

Haberman, Joseph E

From: helga ulrich <hhubmw@gmail.com>
Sent: Wednesday, December 5, 2018 2:41 PM
To: James, David A
Cc: Wilcher, Michael; Haberman, Joseph E; pcchuck@bellsouth.net
Subject: Amending Short Term Rental ordinances

CM James:

After learning about the Planning Commissions public hearing scheduled for 12/6/2018 I hurriedly prepared the report below as I prefer not to speak in public about my data and its analysis; I prefer to continue my efforts largely 'under the radar' as I fear alienation or perhaps even retaliation. I will, however, be glad to provide detailed information and answer any questions.

I do intend to speak at the public hearing but intend to be part of the audience.

Introduction:

Since March 2016 I have been tracking and logging Short Term Rentals [STR] within the Old Louisville Neighborhood with the mission of maintaining a comprehensive and accurate picture of this emerging rental market. This required and continues to require approx. 10 hrs/month. I know the area well and now I know it even better. A continuous effort is essential as the market is expanding rapidly - up to 6 new listings per month; some listings are removed and some become inactive as well; that's based on owners or hosts' response to being reported.

I suspect that other urban residential neighborhood will have a similar break down of the STR market, at least proportionally.

Collection of Data:

I have generated a large data base listing property owners, addresses, specifics about the listing, pricing, and, of course as evidence, links to the listings. I also document Metrocall SR# and date of reporting; M. Wilcher, Planning & Design, was/is copied on each Service Request; I track any pending or approved CUPs as well.

Data Analysis:

As of December 1st 2018 there are

1. **129** – is the total number of active listing addresses within Old Louisville
Historically: 24 – identified listings April 2016
 48 – Identified listings summer 2017
2. 46 – additional listings where owner or exact address isn't known YET (missing identifiers in listing), most are either subleased apartments or single rooms.
3. 39 (of 129) have either pending or approved CUPS (30%).
 - o 12 of those 39 owners had applied for a CUP prior to listings placed (less than 10%)
4. 42 of 129 are listings within multi-family residences (in a triplex or higher occupancy) or room rentals (38%).
5. 44 of 129 are owner occupied (34%).
6. 14 of 129 were purchased for STR purpose.
7. 60 of 129 are lost affordable housing units (46%).

There are really three types of violations:

- Units that are either single family homes, duplexes or condos; they operate without being registered and without a CUP, some have started the permit process but didn't complete it.
- Units that are within a triplex or other multi-family housing units or room rentals; neither are permitted;
- Housing units that offer STR but since obtaining CUP approval have expanded their listings to more than the CUP allows.

Rooming houses are now operating within OL.....not permitted within the TNZD!

Alarming Trends:

- The rapid growth is obvious; there are up to 5 residences that have STR listings within a block.
- This STR market is rapidly becoming THE real estate investment market with the respective short term management companies eagerly scooping up new listings.
- Houses are being purchased for the sole purpose of STR and yet they're taxed at residential rates when no one really lives there.
- Some realtors are advertising their listings as income/investment properties for 'short rentals via 'Airbnb';

Conclusion and Recommendations:

- Imposing a moratorium on any new STR units will have very little effect on the expansion of this market segment as only 10% will actually file for a CUP prior to listing, the rest will just continue to list their properties and generate revenue for their owners.
- When considering a change in how 'Airbnb' accepts new listings please consider to also make the same request to the secondary listing sites, namely VRBO as the close second in volume for listings.
- Immediately shut down those listings within multifamily residences and rooming houses or imposing immediate fines as described in the current ordinance. This step could reduce the current listing by as much as 38% (within TNZD).
- Disallowing rooming houses; at least within the TNZD.
- Clarify whether a CUP to one owner carries over to a new owner: there is one residence in Old Louisville that had a newly applied CUP withdrawn by or on behalf of the new owner 'because a CUP already exists'. To add to the confusion is that the new owner also rents out a potentially the basement without its appropriate COA.
- Establishing an enforcement process of those that have been granted a CUP; there are at least 4 STR addresses that have expanded listings beyond the 2 that are permitted.
- Require that a local contact person be added in case of an emergency (as required for other rental property owners).

Regards

Helga Ulrich, 112 E Ormsby Ave., 40203

Cell phone: 502-608-8006

Haberman, Joseph E

From: Ashley Hodgini <ahodgini@homeaway.com>
Sent: Wednesday, December 5, 2018 2:39 PM
To: Haberman, Joseph E
Cc: Joseph Montano (ELCA) (Expedia)
Subject: Planning Commission 12/6 meeting - Short term rental regulations
Attachments: HomeAway_ Louisville 12.05.18.pdf

Mr. Haberman, please see attached letter which was provided to Council Members today regarding the current short term rental proposals under consideration. We would greatly appreciate your assistance in ensuring it reaches Planning Commissioners as well.

Thank you, and please do not hesitate to contact me with any questions or concerns.

Best regards,
Ashley Hodgini

Ashley Hodgini

Government Affairs Manager, Mid-South Region
HomeAway
1011 W. 5th Street | Suite 300 | Austin, TX 78703
(512) 592-4505
ahodgini@homeaway.com



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Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 5, 2018 3:59 PM
To: Haberman, Joseph E
Subject: FW: Louisville short term rental regulations
Attachments: HomeAway_ Louisville 12.05.18.pdf

From: Ashley Hodgini [mailto:ahodgini@homeaway.com]

Sent: Wednesday, December 05, 2018 2:33 PM

To: Greg Fischer_(Mayor); Green, Jessica; Shanklin, Barbara; Woolridge, Mary; Smith, Barbara; Hamilton, Cheri; James, David A; Leet, Angela; Coan, Brandon; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent

Cc: Joseph Montano (ELCA) (Expedia)

Subject: Louisville short term rental regulations

RE: Revised Recommendations to 18AMEND1002: Amend the Land Development Code concerning the Short Term Rental regulations; and O-476-18, An Ordinance Imposing a Temporary Moratorium on Conditional Use Permits for Short Term Rentals in Residential Zoning Districts

Dear Mayor Fischer, President James and Metro Council Members:

On behalf of the Expedia Group family of platforms, including HomeAway and VRBO, I am writing to express our concerns with and opposition to recent revisions to the recommendations for amending Louisville's existing short term rental ordinance, as well as the proposed moratorium on conditional use permits for non-owner occupied short term rentals in residential zones.

HomeAway supports a regulatory framework for short term rentals within which homeowners and property and managers can operate legally, responsibly, and with accountability. While we commend the City of Louisville for working to enhance their short term rental policies, we strongly oppose recent revisions to the proposal to amend the existing ordinance. Last week, new language was included to recommend prohibiting most short term rentals in Louisville that are not the primary residence of the owner. We believe this recommendation is arbitrary, inequitable and will fail to resolve the issues Council is attempting to address.

We understand the City has faced compliance issues with their existing short-term rental program. Louisville's current policy requiring a conditional use permit for the majority of short-term rental homes is extremely onerous. In other locations, this type of policy has proven to be inequitable for homeowners, and an enormous administrative burden for local government, rendering it very difficult to enforce. However, advancing flawed policies that make it even more difficult, and in most cases impossible, for otherwise law-abiding homeowners to participate will only exacerbate Louisville's compliance issues. In every circumstance, policies that limit short-term rentals to the owner's primary residence fail to achieve compliance. Alternatively, policies that allow secondary homeowners to rent (even with strict limitations) enjoy greater compliance, easier administration and require fewer enforcement resources.

Sensible policy should impose reasonable limits on short-term rentals, so that they cannot impact the character and continuity of Louisville's neighborhoods. But, short term rentals should be an allowed use in all zones subject to restrictions. A majority of short term rental owners maintain their homes in all classifications of residential zones and we

recommend the Metro Council not exclude these homes solely based on their zoning classification. Reasonable limits, such as density limitations per block face or in multi-family buildings (such as those established by cities like San Antonio), would encourage compliance by allowing homeowners to participate, but would establish limitations on the number of short term rentals in a given neighborhood. Greater compliance will ease enforcement, and will help create more effective recourse for bad actors.

Furthermore, we oppose any moratorium on the issuance of new short term rental permits. This would unfairly penalize those individuals currently in the process of obtaining a permit, and further deter compliance with the City's program. We therefore respectfully urge you to reject proposed ordinance O-476-18.

We eagerly welcome the opportunity to work with you on effective short term rental regulations for Louisville, and would be happy to provide additional information and resources. Thank you for your consideration, and please do not hesitate to contact me with any questions or concerns.

Respectfully,
Ashley Hodgini

Ashley Hodgini
Government Affairs Manager, Mid-South Region
HomeAway
1011 W. 5th Street | Suite 300 | Austin, TX 78703
(512) 592-4505
ahodgini@homeaway.com



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December 5, 2018

Mayor Greg Fischer
Members of the Louisville Metro Council
Louisville Metro Council
601 W. Jefferson Street
Louisville, KY 40202
Via Email

RE: Revised Recommendations to 18AMEND1002: Amend the Land Development Code concerning the Short Term Rental regulations; and O-476-18, An Ordinance Imposing a Temporary Moratorium on Conditional Use Permits for Short Term Rentals in Residential Zoning Districts.

Dear Mayor Fischer, President James and Metro Council Members:

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HomeAway supports a regulatory framework for short term rentals within which homeowners and property and managers can operate legally, responsibly, and with accountability. While we commend the City of Louisville for working to enhance their short term rental policies, we strongly oppose recent revisions to the proposal to amend the existing ordinance. Last week, new language was included to recommend prohibiting most short term rentals in Louisville that are not the primary residence of the owner. We believe this recommendation is arbitrary, inequitable and will fail to resolve the issues Council is attempting to address.

We understand the City has faced compliance issues with their existing short-term rental program. Louisville's current policy requiring a conditional use permit for the majority of short-term rental homes is extremely onerous. In other locations, this type of policy has proven to be inequitable for homeowners, and an enormous administrative burden for local government, rendering it very difficult to enforce. However, advancing flawed policies that make it even more difficult, and in most cases impossible, for otherwise law-abiding homeowners to participate will only exacerbate Louisville's compliance issues. In every circumstance, policies that limit short-term rentals to the owner's primary residence fail to achieve compliance. Alternatively, policies that allow secondary homeowners to rent (even with strict limitations) enjoy greater compliance, easier administration and require fewer enforcement resources.

Sensible policy should impose reasonable limits on short-term rentals, so that they cannot impact the character and continuity of Louisville's neighborhoods. But, short term rentals should be an allowed use in all zones subject to restrictions. A majority of short term rental owners maintain their homes in all classifications of residential zones and we recommend the Metro Council not exclude these homes solely based on their zoning classification. Reasonable limits, such as density limitations per block face or in multi-family buildings (such as those established by cities like San Antonio), would encourage compliance by allowing homeowners to participate, but would establish limitations on the number of short term rentals in a given neighborhood. Greater compliance will ease enforcement, and will help create more effective recourse for bad actors.

Furthermore, we oppose any moratorium on the issuance of new short term rental permits. This would unfairly penalize those individuals currently in the process of obtaining a permit, and further deter compliance with the City's program. We therefore respectfully urge you to reject proposed ordinance O-476-18.

We eagerly welcome the opportunity to work with you on effective short term rental regulations for Louisville, and would be happy to provide additional information and resources. Thank you for your consideration, and please do not hesitate to contact me with any questions or concerns.

Respectfully,
Ashley Hodgini

Government Affairs Manager
HomeAway, Inc.
1011 W. 5th Street, Suite 300
Austin, TX 78703
ahodgini@homeaway.com

Haberman, Joseph E

From: Maya Sharma <MSharma@cta.tech>
Sent: Wednesday, December 5, 2018 1:46 PM
To: Haberman, Joseph E
Subject: FW: CTA Letter to Council re: STRs
Attachments: Letter to Louisville City Council - Consumer Technology Association.pdf

Dear Mr. Haberman,

I would like to submit the attached letter regarding short-term rentals to you. This was just to the Louisville Metro Council on behalf of the Consumer Technology Association.

Thank you,
Maya

Maya Sharma
Government Affairs | Consumer Technology Association (CTA)
(d) 703-907-7625 | (e) msharma@cta.tech

From: Maya Sharma
Sent: Wednesday, December 5, 2018 1:13 PM
To: Maya Sharma <MSharma@cta.tech>
Subject: CTA Letter to Council re: STRs

Dear Members of the Louisville Metro Council:

On behalf of the Consumer Technology Association's Sr. Vice President of Government Affairs, Michael Petricone, please find the attached letter regarding short-term rentals (STRs) in Louisville.

Thank you for your attention on this matter.

Warmly,
Maya

Maya Sharma
Government Affairs | Consumer Technology Association (CTA)
(d) 703-907-7625 | (e) msharma@cta.tech

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Consumer Technology Association

1919 S. Eads St
Arlington, VA 22202
703-907-7600
CTA.tech

December 5, 2018

The Honorable Members of the Louisville Metro Council
Louisville Metro Council
601 W. Jefferson Street
Louisville, KY 40202

Dear Members of the Louisville Metro Council:

On behalf of the Consumer Technology Association (CTA)TM and our more than 2,200 member companies, I would like to express opposition on proposals to outlaw non-primary residences short-term rentals (STR) in the Land Development Code. Rather than a prohibition on secondary homes, we encourage the city to engage all stakeholders to find ways to effectively enforce existing regulations, and thus help preserve the quality of life of Louisville residents while embracing the sharing economy.

Recently, similar proposals in cities like Washington, DC and Las Vegas, NV have revealed the exorbitantly high costs of prohibiting short-term rentals. For example, in the nation's capital, fiscal impact statements show a \$104 million cost to enforce and implement a similar regulation on secondary homes in the District of Columbia, comparable to the proposals in Louisville. While each city is unique, the consistent concern is to find a simple, streamlined and financially responsible path to compliance that is in the best interests of STR hosts and the city of Louisville. Airbnb's voluntary tax collection and remittance agreement with Louisville illustrates the STR services' willingness to simplify the regulatory process and reduce onerous requirements on hosts to submit paperwork on their behalf.

Louisville has already taken sound, effective measures to oversee STRs in its neighborhoods. Rather than adopting exclusions on secondary homes and therefore limit lodging options for visiting tourists, families and business travelers, we encourage the city to enforce existing rules. The registration requirements for primary and non-primary residences, and the earnings reporting requirements are a starting point before hastily enacting further legislation.

The Commonwealth of Kentucky recently ranked as an "Modest Innovator" – the fourth-lowest out of four tiers – in CTA's 2018 annual Innovation Scorecard for state policies that promote technological progress, create jobs and improve the quality of life for people. For Kentucky to become a top-tier state or "Innovation Champion," its top cities, such as Louisville, must embrace pro-innovation policies, rather than arbitrary regulations on businesses and consumers.

For these reasons, I urge you to oppose the prohibition of the rental of secondary homes as short-term rentals. CTA and our member companies look forward to working with you to ensure that Louisville adopts common-sense, compromise solutions to the city's concerns.

Producer of



Sincerely,

A handwritten signature in black ink, appearing to read "Michael Petricone". The signature is fluid and cursive, with a prominent "M" and "P".

Michael Petricone
Sr. Vice President, Government Affairs
Consumer Technology Association

CC: The Louisville Metro Planning Commission

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 5, 2018 12:33 PM
To: Haberman, Joseph E
Subject: FW: Short-term Rentals in Non-primary Residences

From: Mike Ayala [<mailto:mike.ayala96@gmail.com>]

Sent: Wednesday, December 05, 2018 10:36 AM

To: Greg Fischer_(Mayor); Green, Jessica; Shanklin, Barbara; Woolridge, Mary; Sexton Smith, Barbara; Hamilton, Cheri; James, David A; Leet, Angela; Coan, Brandon; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent

Subject: Short-term Rentals in Non-primary Residences

Metro Council Members,

I am writing to ask that you vote to continue to allow short-term rentals in non-primary residences. I have a property which I use as a short-term rental. This property provides a need for families traveling to the Derby City that is not available through other lodging means. For example, a family of 5 would be able to stay at a house vs. having to get a couple of rooms at a hotel. These families are usually financially strained and require a location where they have access to laundry facilities and cooking facilities without having to pay additional fees. Allowing for non-primary residences to be used for short-term rentals fills that void.

As a retired military member with 3 children who travels often, I understand how a family may not be able to travel due to lodging costs and the lack of practicality that is offered at a traditional hotel. Many of these families may also be traveling with pets which presents another challenge and additional cost to their travel. Many of the available short-term rentals allow pets and provide families with a welcoming environment which takes the stress out of their finances and gives them the opportunity to truly enjoy everything our beautiful city has to offer.

I again ask that you take this into consideration as you make your decision on this matter.

Thank you.
Mike Ayala

Haberman, Joseph E

From: Hall, Yvonne
Sent: Wednesday, December 5, 2018 10:04 AM
To: Haberman, Joseph E
Subject: FW: Metro311: Short term rentals

Joe,
Just wanted to forward to you, not sure if you received it or not.

-----Original Message-----

From: Metro 311
Sent: Wednesday, December 5, 2018 9:48 AM
To: Wilcher, Michael; Hall, Yvonne
Subject: FW: Metro311: Short term rentals

Good morning.

Metro 311 received the following email from a citizen who would like to express their concerns about short term rentals.

Metro311
311 or 574-5000
Metro.311@louisvilleky.gov
<https://louisvilleky.gov/government/metro311>

Please reply to this email if you would like for your contact information to remain confidential. Thank you.

NOTICE of CONFIDENTIALITY: This e-mail, including any attachments, is intended only for the use of the individual or entity to which it is addressed and may contain confidential information that is legally privileged and exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient, you are notified that any review, use, disclosure, distributing or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply e-mail and destroy all forms of the original message.

-----Original Message-----

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of Sisterswhobuyhouses@gmail.com
Sent: Wednesday, December 05, 2018 9:37 AM
To: Metro 311 <Metro.311@louisvilleky.gov>
Subject: Metro311: Short term rentals

Submission:

Submitted by Anonymous (not verified) on December 5, 2018 - 9:37am

Your Email Address:

Sisterswhobuyhouses@gmail.com

Your Subject:

Short term rentals

Your Comment:

Opposing short term rentals pushes Louisville back into the Bronze Age.

Many if not all states in the US support short term rentals. There are short term rentals all over the world! Who are you to make such decisions for people's lively hood? I mean seriously. All over the world! Rules have been created and abused with. The city gets money from short term rentals.

This absolutely ridiculous. Owning a home is part of the American dream.

What we do with our property is our business, not yours nor our neighbors.

Fine people if there are problems. Don't push us back into the dark ages.

We need to look forward not backward. People deserve to use their homes in any way they choose. This reeks of politics. It's just simply non of your business.

Choose a Department:

Department Email:

metro311@louisvilleky.gov

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 5, 2018 8:40 AM
To: Haberman, Joseph E
Subject: FW: Ban on Airbnb

From: Deloris Morton [<mailto:dmorton1938@gmail.com>]
Sent: Wednesday, December 05, 2018 12:34 AM
To: Greg Fischer_(Mayor)
Subject: Ban on Airbnb

Dear Mayor Fischer,

I am an Airbnb host and this has really helped me to supplement my income.

I live on social security and this really helps with those little extras.

I pay an 08.5% tax every month, and claim it all on my income tax.

I

Thanks for your consideration

Deloris Morton

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 5, 2018 8:39 AM
To: Haberman, Joseph E
Subject: FW: City of Louisville's Planning Commission

From: Taylor L [mailto:taylor.leischman@gmail.com]
Sent: Wednesday, December 05, 2018 6:37 AM
To: Greg Fischer_(Mayor); Mulvihill, Patrick
Subject: City of Louisville's Planning Commission

Hello,

I write to you both in regards to the meeting being held tomorrow, December 6th, to discuss prohibiting short-term rentals in non-primary residences in Louisville. I am currently away for work this week and therefore will be unable to attend in person, however I still wanted my voice to be heard.

I have been renting my house out in District 10 using the Airbnb platform. I followed all the steps and requirements implemented by the City to register this property as a short-term rental and have kept up with all the fees and taxes. My current occupation has me travel a lot for work and thus the short-term rental option allows me to generate revenue to help offset the cost of my mortgage/insurance/taxes/etc. I'm not sure how a non-primary resident would be defined but fear I may be targeted and therefore lose that opportunity. Furthermore I feel I have been a good steward to both my neighborhood and the Airbnb community. I provide numerous recommendations for local businesses and neighborhood activities which my guests utilize while visiting Louisville. Rather than attempt to summarize the positive feedback I have received from travelers in regards to the neighborhood, the City, and their overall stay/experience I would ask that each of you take a moment and scroll through some of the reviews visitors have left:

<https://www.airbnb.com/rooms/18656176>

This is even more of a sensitive topic for me because I utilize Airbnb when I travel for work and pleasure. I enjoy having certain amenities such as a full kitchen/fridge, am often inspired by uniqueness of different places, and cherish the experience of "travelling like a local" when I visit a new area. I also strongly support the concept of putting money into pockets of local community members rather than large multi-nation corporations. I'm sure there are Airbnb hosts who do not take as much care and pride of showing off what our wonderful City has to offer, much like there are shady motels that operate as a thorn in the side of a community. Successful Airbnb hosts rely on the reviewer-based system to generate revenue. They must establish and maintain a good relationship with their community members and neighborhood. They also must pay fees and taxes much like any small-business would be required to do. I think trying to legislate and regulate short-term rentals on Airbnb rather than opt for complete prohibition is the progressive nature that gives Louisville such a unique appeal.

I hope you both will take this into consideration this Thursday. Thank you for your time,

--

Taylor Leischman
502.475.7599

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Tuesday, December 4, 2018 5:11 PM
To: Haberman, Joseph E
Subject: FW: Louisville's Planning Commission Meeting

-----Original Message-----

From: Shannon Gonter [<mailto:gontershannon@gmail.com>]
Sent: Tuesday, December 04, 2018 3:31 PM
To: Greg Fischer_(Mayor)
Subject: Louisville's Planning Commission Meeting

To Whom This May Concern,

I am a Louisville resident who responsibly rents out my property using AIRBNB. I heard that the Planning Commission was discussing prohibiting short term rentals in non-primary residences in the city.

I am writing because I am unable to attend the meeting on Thursday and to ask that my property rights be respected and that if I want to responsibility rent out one of my properties using the services AIRBNB provides, then I should be able to.

Thanks for your time in advance.

Shannon Gonter

Haberman, Joseph E

From: OBrien, Jeff
Sent: Tuesday, December 4, 2018 4:39 PM
To: Haberman, Joseph E
Subject: FW: Concern

One more for the record.

Jeff O'Brien
Department of Develop Louisville
LOUISVILLE FORWARD
Office – 502.574.1354
Mobile – 502.434.9985

-----Original Message-----

From: Coan, Brandon <Brandon.Coan@louisvilleky.gov>
Sent: Tuesday, December 4, 2018 4:21 PM
To: Shannon Gonter <gontershannon@gmail.com>; OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Cc: Weatherby, Jasmine <Jasmine.Weatherby@louisvilleky.gov>
Subject: RE: Concern

Ms. Gonter,

I am sharing your comments with Develop Louisville Director Jeff O'Brien (copied here), who will see that your comments are included in the Planning Commission record. Thank you.

Brandon Coan

Metro Council District 8
(502) 574-1108

601 W. Jefferson Street
Louisville, KY 40202

Help your friends and neighbors stay informed! Share this link to spread the joy of District 8 eNews.

-----Original Message-----

From: Shannon Gonter <gontershannon@gmail.com>
Sent: Tuesday, December 04, 2018 3:32 PM
To: Coan, Brandon <Brandon.Coan@louisvilleky.gov>
Subject: Concern

To Whom This May Concern,

I am a Louisville resident who responsibly rents out my property using AIRBNB. I heard that the Planning Commission was discussing prohibiting short term rentals in non-primary residences in the city.

I am writing because I am unable to attend the meeting on Thursday and to ask that my property rights be respected and that if I want to responsibility rent out one of my properties using the services AIRBNB provides, then I should be able to.

Thanks for your time in advance.

Shannon Gonter

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Tuesday, December 4, 2018 1:39 PM
To: Haberman, Joseph E
Subject: FW: Short-term rentals in non-primary residences

Hi Joe – here's another email re short-term rentals. Should I forward each one we receive to you?

Thanks!
Dustin

From: Sarah Huschle [<mailto:sarah.huschle@gmail.com>]
Sent: Tuesday, December 04, 2018 12:36 PM
To: Mulvihill, Patrick; Greg Fischer_(Mayor)
Subject: Short-term rentals in non-primary residences

Hello Mr. Fischer and Mr. Mulvihill,

Since I am unable to attend the City of Louisville's Planning Commission meeting on December 6th where I understand that short-term rentals in non-primary residences will be discussed I wanted to reach out to you regarding my input on why being able to have our home, even though currently it is not our primary residence, as a short term rental is important.

My husband and I purchased our home in District 10 in the late summer of 2015 when my husband got transferred to Fort Knox. Then we found out in the fall of 2016 that he was to be moved and stationed at Fort Leonard Wood in Missouri. Being that we truly enjoy our neighborhood and the many things that Louisville has to offer along with the fact that my husband had found extra work outside of his military commitment in the area we wanted to find a way to utilize our home that helps cover the cost of our mortgage but still allows the freedom for us to come back to work and play in Louisville. Setting our home up as a short term rental seemed like the perfect fit. We proceeded with getting a license from the City and worked with both the City and the State to make sure we were paying the taxes for the rental.

This decision and the ability for us to use our home as a short term rental has worked out really well. We find that we are back in Louisville every couple of months, be it for work, to go to a Louisville FC game or to catch the races out at Churchill. It also allows us to generate revenue for the City and the State by sharing an inviting home with folks coming into Louisville, who in turn are also venturing out and exploring the city.

This home currently is not our primary residence but we will be looking at making it our primary residence again in a year and half when my husband's active duty service commitment comes to a close. We very much would like the ability to keep our home as a short term rental until that time comes.

Thank you for taking the time to read my story and please do consider this when going into the conversation on Dec. 6th.

Kind regards,
Sarah Huschle

Haberman, Joseph E

From: OBrien, Jeff
Sent: Tuesday, December 4, 2018 11:52 AM
To: Duncan, Dustin W.
Cc: Liu, Emily; Haberman, Joseph E
Subject: RE: Property rights

Thanks Dustin. I've forwarded to Joe Haberman who is the case manager.

Joe – please include w/ file.

Jeff O'Brien
Department of Develop Louisville
LOUISVILLE FORWARD
Office – 502.574.1354
Mobile – 502.434.9985

From: Duncan, Dustin W. <Dustin.Duncan@louisvilleky.gov>
Sent: Tuesday, December 4, 2018 10:10 AM
To: OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Subject: FW: Property rights

Good morning Jeff – does your shop need to file emails like the one below regarding short-term rentals?

Thanks!

From: Elizabeth Riddle [<mailto:elizabeth.riddle@outlook.com>]
Sent: Tuesday, December 04, 2018 10:03 AM
To: Greg Fischer_(Mayor)
Subject: Property rights

Dear Mayor Fischer,

As a homeowner on Airbnb in Jeffersontown, KY I ask that you do not suport **prohibiting short-term rentals in non-primary residences in the city**. Thank you!

Elizabeth Riddle

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Haberman, Joseph E

From: John Elgin <jelgin@jeffersonpva.ky.gov>
Sent: Monday, December 3, 2018 11:19 AM
To: Haberman, Joseph E
Subject: Short Term Rental 18AMEND1004

As a resident of the Cherokee Triangle, it disturbs me that there is very little enforcement of the short term rental program. The issues are clearly enforcement related. Any changes to limit who and how a short term rental can be created must include robust enforcement. A short hiatus in the issuing of permits will not keep new short term rentals from being listed on AirBnB. A stronger ordinance and enforcement are needed to control the proliferation of short term rentals. I would suggest that a longer time be taken to review changes with an eye toward building a better enforcement process.

John W. Elgin

