

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 19, 2019 10:40 AM
To: Susan Hedges
Cc: Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: RE: Airbnb my experience

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Susan Hedges [mailto:hedges919@gmail.com]
Sent: Tuesday, June 18, 2019 10:26 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Airbnb my experience

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hi there, I am writing to share with you my experience as an Airbnb host this past year.

My guests have been groups who want to spend time together in a home environment such as families coming together when they want to celebrate or deal with a family event, or other groups who haven't seen each other for a long time and want to have an intimate time together. For example, families celebrating Thanksgiving, Christmas, New Years, and Passover (many of them with student athletes who need to stay on campus during holidays), by having the opportunity to cook together and share food. It is hard to do this in a hotel.

If you have never experienced Airbnb before, you really need to try it. It is very different from a hotel experience. Personally, I use both hotels and Airbnb depending on my needs for particular trips.

Having options are important and Airbnb is one of the interesting options available today.

I hope you will continue to support Airbnb in Chapel Hill.

Thank you!

Susan Hedges

2301 Mountside Drive

Chapel Hill, NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 19, 2019 11:11 AM
To: Sherrie Lemnios
Cc: Ben Hitchings; Becky McDonnell; Loryn Clark; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email..RE: Council Agenda Item Comment

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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From: Sherrie Lemnios [mailto:walkwithlight@embarqmail.com]
Sent: Tuesday, June 18, 2019 9:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>
Subject: Council Agenda Item Comment

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Hello – I am unable to attend the Town Council meeting on June 19 but I would like to comment on the hearing on short term rentals.

I own a house in Chapel Hill which I rent on VRBO for 3 days and up. I don't allow more than six people and my tenants have always been quiet and respectful of the private community that encompasses it.

I have families coming for reunions, weddings, funerals, to visit ageing parents, students at UNC, graduations, births, baby showers and medical treatment at UNC Hospital. People love the peace and serenity of my house and setting and return again and again, sometimes for a retreat. I have had older couples come down from the north to spend a few months in the winter and some families come to check out the area for relocation.

I feel that I offer a valuable service. People comment that it is so much nicer to stay in a house than in hotel rooms. People are able to spend more time together in a convenient, relaxed atmosphere.

These tenants spend money on services, goods and food in the area and I always pay occupancy tax on all my rentals.

I have come to depend on the income from my rentals and my lifestyle would be severely affected if I was not able to continue renting short term.

Thank you for your time and consideration,
Sherrie Lemnios

Sent from [Mail](#) for Windows 10

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, June 18, 2019 4:44 PM
To: Daniel Conner
Cc: Ben Hitchings; Becky McDonnell; Loryn Clark; Judy Johnson; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: Short Term Rentals - items for tomorrow's meeting

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Daniel Conner [mailto:dskonner04@gmail.com]
Sent: Tuesday, June 18, 2019 2:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Short Term Rentals - items for tomorrow's meeting

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Good afternoon,

I will not be able to attend tomorrow's town council meeting, but I wanted to share the positive experiences short term rentals have had on my family.

We used to rent out our 1000sqft town-home on AirBnB (full rental, we left). We rented it out during peak times of the year, think graduation, orientation, etc. The income we received allowed us to upgrade our kitchen and make needed upgrades on our home. We have a \$1750/mo mortgage on our 1000sqft townhome... nothing rare about that in Chapel Hill. It's an expensive town to live in and we've gladly lived here for 10 years. Having this additional income made our lives a little bit better and helped parents and families stay locally for UNC graduation (at a much better price than local hotels).

I'm assuming the concern is that short term rentals are increasing home prices in CH and negatively affecting affordable housing... like what has happened in Asheville and Munich. Having some detailed reports on this would be critical. CH is not Asheville. CH is already a rentals market and is not a tourist destination like Asheville. My experience living here tells me that STR are not the low hanging fruit on CH's affordability issue. AirBnB's are also not very common in Chapel Hill. You'd be regulating out extra income for families like mine; what do we gain is what I'm asking. I'm asking that before any decision is made on this that we at a minimum have some research done on the impact STR have had on affordability, unique to Chapel Hill, while comparing at the same time the positive impact it has for families like mine, who can do STR and afford to stay in Chapel Hill.

Sincerely,

Daniel Conner
Chapel Hill local

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, June 18, 2019 10:56 AM
To: Eric Plow
Cc: CHRIS BLUE; Meg McGurk; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: RE: short term rentals

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From: Eric Plow [mailto:ericplow1@aol.com]
Sent: Monday, June 17, 2019 3:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: short term rentals

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I am unable to attend the meeting on June 19, but I oppose any attempt to limit someone's use of their property, UNLESS it disturbs others (with noise, parking, etc.). There are ordinances on the

books to deal with this. Instead of trying to to limit property rights, you should instead institute financial penalties when noise or parking ordinances are violated. You could increase the penalties with each occurrence. I have been doing short term rentals for some time now. 99.9% of my guests are parents visiting their students, people attending sporting events, researchers, family supporting another family member undergoing medical treatment, etc. They have NEVER EVER caused problems.