

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.

In my 1,900 sq/ft home built in 1957, I have a total of four bedrooms and two full baths.

My home is meticulously maintained inside and out, decorated with midcentury modern antiques and unique decor from my travels. I am designated a "Super Host" by AirBnB, a level attained by only seven percent of hosts. I rent to only families or groups of adults with zero negative reviews for a two night minimum stay and I vet every inquiry of the guests and the purpose of their visit. I have a strict "no party" rule, under threat of immediate eviction, which is monitored by my outdoor security cameras and neighbors, including David Schwartz, a founding member of CHALT. I'm a good, respectful neighbor and have never received a complaint.

I've been listing my home exclusively through AirBnB since April 2016. I've rented a total of 60 times and the modest revenue amounts to about 1/5th of my yearly income(1). It allows me to continue playing music as a full time career, helps pay my mortgage, and pays for the local businesses(2) on whom I rely to keep my house in perfect condition. Like all AirBnB homes, it must be a showplace to be successful.

The current proposal to limit whole house "un-hosted" rentals would impact my and others in the creative community's ability to remain in our homes in Chapel Hill. For instance, 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.

We pay income taxes and AirBnB deducts and pays all local taxes from each rental. I understand the need to stop realtors and developers from turning a rental into a full time AirBnB property. There are ways to facilitate this without impacting individual hosts who rent their homes on an occasional basis, often while traveling. Might I suggest that an AirBnB host be allowed to only rent one property and that property must be their primary residence or on that property. If noise or neighborhood disruption is the issue, there are laws in place to address this.

My most recent guests a few weeks ago were a family of four plus grandparents who came from out of state, stayed four nights, and ate every meal in local restaurants. I received \$435 + cleaning fee. This likely would have been prohibitively expensive as a hotel stay, and under proposed regulations not possible in an AirBnB due to the number of guests.

Most of my guests are families like this.

The perception that AirBnB guests are kids hosting keg parties is false. AirBnB operates on a double blind review system: disrespectful guests get poor reviews, as do bad homes. Neither gets repeat opportunities; this system mitigates the problems that STRs are mischaracterized as causing.

Thank you for your time. It is my hope that I've cast some light onto how AirBnB operates and just how important this matter is to myself and many in the creative community.

(1)

Total individual rentals: 60 (64 by the end of 2019)

Most earned in a single year: \$7839 (2016)

Most availabilities in a single year: 132 (2017)

Most booked nights in a single year: 56 (2018)

Most individual rentals in a single year: 19 (2016)

(2) Local Businesses I Employ:

Organic landscaping service (Green Energy Lawn Care)

Tree doctors (Leaf & Limb)

Housekeeper (Lucy Vandergriff)

Painter (Doug Feldman)

Plumber (Carrboro Plumbing)

Electrician (Bonneville Electric)

Pressure/window washing (Welliver Window Washing)