

Dear City Planning Commission

The issue of short-term rentals (STRs) is a complex one. The Carrollton Riverbend Neighborhood Association realizes this. Our letter shares our perspective on the issue. We have a crisis in affordable housing in our city and in our Carrollton Riverbend neighborhood. Many factors contribute to this crisis. STRs are not the main cause but their proliferation is making it much worse. They are also contributing to a decline in the quality of life in many of our residential neighborhoods.

There are three types of STRs allowed by the new law. Accessory rentals require a homestead exemption and the owner must be present. There is no limit to the number of days they can be offered. CRNA has no problem with these STRs. The presence of the owner should ensure that the guests are respectful of the neighborhood and reasonably quiet. These types of STR helps home owners with their housing expenses, and by their nature of only one per operator, they will not overly proliferate. The only suggest is that they be limited to one per Homestead Exemption.

Temporary STRs are the main problem. For this reason, we support the temporary ban of this type of STRs enacted by the City Council while the city does more research. This type of STRs allows for a single operator to obtain large numbers of units, causing havoc in our residential neighborhoods. Many of the guests are not respectful of their neighbors, and more importantly, they are taking away many units that could be long-term rentals. This is shrinking our supply and driving up costs for our residents. Some neighborhoods are becoming hotel districts without the residents having a say in the matter. Of the top ten operators, several, such as San Francisco-based Sonder, Alabama-based Hosteeva, and Spokane-based Stay Alfred, are out-of-town corporations that exist solely to turn housing units into STRs.. To address these issue we feel that Temporary licenses should also require a Home Stead Exemption and be limited to one per Homestead Exemption.

Commercial licenses are the third type. We feel that they should be allowed but only in truly commercial areas which already have hotels

or motels. These licenses should be evaluated on a case-by-case basis concerning their impact on the neighborhood.

In addition, we feel that the city should require permits for STR platforms just as it requires permits for other businesses to operate. This will allow the city to require STR platforms to share operator identity and address as well as STR address with the City. STR platforms would face fines for non-compliance. The city should also require that all platforms provide data in a standardized format that the city can use for compliance and enforcement purposes. Finally, all fees collected from operators should be applied to enforcement.

We hope that as you research this issue, you pay close attention to the negative impact of STRs on our city's residents. Tourism is an important industry for our city but catering to tourists' housing needs should not be done at the expenses of our residents.

Thank you for your consideration of our views,

Carrolton Riverbend Neighborhood Association