

Dear Council Members,

When considering the proposed regulations on short term rentals, I urge you to fight for the following:

EQUAL ACCESS: Your ability to host guests should not depend on whether or not a neighbor in the building has hosted guests. Everyone should have the opportunity to participate.

KEEP IT SMALL: The city has already defined frameworks for hotels and traditional B&Bs that are appropriate for larger scale, commercial use. Ensure that commercial enterprises aren't abusing the regulations by building a hotel and calling it "homesharing".

To accomplish the above we must *limit the number of permits available per person*.

For example: everyone should be able to rent out their own home + 1 other property (see the Seattle or DC proposals). If we do this, it will protect the long term housing supply, help safeguard hotels and traditional B&Bs from unfair competition, and still allow access to anyone who wants to participate in the homesharing economy.

This is common-sense legislation that we can all get behind.

Thanks for your time,

Donovan Roediger
3xx Wabasha St,
Saint Paul, MN 55102

Dear Council Members,

I'm writing in regard to [this piece in the Pioneer Press](#):

Regulating Airbnb is obviously a complicated affair, but there's one thing everyone should be able to get behind. The city shouldn't allow people who are building traditional hotels to skirt existing regulations by calling themselves Airbnbs.

This is clearly what Jim Crockarell and Madison Equities are hoping to do at 345 Wabasha St.

I urge you to vote for regulations that would stop this kind of abuse.

Thank you,

Marlene Walters
2xx Marshall Ave

From: Michael-jon Pease [mailto:willoughby1885@gmail.com]
Sent: Sunday, September 10, 2017 1:40 AM
To: Noecker, Rebecca (CI-StPaul)
Subject: RE: Airbnb & St Paul Regs

Hello Rebecca!

The "Twin Cities Airbnb Host Community" is the name of an active group of self-organized home share hosts who do business through Airbnb.

Our first meeting was in June and there are separate organizers for each city, although the work on both regulations and support for best practices among Airbnb hosts is Twin Cities wide. Since June, the volunteer Group has started it's own private Facebook group and website to help members track the multiple legislative processes here and around the country, as well as to share tips and experiences.

Christopher and I became Airbnb hosts three years ago after hosting many Playwrights, actors, scenic designers and composers working with our arts organizations. They all said we had a perfect set up and that when an organization can't provide complimentary housing, they all use homeshares like Airbnb to save money and to find spaces where they can live and work while on the road.

Most of our paying guests (we host affiliated artists and visiting Rotarians for free) start for 5-7 days because they have work, school or family in the neighborhood. For us, guests like Alisha are typical. She is enrolled in the Hamline Mitchell hybrid law program. A single mom from Texas, she needs to be in St Paul for three separate weeks each year for day long class sessions and oral presentations. She's at school 8 hours/day, then buys dinner to eat in and is doing homework for another 3 hours. Her impact on the neighborhood is all positive. She buys local food, parks one car on our otherwise empty corner only at night (during the day our corner has 2-3 local cars parked by commuters who take the bus downtown from our stop).

Other than adult students and artists, the other most common guests we get are grandparents visiting new babies whose parents live in the immediate neighborhood. Either their children don't have an extra guestroom now that they have children, or the grandparents just need a quiet place to sleep nearby. Again, they are out with their grandkids all day, come here for a glass of something and an episode on Netflix and then hit the sack.

Our Airbnb income last year was about \$6,000, which went right into the house: repaving the crumbling driveway, insulation for the attic and replacing the rotting treads on the front steps.

I believe that the city should collect taxes and make sure our suite meets fire safety regulations. A lot more regulation for such a small cottage business will discourage us from hosting and will cost the city more than it can earn on the value proposition.

Thanks so much for all your help!
Michael-jon

Twin Cities Airbnb Host Community: ALTERNATE LANGUAGE SUGGESTED FOR SAINT PAUL REGULATIONS...

1. The current proposal **limits the number of units** in a multi-unit building, rather than the number of units per host.
 - Regulating a host based on his/her neighbor's decisions is fundamentally unfair. If two occupants in a four-unit building received permits but only hosted for one weekend (say, Super Bowl), they would preclude their neighbors from hosting legally the rest of the year.
 - Home sharing usually happens at the unit level, not the building level. This proposal would require hosts in multi-unit dwellings to track what their neighbors are doing, and would be confusing for both hosts and the city.
 - **We suggest limiting the number of city permits each host may have to four unless they receive a conditional use permit.** This would address the city's concern that entire buildings would be turned into "quasi-hotels," as it would maintain the same restrictions on building owners or individuals who list multiple properties for short-term rent. However, it would simplify the process for having one clear standard for all hosts, regardless of what building they live in.
2. Draft regulations have an **off-street parking requirement**: 1 space per dwelling unit, and 1/2 space per 2 adult guests.
 - Short-term renters have fewer, not more, cars than owners or long-term renters.
 - Even given a relatively narrow lot, three cars can easily park in front of a house without encroaching on neighbor's lots.
 - Suggested alternate language: **"There should be a combination of on-street parking directly bordering the property and off-street parking available to accommodate all owner and guest vehicles."**
3. Draft regulations propose a **Certificate of Occupancy requirement** for non-owner occupied dwellings. This is an expensive and time-consuming process—a barrier for potential hosts taking care of property that may otherwise be vacant for part of the year. Example:

adult children taking care of elderly parents' property while they are away for the winter. **We suggest not having the COO requirement, but instead limiting the number of properties that a host can have to four**, and applying stronger permitting after that number.

4. Draft regulations prohibit **“social or commercial events.”** We share the goal of ensuring that no wild parties or other annoying events occur, but this regulation is unclear. Example: if a guest invites a couple of friends over for dinner, with approval from the host, does that qualify as a “social event?” Suggested alternate language: **“There should be no loud or otherwise disturbing events occurring at STRs that interfere with the ability of neighbors to peacefully enjoy their residences.”**

From: Tess Galati [<mailto:tessgalati@gmail.com>]
Sent: Saturday, September 16, 2017 5:20 PM
To: #CI-StPaul_Ward1
Subject: Wednesday's vote on Short Term Rentals

Hi Councilman Thao and Mai Chong Xiong,

Thanks again, Mai, for meeting with us to discuss the draft regulations for short-term rentals.

I want to encourage Council Member Thao to vote to reject the current draft regulations and request that the Planning Commission draft regulations that mirror those in Minneapolis. Hosting with Airbnb is a way for people to afford to stay in their homes—a necessary reality in a Ward that includes so many older homes that require ongoing upkeep. Airbnb is also a way to provide affordable family lodging. Not everyone can afford the cost of a hotel or B&B.

Minneapolis is embracing this new model. If Saint Paul goes forward with regulations that are more restrictive, many hosts will look to Minneapolis for future investments. My typical guests - families on a budget, older couples looking for a more home-like option, and millennials - will also go across the river for their stay, and will spend their vacation dollars in Minneapolis.

Please vote to reject the current draft regulations and request that the Planning Commission draft regulations that mirror those in Minneapolis.

Tess Galati

From: ORGJRE [<mailto:orgjre@gmail.com>]
Sent: Sunday, September 17, 2017 12:04 PM
To: ORGJRE
Subject: Short-term draft ordinance

Dear Council members:

RE: A proposed short-term rental ordinance for Saint Paul

Please return the "Saint Paul Short-Term Rental Draft Ordinance" to the Commission, and ask them to revise it to reflect what the City of Minneapolis Ordinance has included. The Minneapolis Ordinance is clear, logical, and above all fair. Saint Paul's proposed draft is not.

It is unfair to put Saint Paul's businesses and neighborhoods at risk just to protect a few hotels, inns, and Bed and Breakfast establishments. We were advised no serious impact study has been conducted in Saint Paul. At the very least this should be a requisite before moving forward.

Many thanks for your consideration.

Jayson R. Engquist & David A. Winkworth (Saint Paul residents)
433 Holly Avenue
Saint Paul, MN 55102

From: julie nordendale [<mailto:julienordendale@yahoo.com>]
Sent: Monday, September 18, 2017 11:38 AM
Subject: Short Term Rental Ordinance

"Please return the Short Term Rental Draft Ordinance to the Commission, and ask them to revise it to mirror the Minneapolis Ordinance. The Minneapolis Ordinance is logical, clear, and fair, and Saint Paul's is not. It is not fair to put Saint Paul's businesses and neighborhoods at risk to protect a few hotels, inns, and Bed and Breakfast establishments."

Julie Nordendale

1667 Niles Ave
St. Paul, MN 55116

Casey Nordendale – he and his wife live on Niles

AIRbnb – He uses this when he travels and he and his wife are considering hosting themselves. As it reads, it is onerous and punitive; please consider having it mirror the one in Minneapolis.

From: Casey Nordendale [<mailto:cnordendale@gmail.com>]
Sent: Monday, September 18, 2017 3:00 PM
Subject: Oppose the Proposed Short Term Rental Ordinance

Hello,

I am writing to voice my opposition to the short term rental ordinance being considered by the council. As the ordinance is drafted it appears to be 1) confusing, 2) punitive, and 3) onerous. I would add that the issues it attempts to address, are not actually issues in general. Off-street parking is not typically a problem in most St. Paul communities, and when it is there is already parking ordinances in place. Social gatherings are not typically issues either and quite frankly are more of a concern for a short term rental host than the city.

As an AirBnb traveler it is clear to me that there are a ton of benefits to Airbnb, and short term rentals in general. As a traveler it is great to be able to connect with people that live in the community (domestically and internationally). I have found it a great way to learn about the town I am visiting, the stores, restaurants, coffee shops in the local communities that would have been missed if I were staying at a hotel. I have also thought that the hosts I have met over the years are just terrific people! I think that it's great that technology has made it possible for people to leverage what they own and make money from it. For some it is the difference between a nice lifestyle, and one where it is hard to make ends meet while also benefiting travelers and the communities being visited.

In summary, please oppose this ordinance and instead pass one more like the one in Minneapolis which is clear, logical and most importantly founded in fairness.

Best Regards,

Casey

From: Tess Galati [<mailto:tessgalati@gmail.com>]
Sent: Saturday, September 16, 2017 5:32 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Wednesday's vote on Short Term Rentals

Hi Councilmember Jane Price and Stephanie Harr,

As a citizen of Saint Paul, I want to encourage Councilmember Price to vote to reject the current draft regulations and request that the Planning Commission draft regulations that mirror those in Minneapolis. Hosting with Airbnb is a way for people to afford to stay in their homes—a necessary reality in a Ward that includes so many older homes that require ongoing upkeep. Airbnb is also a way to provide affordable family lodging. Not everyone can afford the cost of a hotel or B&B.

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Many thanks for your consideration.

Jayson R. Engquist & David A. Winkworth (Saint Paul residents)
433 Holly Avenue
Saint Paul, MN 55102

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