

Thank you to the Council for allowing me to speak.

My name is Dave Hartman, and for 31 years I've been a resident of Chapel Hill and played full time in the band Southern Culture on the Skids, touring up to 150 dates per year. I've owned my home at 419 Ridgefield Rd since 2003.

I've been listing my home exclusively through AirBnB since April 2016. I only rent my house when I'm on tour, which under current proposals would not be possible for more than 14 nights a year. I've rented a total of 61 times and the modest revenue amounts to about 1/5th of my yearly income. It allows me to continue playing music as a full time career, helps pay my mortgage and flood insurance, and supports many local business.

When I bought my house in 2003, its location was considered a 20 year flood plain.

This past June I received a letter from FEMA saying that my property had been designated a repetitive loss property and my flood insurance was increasing from \$3236 to \$5666 a year. This essentially makes my home unaffordable to me *and* unsellable.

If I'm no longer allowed to remain an AirBnB host, my only hope is that I'm chosen by FEMA for a buyout and tear down of the only home I've ever owned - the home in which I'd expected to live for life, arguably the nicest in my neighborhood, and a fine example of mid-century design.

If the hoteliers and the Chamber honestly seek a "level playing field" and are genuinely alarmed by their 13.6% loss of market share, might I suggest that they examine their own price structure before seeking to have their perceived competition legislated out of business. As I wrote this, on an uneventful Wednesday evening, hotel prices in Chapel Hill range from \$299 at the Sheraton/Europa Hotel to \$188 at the Hampton Inn (which isn't technically in Chapel Hill, but is the least expensive of the hotels joined in the petition).

If Air BnB isn't an option, the type of people who rent my home - extended families with children - will not just choose a hotel, and they aren't going to stay in a home with an on-site host. They just won't come to Chapel Hill at all.

I believe we private-home-owning AirBnB hosts have a right to remain in our homes, and traveling families have a right to cost-effective options. This is a niche market that I think affects the bottom-line of absolutely no multinational corporations, but to me means the difference between staying in my beloved home or losing it.