$2,000 per night. Allowing for 50% vacancy, a 2 bedroom house income is \$3,600 per month. This is double the monthly rent for a long term lease and 3 times the cost of a 30 year mortgage on a \$280,000 home.
- 5. "BNB are good for the neighborhood". This general claim was supported by a host during the meeting by stating that she takes really good care of the house and gardens. Again, this effort is a for profit business decision to enable her to charge a higher hotel fee than if the house was a poorly maintained, ungroomed facility. It is nice that she was the owner of an eyesore, but again, does nothing to build a community as defined in the opening.
- 6. "If we are not allowed to use as short term rentals we will rent out to students". I thought this was the most interesting argument for hoteling. A threat to convert a hotel to a nuisance house. This does bring up an interesting point though. It is clear from this one host that they plan to invest in the neighborhood as a for profit business venture, not neighbor or community member. Maybe we should look at the allowances in R1 series for long term rentals as well.

In closing, I believe that there is a place in the community for hoteling. A zoned area should be set aside, separate from residential neighborhoods, close to attractions and appropriately assessed with taxes and fees. I also need to state that I believe that owner occupied bnb [shared homes] can also be a contributing feature to a community and does fit within the R1 zoning series. There is no place in R1 series neighborhoods for hoteling. These for profit ventures are best suited for their own set aside or combined with R5.

Thank you for your considerations of our perspective as you move forward with drafting plans to regulate short term rentals.

Please advise of the next steps in the process.

Regards,

Steve Frenette, P.E. Director, Engineering



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From: Barbara Christensen < blchristensen@earthlink.net >

Sent: Sunday, October 20, 2019 5:23 PM To: Planning < Planning@a2gov.org >

Subject: Short term rentals

Hi,

I won't like to give my opinion regarding the short term rental discussion.

If someone is renting part of their house while they are living there, there should be no interference or regulations. I view this as similar to having roommates or a parent or adult child living there.

But, if someone is renting a house or individual unit, then they should be subject to the same rules as rental units, that is they should be inspected and registered with the city. I don't believe the length of rental should be a factor. If behavior is bad and disturbing neighbors then the behavior should be addressed under the many regulations that are already in existence like quiet hours, etc.

Regards, Barb From: Bannister, Anne < ABannister@a2gov.org > Sent: Thursday, October 24, 2019 1:10 PM

To: Eleanor Linn <elinn@umich.edu>; Delacourt, Derek <DDelacourt@a2gov.org>

Cc: Hayner, Jeff < JHayner@a2gov.org>; Nelson, Elizabeth < ENelson@a2gov.org>; Eaton, Jack

<<u>JEaton@a2gov.org</u>>; Griswold, Kathy <<u>KGriswold@a2gov.org</u>>

Subject: Re: STR additional comments

Dear Eleanor and Derek,

Thanks, Eleanor, for attending the OFW meeting last Tuesday, and for sending your valuable insights.

I'm forwarding your email to Derek Delacourt, the City's lead administrator in this area, in hopes that he will address these issues in the report his department is preparing for City Council and further discussion in the community.

I had not heard of #3 in particular before, but could see that being a problem!

Thanks!

Anne

From: Eleanor Linn <elinn@umich.edu>

Sent: Thursday, October 24, 2019 11:42 AM

To: Bannister, Anne; Hayner, Jeff

Subject: STR additional comments

Dear Anne, dear Jeff,

I was at the Old 4th Ward meeting Tuesday night and had a few comments about STRs, but didn't want to take the time during the meeting. I live in ward 3, not ward 1, but since my house is one block south of South University, I face many issues that are similar to my friends in the OFW.

1. About STRs, I'd like to add the category "party houses" to the various types of short term rentals. They are generally rented to students already living in A2, often fraternity

members, who cannot have alcohol etc in their usual living situations. We learned only too much about "party houses" during the testimony against Bret Kavanaugh, where the purpose in having the party house seemed to be not only alcohol, but sexual assault. There are several such houses in the northern part of Burns Park and they are owned by infamous landlords. These houses are not simply for those visiting a football game. Their use is more frequent than game weekends. The rent seems to be extremely high and they seem to be quite lucrative for the landlords.

- 2. When I have signed a lease for an STR in another city (I've done it maybe 3 times), there was a paragraph about no parties allowed, with a party being defined as 'more than 5 guests' or something like that. Can A2 require such a clause in a rental agreement? It would keep houses quieter and help prevent them from being trashed.
- 3. Once when I rented an apartment for 3 or 4 days in another city, my nephew who is a city planner in that city was very concerned and asked me the address. It seems that city has a problem with people who qualify for rent subsidies (I don't know whether they are city cash subsidies, federal Section 8, affordable housing units in market rate buildings, or something else) then turning around and renting the unit as an STR. The tax payers are essentially subsidizing someone's rent and then allowing them to turn around and make money as a landlord. I don't know whether this happens in A2, but it is something to look into.

Many thanks, Eleanor Linn 1321 Forest Ct 665-9230 ----Original Message-----

From: Franziska Hercher < f.hercher@gmx.de Sent: Thursday, October 24, 2019 9:41 PM

To: Planning < Planning@a2gov.org>

Subject: Please do not regulate short term rentals!

To whom it may concern,

we please like to ask you to not regulate short term rentals. Please see my reasons why:

- 1. Short term rentals keep neighbourhoods nice, since they are much more up-kept than student housing. The review system makes landlords/hosts taking care of their properties and houses. On the other side student rentals change tenants max once per year and students do not care about curb appeal.
- 2. Please do not fall for the hotel lobby. We are your constituents that voted for you. AirBnB enables the common man to be independent and able to afford housing in Ann Arbor. Many of us earn the extra income through short term rentals to afford all the millages and taxes here. You want to promote that families can afford living in this town do not regulate short term rentals!
- 3. Regulation will not stop nuisance issues. Please do not restrict number of nights. If houses could be only rented for game days, this problem would not be solved. Those are the groups which may cause nuisance issues. 98% of guests are families and business people. They do not party and disrupt neighbours. Those complaints are mostly caused by football parties.
- 4. Ann Arbor is an attractive town for families to visit. They do not want to stay in hotels. They are not allowed to stay in Bed and Breakfasts. They enjoy the hospitality of our community, which opens their home for them. Tourists bring capital to businesses. Most towns want tourists. Please do not scare them away!

5 Please do not introduce an extra tax on AirBNBs. This is simply not fair! We pay already more property taxes for non-primary residences. AirBnBs are not responsible for increased house prices. The university, the popularity of this town, and the cities support to build luxury condos in best locations drive property taxes. Developers make a lot of money from those decisions, and now the small people should pay their bill. This is not fair! Also if short term rentals get taxed, Bed and breakfast and hotels should face the same rules. Hopefully their lobby will be more powerful than the voice of us voters.

Thanks	for taking	my thai	ights into	account
HIGHES	אוואסו ונווצ		יווו כווושג	, accenti

Best, Fran From: Daniel Shnidman < danshnids@gmail.com>
Sent: Thursday, October 24, 2019 10:47 PM

To: Planning < Planning@a2gov.org >

Subject: do not regulate short term rentals in Ann Arbor

To whom it may concern,

I am advocating against added restrictions on short term rentals

- 1) Nuisance was the most common complaint from the Ann Arbor public forums that I attended. these seem to be centered around home owners that only rented their house during big evens, like graduation and football games. There inexperience with the platform and screen guests seem to be contributing factors. There also seem to be a few problem houses where the neighbor were frustrated with the town for not inforcing current unlawful and Nuisance behavior.
- 2) AirBnB enables us everyday people to be independent and able to afford housing in Ann Arbor. Many of us earn the extra income through short term rentals to afford all the millages and taxes here. There were many stories in the meeting of retirees only able to stay in Ann Arbor with the help of this supplemental income.
- 3) Short term rentals bring for the most part people who are not served well by hotels. these are loved ones visiting family members at the UM Hospitals, families coming into Ann Arbor to celebrate holidays together in a house, and parents with small children wanted to visit our community.
- 4) On the issues of affordable housing, Short term rentals is a very small piece if a factor at all in this issues. Developers flooding the downtown and surrounding neighborhood areas with high priced apartments and Condo's is a large driver. Watching our local government allow rezoning and exemptions to these out-of-town builders with no pressure on them to have low income housing within there buildings has been hard to stomach. The few houses in my neighborhood that have transitioned from a student rental to an AirBNB has improved our neiborhood. the houses are much better maintained now and the number of nuisance issues is gone down.

In conclusion short term rentals are good for our communities. The main complaints against them in the public meeting were examples from other places that don't take into account our size and domination by the university, or large society issues that have nothing to do with or very little to do with short term rentals.

From: Tom Ewing < happyDAD@protonmail.com >

Sent: Friday, October 25, 2019 3:59 AM **To:** Planning < <u>Planning@a2gov.org</u>> **Subject:** short term rental regulations

At two of the public meetings I attended at the Libraries about short term rentals (STR) it seemed that the only problem that needed to be addressed was that a very few STRs resulted in noise and nuisance problems.

I think that these nuisance problems can be abated by building a regulation that says that 1. Units are inspected similar to current hotels or certificate of occupancy rental requirements, this makes a registration for the rental unit and charges a fee which should be dedicated to STR enforcement not the City's general fund. In the current housing code is a requirement that if the owner lives more than 25 miles away from the City then the owner must have a local contact or professional management agency and the name & contact info of that person or agency must be posted near the front door of the rental unit. Inspection of owner occupied short term rentals would ONLY be for the room being rented & access to/from the room NOT the entire

house. Inspections for complete houses dedicated to short term (not owner occupied) would include the entire house probably according to present Code Inspection requirements for long term rentals (inside, outside, all systems like plumbing, HVAC, electrical, etc). I would think that such a free standing unit should already require a Housing Certificate of Occupancy? Any apartments that are currently rented short term are already Code inspected by the City's Housing Dont, so they would not need an additional inspection for STP, maybe just a notification to the

Dept. so they would not need an additional inspection for STR maybe just a notification to the City that STR is being done so that nuisance complaints if any can be tracked.

- 2. If the unit garners complaints (not just noise and bad behavior but also trash, improper parking on lawns etc. anything that would be a violation of clean community standards) to the police of say "X" complaints (or tickets) in a "Y" month period then the registration and license/ability to rent the short term unit is cancelled for say 3 months the first time and 6 months the second time and one year the third time. After 3 times the landlord could be labelled a habitual offender and their license to rent short term could be cancelled for 3 years. So the registration of the unit as acceptable is withdrawn. This of course requires police or other City Inspector reports that show a nuisance existed with landlord protections against over zealous neighbors trying to use this to unfairly eliminate a neighborhood short term rental (complaints where there actually was no problem). It requires a notification warning to the registered owner but the inspection/certificate process would require an owner notification address.
- 3. Mention was made of young persons renting houses for a party, maybe after prom, etc. For such rentals perhaps a responsible person over 21 needs to be present among the tenants of non owner supervised houses. Of course this person also automatically becomes responsible for any underage drinking of alcohol.

To my way of thinking this will get the attention of inattentive short term landlords since it will impact them in a financial manner if they do not pay attention to their property and screen their tenants. Most short term on line rental facilitators have reviews of possible tenants. It will make absentee owners oversee their property more closely and attend to what seems to be the primary problem with STRs.

Thanks for your attention and consideration of this idea.

Tom Ewing

When every child has learned love and caring from their parent(s), the world's dangers and dysfunction will stop.

Sent from ProtonMail, encrypted email based in Switzerland

Sent with **ProtonMail** Secure Email.

From: Lisa Jevens < lisajevens@gmail.com > Sent: Friday, October 25, 2019 5:29 PM
To: Planning < Planning@a2gov.org > Subject: Short term rentals destroy cities

Hello.

I attended one of the public meetings on short-term rentals and I want to send you some additional information.

I am 100% against owner-unoccupied short term rental houses. (I don't care if someone rents out a room in their house or the house they live in. That is not the problem.) These are hotels and illegal businesses that are popping up in our neighborhoods and they have no right to be there under single-family and duplex zoning. I think they should be regulated and taxed like hotels and should not be in residential neighborhoods. The two on my street were receiving homestead tax exemptions when I looked them up on the assessor's website. That is tax evasion. The city needs to look into this.

Owner unoccupied short term rentals have been proven to destroy the fabric of neighborhoods and increase housing cost in cities all over the world and that's why they have been regulated in other countries.

With the outcry for more affordable housing in Ann Arbor getting louder each year, allowing the proliferation of short-term rentals is doing the opposite. It's just putting more housing in the hands of the wealthy rented to the wealthy. The football houses on my block rent for \$1,000 a night. This is not what the city is trying to create for the future of Ann Arbor, according to the meetings that I've been to.

Here are some articles that will inform you on the subject in other world cities and also college towns in America. Please send these around to everyone who is working on this issue because we need to see that we are not alone in this problem and there are solutions. Also, there are consequences if we do nothing.

Thank you,

Lisa Jevens 773.816.7926

https://www.mlive.com/news/ann-arbor/2019/10/michigan-notre-dame-game-attracts-ann-arbors-largest-airbnb-crowd-yet.html

 $\frac{https://www.citylab.com/life/2019/10/college-football-game-day-housing-market-rental-airbnb-hotel/600604/$

Airbnb Increases Home Prices, Yet Escapes Regulation - CityLab https://www.citylab.com/equity/2019/02/study-airbnb.../581590/



Feb 1, 2019 ... A new Economic Policy Institute study finds that **Airbnb** contributes to rising home prices in cities, yet often escapes comprehensive regulation.

How Barcelona Is Limiting Airbnb Rentals - CityLab

https://www.citylab.com/life/2018/06/...finds...airbnb.../562187/



Jun 6, 2018 ... Barcelona's efforts to rid itself of illegal vacation apartments could be the most effective crackdown on **Airbnb** yet. Last month, the city told the ...

New Data Finds More Airbnb Listings Mean Higher Rent - CityLab

https://www.citylab.com/equity/2017/08/where-airbnb-is.../535674/



Aug 2, 2017 ... A preliminary analysis of 100 U.S. metro areas suggests **Airbnb** bears at least some responsibility for soaring housing costs.

Berlin's Airbnb Ban Is Over, But the New Rules Are Serious - CityLab

https://www.citylab.com/life/2018/03/berlin-airbnb.../556397/



Mar 23, 2018 ... Berlin's "**Airbnb** ban" is over. The city's assembly decided Thursday to overturn a law introduced in April 2016 that barred almost all landlords ...

From: "M&M Van Buhler" < mmvanbuhler@gmail.com>

Date: November 7, 2019 at 3:01:38 PM EST

To: CityCouncil@a2gov.org, DDelacourt@a2gov.org, hlazarus@a2gov.org

Cc: Van Buhler Eric < evanbuhler24@gmail.com >

Subject: Legislate short term rentals.

This is the information I shared on the petition website re: legislating short term rentals, and per the request on the web site, I'm sharing this with City council.

A new house was just built next door (very close next door) for use as an Air B&B exclusively. I'm very concerned about the transient nature of next door residents as the building is very close to our bedroom and main living area in our house. Already have noticed a fire pit provided by the owner on the deck which is about 6 feet from the house and in violation of city code. Makes me wonder what other codes will be ignored by the owner and not enforced by the city. We've already experienced an unwillingness by the city to deal with another landlord in violation of the max 4 unrelated adults renting a house on the other side of us. (That house (241 Sunset) has 5 people signed to the lease and regularly there are 7 cars parked out front - city's response to my complaint was parked cars didn't necessarily mean occupants for that house. But given that there is a cemetery across the street - I'm fairly assured it is related to 7 adults living in a 4 person max residential unit - not to mention the loud weekend parties that go beyond the city stated quiet hours with dozens of voices that we can hear from inside our house.)

Upon reflecting on the situation I now find myself in, living in a neighborhood with a planned "new build" Air B&B next door, is that it is a business I'm now living next door to. (Wouldn't have moved here knowing that.) The amount of business related traffic for the past year and a half has been significant, to the point that I started to park out on the street in front of my house to prevent my dog from barking every time a contractor's pick-up, pulled in to park 20 feet in front of my living room window. This was happening multiple times a day. (I don't understand why they don't park in front of the property they are actually servicing.) It has been like a revolving door of deliveries, cleaning personnel, lawn services, appliance & furniture deliveries, management company reps, showings, the actual landowner and his family members stopping by which include decorators and stagers.

Ironically, now that the property has gone on line (currently listed on Air BnB) and opened for business, they highlight the "quiet neighborhood" area they are located in as a selling point. Well, their business has changed that aspect of my experience residing in this "neighborhood". Additionally, because the new property was built on the back half of a duplex zoned lot (which I think was a disingenuous use of zoning -- adding a business as a guise of a "duplex"), cars can park and idle a mere 10 feet away from my backyard patio -- the alignment of backyard to backyard -- has been confiscated by the new build so their comings and goings are very much now a part of what once was my use of my backyard for quite relaxation.

I have been so disturbed by the activity next door, and the house on the other side (the one that is exceeding max number of adults residing in the property and clogging up the street now with 7 cars parked on both sides of the street for a small lot house (30' in width?), that we are planning on moving. Unfortunately, a realtor has estimated the proximity of the Air BnB property has impacted the value of our property to an estimate of a 20 - 40 thousand dollar decrease.. This has really soured me on living and loving living in Ann Arbor.

I might add that we also invested in landscaping to block out some of these disruptions, but it really hasn't done much to stem the tide of living next door to a full-time business entity.

Marietta Van Buhler 235 Sunset Rd.