

Exhibit 1 – Background

Date:	Activity:
June 12, 2019	CHALT, Chamber for a Greater Chapel Hill-Carrboro, and local hoteliers submitted a petition ¹ asking that the Town of Chapel Hill regulate short-term rentals.
June 19, 2019 ²	Council adopts Resolution ³ authorizing the Town Manager to develop updated standards for STRs for Council consideration with input from community stakeholders and conduct short-term enforcement efforts consistent with Council direction.
September 11, 2019 ⁴	Council adopts Resolution ⁵ creating charge for the STR Task Force focused on dedicated STRs, including creating ordinance goals, identifying impacts of possible STR regulations on stakeholder groups, and developing a set of final recommendations for regulations.
October 2019-February 2020	STR Task Force meets monthly to discuss topics related to STRs. All meeting materials are available on the STR project webpage ⁶ .
February 5, 2020	STR Task Force completes their study and makes findings ⁷ for the Town Council to consider.
March 6, 2020	Council Committee on Economic Sustainability meets to discuss STRs. Meeting agenda and materials are available on the STR project webpage .
June 17, 2020 ⁸	Council dissolves the Task Force and authorizes the Town Manager to review the STR Task Force's Final Findings and consider next steps.
October 2, 2020 ⁹	Council Committee on Economic Sustainability meets to discuss STRs. Council provides the following feedback: <ul style="list-style-type: none"> Consider regulations for dedicated STRs separately from hosted and unhosted STRs, as dedicated STRs potentially have a greater negative impact on residential neighborhoods STRs are a business that require regulation Interest in safety standards

¹ <https://chapelhill.legistar.com/View.ashx?M=F&ID=7306654&GUID=5BAABE66-6F2E-4458-9F12-C2FE2F1F209E>

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3985501&GUID=BFA3AA22-D1D1-4D51-9285-1C4FE6B2FF99>

³ <https://chapelhill.legistar.com/View.ashx?M=F&ID=7332933&GUID=0A9FAE80-8439-4845-92F3-1103D2D88D0D>

⁴ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4126810&GUID=F8BA0754-AAA2-474C-B0EB-4D344C4711C9>

⁵ <https://chapelhill.legistar.com/View.ashx?M=F&ID=7703597&GUID=589BAB1F-CADF-41BE-8F06-C7C5DF50D462>

⁶ <https://www.townofchapelhill.org/town-hall/departments-services/planning/plans-and-ordinances/short-term-rentals>

⁷ <https://www.townofchapelhill.org/home/showdocument?id=45087>

⁸ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4569907&GUID=3243B43C-A063-46AB-8885-7BC99D867FC1>

⁹ <https://www.townofchapelhill.org/government/departments-services/economic-development/council-economic-sustainability-committee>

<p>December 2, 2020¹⁰</p>	<p>Council meets during work session to discuss STRs. Council provides the following input:</p> <ul style="list-style-type: none"> • Allow dedicated STRs with density limitations, such as a cap on the number of STRs allowed per zoning district, a cap on the number of permits issued town-wide, or proximity limitations • Difficulty in setting a specific cap based on neighborhood, zoning district, or town-wide as there could be unintended consequences to a cap • Ensuring the cap is not an arbitrary number • Concerns for STR impacts on primarily residential neighborhoods • Recognition that permitting will help staff collect data which could inform refinement of caps • Interest in allowing existing STRs to remain in operation
<p>March 5, 2021¹¹</p>	<p>Council Committee on Economic Sustainability meets to discuss STRs. Council provides the following feedback:</p> <ul style="list-style-type: none"> • Interest in allowing dedicated STRs. • Concerns about enforcement of neighborhood caps and multi-family residential caps. • Special consideration for Blue Hill District and interest in seeing statistics specific to Blue Hill • Cap for multi-family dwelling units
<p>March 17, 2021¹²</p>	<p>Council meets during work session and provides the following feedback:</p> <ul style="list-style-type: none"> • Support for allowing primary residence STRs (hosted and unhosted STRs) • Dedicated STRs do not belong in residential neighborhoods; they may be appropriate in mixed use and commercial areas, but there should be a cap on the number of dedicated STRs permitted. • Concerns for the impact of STRs on residents and residential neighborhoods. • Consider a cap on the number of STRs within multi-family dwelling developments, such as apartment complexes. • Interest in requiring permits to collect data and clarify the number of STRs operating in the community.

¹⁰ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4701257&GUID=FA7FBF6F-0AA1-448A-8285-5DF395B8BCCF>

¹¹ <https://www.townofchapelhill.org/government/departments-services/economic-development/council-economic-sustainability-committee>

¹² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4853298&GUID=F7C0962F-8E1F-4727-8A40-C1300FE18DBB>