

From: Trudy Ohnsorg [<mailto:tohnsorg@hotmail.com>]
Sent: Sunday, October 08, 2017 7:00 PM
To: Dadlez, Kady (CI-StPaul); Jane Prince
Cc: Tess Galati; Harr, Stephanie (CI-StPaul)
Subject: STR Ordinance Testimony - ADUs

Dear Saint Paul City Council,

Thank you for this opportunity to provide additional feedback regarding the draft regulations of Short Term Rentals (STRs). I am passionate about the opportunities for connection that sharing platforms such as Airbnb make possible in this rapidly disconnecting world. I was encouraged by the Council's positive stance regarding STRs in last week's public hearing, and would like to stress one more point before you cast your votes next week:

This is an ideal time to incorporate Accessory Dwelling Units into the Short Term Rental regulations. As you are likely aware, Saint Paul is simply packed with ADUs that are operating undercover. This beautiful city is full of gorgeous, turn-of-the-century dwellings that have long-since been converted into separate, smaller living spaces for the convenience of the owners and to generate additional revenue. There are also many separate living structures that are currently fully-equipped with heat, plumbing, electrical, and all manner of modern conveniences. People live in ADUs now. People have been living in them, happily and for the most part safely, for decades.

It's time to acknowledge that these underground **ADUs are already an essential part of our city's affordable rental housing stock.** Of course, we need to make sure that these units are up to code. However, the only path to legitimacy currently involves going through a costly and laborious Conditional Use Permit process. Homeowners simply won't go this route - they would have done it already if this were a reasonable option.

When Minneapolis passed regulations in 2014 that allowed ADUs, city officials were astounded by the number of ADUs that came out of the woodwork! (This was a comment from the Minneapolis staffer who presented the draft STR ordinances at our Host Club meeting in July.) Saint Paul currently has a study of ADUs in one small geographic area - but no plans to move beyond the "study" stage. **With the STR ordinance, we now have the opportunity to inventory ADUs,** check for fire code and safety as per current rental lodging requirements, and showcase these dwellings! What better study of ADUs than this real-world effort! There's an opportunity now to ensure that ADUs are safe, to bring their owners into compliance, to bring revenue to the city, and to demonstrate that our city is open and innovative.

I strongly suggest that Saint Paul include ADUs in the STR ordinance with the same restrictions as duplexes.

Finally, thank you again for hearing us out and for carrying on a transparent, fair, reasonable process that will result, we believe, in a fair and reasonable STR Ordinance.

Trudy Ohnsorg, MPH
1125 Burns Ave

Saint Paul, MN 55106
651-399-4887

From: Tess Galati [<mailto:tessgalati@gmail.com>]
Sent: Saturday, October 07, 2017 4:38 PM
To: Anastasia (Tess) Galati
Cc: Dadlez, Kady (CI-StPaul)
Subject: STR Ordinance Testimony

Dear Saint Paul City Council,

Thank you for this opportunity to address you, esteemed Members of the Council, regarding something critical to the City of Saint Paul and its citizens: Regulation of Short Term Rentals (STR). I wish to address two areas: taxation costs and alternative STR dwellings.

We hosts surely do appreciate the reasonable licensing and tax rates. As you witnessed at Wednesday's Public Hearing, citizens who welcome guests to their homes, and who introduce them to this wonderful city, are neither powerful nor affluent. If we were, we probably would not be renting portions of our houses. We use funds from our STRs to do the repairs—painting, electricity, plumbing, structural work. It's also our STRs that allow us to pay property taxes that will soon rise more than we expected. St. Paul is rich in Victorian and early 20th century homes that require expensive upkeep. If we were forced to leave our homes, a small rash of foreclosures could follow. After all, I counted three empty mansions on my block, two of them inhabited by vagrants while the owners—banks—did nothing.

You may rightly demur that, as fees and taxes rise over the years, we will pass additional fees to our guests. That presents another problem. Just two weeks ago, two guests—champagne makers from France—requested my guest room, which accommodates only one person. I passed the guests on to Corbin House, Pam and Cory's B&B. Within minutes, this is what they wrote: They couldn't afford the B&B, so they would stay in a cheap hotel on the west end of University Avenue. We missed an opportunity to turn a beautiful face of our city to these international guests, and there will be others like them. **We need to keep our rates low enough to ensure that our places remain competitive in a segmented market.**

The second point I wish to make concerns alternative lodging. My granddaughter and I stayed in an Airbnb in Decorah, Iowa, last summer: a converted old silo. Our host was busy converting a caboose, on the same property, into a STR. Now we have a bucket list! We want to stay in a treehouse, a tiny house, a yurt, and of course a caboose. Will we be allowed those options in Saint Paul? I wonder. For now, not even perfectly safe and beautiful Accessory Dwelling Units (ADUs) have not been inventoried. Bringing these into conformance is a necessary and logical first step, and the STR Ordinance may give us all that chance.

Yes, I know you have a study of ADUs in progress, but I see no end date or progress report, so it's hard to see when action might be taken. Why not include ADUs in the STR Ordinance with the same restrictions as duplexes? I guarantee a number of people will come forward, as they have in other cities who adopted this strategy, and the inventory process will begin. What better

study of ADUs than this real-world effort! **There's a chance here to ensure that ADUs are safe, to bring their owners into compliance, bring revenue to the city, and demonstrate that our city open and innovative.**

Finally, thank you again for hearing us out and for carrying on a transparent, fair, reasonable process that will result, we believe, in a fair and reasonable STR Ordinance.

Sincerely,
Tess Galati, Ph.D.
482 Holly Ave.
Saint Paul, MN 55102
651-210-6799

The Healing Circle

Susan Legender Clarke DC
846 Laurel Avenue, Saint Paul, Minnesota 55104
651 227 8776
October 9, 2017

Dear Council member Dai Thao

I am following up on the Public Hearing held last week, with an expanded and updated lists of thoughts and requests.

1. Licensing is necessary, if only to limit the number of permits that any one person or corporation can hold. For instance, when I moved to 846 Laurel, there were multiple rental units in the area. Nowadays most of the homes are owner-occupied which makes a huge difference in how the houses are maintained. Letting a corporation or similar buy up a lot of the housing stock would, inevitably, downgrade the whole area, as corporations really are not interested in a livable neighborhood, but are interested in the funds generated. I therefore suggest (request?) that the City of Saint Paul limit the number of permits per person to 4.
2. Liability insurance is an absolute necessity given that home owners insurance does not cover the effect of running a business out of the home. Any unit other than home also has to have liability. Plus, in my opinion, any unit not occupied by the renter should have a commercial rental license and have regular inspections.
3. The parking requirement for someone renting rooms in their home is not necessary. In my case, what I have found is that the vast majority of guests use Lyft or Uber, or taxi / bus / light rail, and even bike, or have family here who pick them up.
4. With the extra funds from running a short-term rental service I have been able to embark on some expensive repairs to my house that, without Airbnb, I could have either not have done, or could only have done minimally. For instance I have re-built my porch (which was slowly sagging into the ground), and was able to completely renovate it to that it looks as it did way back when the house was first built in the late 19th century.

Thanking you for your service to Saint Paul

Yours sincerely

Susan Legender Clarke

From: Wallinga, David [<mailto:dwallinga@nrdc.org>]

Sent: Wednesday, October 11, 2017 10:46 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward3; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Vote FOR the short-term rental ordinance

David Wallinga, MD
305 Brimhall Street
St. Paul, MN 55105

Dear City Council Members:

What's your vision for the future of our city? Do we want a city with more engaged, more invested full-time residents, or a city with more short-term renters from AirBnB, or more group houses of college student renters who are here and then gone? What do you think your constituents want?

I know my answer to that question.

Vote FOR the short-term rental ordinance.

David Wallinga, MD, MPA

Hello there!

My name is Shalese Evertsen and I'm doing a business internship with Utah State University and STR Helper. STR Helper works with municipalities like yours to help manage compliance with the city's short-term rental ordinance. I understand that St. Paul wants to set new regulations for their short-term rentals. With our system, we make it easier to keep the ordinance in action and to make sure each host is complying. While the ordinance is starting to get into place, wouldn't you want to start off right? Our system can make managing your city's specific needs easy and efficient. There are two central parts to our system: monitoring and permitting. The monitoring system monitors 20+ national listing sites including Airbnb, VRBO, HomeAway, TripAdvisor, etc. It also monitors a number of local property management sites. The permitting system provides comprehensive short-term rental permitting for the city, managing workflows associated with permit requirements, on-line registration, etc. With this in place, it is easy to see how the system can identify and flag all non-compliant short-term rentals in real time. The system also includes a tax compliance module. I am emailing to see if you guys are interested in seeing a demo of the system and discussing its capabilities. Please let me know if we can show you how the system works or send you a report that will show you exactly how many short-term rentals are operating.

Thanks so much for your time,
Shalese Evertsen

From: Catherine Polacek [<mailto:catherinepolacek@gmail.com>]

Sent: Wednesday, October 11, 2017 11:35 AM

To: #CI-StPaul_Ward3

Subject: Please defer the short-term rental ordinance vote

Dear Councilmember Tolbert,

I am a Saint Paul resident, voter, and member of the Airbnb community. I am writing to you today to ask you to defer the vote for the short-term rental ordinance.

These proposed regulations will burden the home sharing community, place onerous compliance and data requirements on hosts, stifle tourism and prevent Saint Paul from reaping the economic and social benefits associated with short-term rentals.

Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet.

Short-term rentals also provide many of Saint Paul's guests with an affordable place to stay while they support our local businesses, visit popular sites and enjoy everything else our great city has to offer.

Home sharing is a win-win for Saint Paul. It is clear we need more time to work on this ordinance. Please defer the vote and continue to work with Airbnb and the home sharing community to create regulations that will contribute to St. Paul's economic growth.

Sincerely,

Catherine Polacek
1880 Yorkshire Ave
Saint Paul, MN 55116

From: shamil ranasinghe [<mailto:SHAMILR4@GMAIL.COM>]

Sent: Wednesday, October 11, 2017 11:42 AM

To: #CI-StPaul_Ward3

Subject: Please defer the short-term rental ordinance vote

Dear Councilmember Tolbert,

I am a Saint Paul resident, voter, and member of the Airbnb community. I am writing to you today to ask you to defer the vote for the short-term rental ordinance.

These proposed regulations will burden the home sharing community, place onerous compliance and data requirements on hosts, stifle tourism and prevent Saint Paul from reaping the economic and social benefits associated with short-term rentals.

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Short-term rentals also provide many of Saint Paul's guests with an affordable place to stay while they support our local businesses, visit popular sites and enjoy everything else our great city has to offer.

Home sharing is a win-win for Saint Paul. It is clear we need more time to work on this ordinance. Please defer the vote and continue to work with Airbnb and the home sharing community to create regulations that will contribute to St. Paul's economic growth.

Sincerely,

shamil ranasinghe
1886 Ford Pkwy
Saint Paul, MN 55116

1. Dear Councilmember Brendmoen,

I am a Saint Paul resident, voter, and have opted for the AirBnB option many times in my travels. I am writing to you today to ask you to defer the vote for the short-term rental ordinance.

These proposed regulations will burden the home sharing community, place onerous compliance and data requirements on hosts and prevent Saint Paul from reaping the economic and social benefits associated with short-term rentals.

Airbnb helps hosts earn important income that supports saving for school or retirement, or making ends meet.

Short-term rentals especially provide many of Saint Paul's guests with an affordable place to stay while they support our local businesses, visit popular sites and enjoy everything else the city has to offer.

While B&B establishments are the right accommodation choice for many visitors and vacationers, many short-term visitors cannot afford nor are looking for the experience of a B&B room, and Airbnb is a brilliant alternative.

Thank you.

Sincerely,
Susan Niedenfuer
8xx Nebraska Ave W
Saint Paul, MN 55117

2. David Wallinga, MD
3xx Brimhall Street
St. Paul, MN 55105

Dear City Council Members:

What's your vision for the future of our city? Do we want a city with more engaged, more invested full-time residents, or a city with more short-term renters from AirBnB, or more group houses of college student renters who are here and then gone? What do you think your constituents want?

I know my answer to that question.

Vote FOR the short-term rental ordinance.

David Wallinga, MD, MPA

Dear Councilmember Bostrom,

I am a Saint Paul resident, voter, and member of the Airbnb community. I am writing to you today to ask you to defer the vote for the short-term rental ordinance.

These proposed regulations will burden the home sharing community, place onerous compliance and data requirements on hosts, stifle tourism and prevent Saint Paul from reaping the economic and social benefits associated with short-term rentals.

Airbnb helps hosts earn important extra income that supports saving for school or retirement, or making ends meet.

Short-term rentals also provide many of Saint Paul's guests with an affordable place to stay while they support our local businesses, visit popular sites and enjoy everything else our great city has to offer.

Home sharing is a win-win for Saint Paul. It is clear we need more time to work on this ordinance. Please defer the vote and continue to work with Airbnb and the home sharing community to create regulations that will contribute to St. Paul's economic growth.

I currently rent my own home on an occasional basis to help pay for upkeep on my house. Hosting guests encourages me to maintain my landscaping and home to a higher standard than I would otherwise. Adding registration and fees won't hurt the people renting multiple houses, it will only hurt people like me who occasionally rent their homes and put the proceeds back into the community. These amendments are the result of a rash, ill-thought out judgement that is completely timeline-based due to the Super Bowl. The compressed timeline for these edits is egregious and we need to spend more time to provide a thoroughly vetted plan to deal with this. For once, we should be following Minneapolis' lead on this.

Sincerely,
Kyle Crawford
1276 Barclay St
Saint Paul, MN 55106