

Neighborhood Zoom Meeting Summary: hosted by Marian Black (meeting on February 18,2021)

Eli Simon, a neighbor who lives on Wimpole Road, attended the meeting, as well as Amber Carter, the property manager who will be handling the property if it becomes a short-term rental.

The meeting began at 7:00 p.m. as scheduled. I stated that I would be available by phone or email after the meeting if the meeting was still going after the 40 minutes allowed by Zoom, that the meeting was part of the process required by Louisville Metro Planning and Design Services to apply for the short-term rental license to increase understanding and encourage dialogue, and concerns and proposed resolutions would be submitted with the application. I introduced Amber Carter and explained her role as property manager and her company, Seven Fourteen Realty, which serves Louisville, Lexington and Cincinnati, and specializes in single family and multi-family-plexes. They provide property maintenance which includes tenant screening, routine property inspection, and enforcing the rules of lease agreement. They verify tenants and rate them. One of my concerns in the beginning was parties and noise, and Amber assured me their tenants are mostly business people who stay in Louisville for business, and there will be an emergency number to call if there's any kind of complaint or situation at the house. I went on to explain that the past renters who moved out had not worked out as planned, not being able to check on things as I liked or have the renters cooperate, and I had thought to sell the house, but this house belonged to my grandmother since 1965 and she had always wanted me to live there. I met Amber and found out about short-term rentals, and with the situation with the rental market that sounded like a good idea. I would be able to block out calendar dates for upkeep work on the house, as well as stay there when I like. I live in Meade County, but I'm a Louisville native, and wish to move back at some point when my teenage son goes to college. With the short-term rental I could hold on to the house and improve it, and live there in the future.

Eli asked about my moving back because I had mentioned that before. I responded that I'm unable to yet because my son goes to school in Meade.

Eli asked when my grandmother died (I said 2016, but I remembered it was 2014) and how long it had been a rental (roughly 10 years, it began as a rental when she was in assisted living and I was her guardian).

Eli read the letter that he had sent to Rachel Mandell opposing the license. He's had bad experiences with rentals on the block with property upkeep and is concerned. His points were 1) The neighborhood is zoned as residential and that the proposed plan is commercial and not a full-time residential occupancy. 2) The property has not been kept up to the standard of the late Ruth Hiestand (Marian's grandmother), that general maintenance such as regular grass cutting, maintenance of the trees and shrubs and leaf removal before the winter setting in are examples of the property negligence. That another neighbor tried to get in touch with Marian without success and it wasn't visited to see if it was being maintained. 3) A handful of neighbors have been on the block since the mid 1960s, have made an investment in their property and do not believe that any home on our block or any residential area should be used for the commercial use of a business for profit on a daily or weekly business. 4) The property manager in most cases does not take the proper time to check on the maintenance of the properties as would a regular homeowner, and have no monetary investment in the property other than renting it out as a business. In closing, he said he hopes the planning commission will be considerate and stand up for the neighbors, the neighborhood, and uphold the zoning for residential use only. He expressed his concern for the property values in the neighborhood and keeping the neighborhood

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looking nice, that there's no shrubs in front of the house, and the previous renters parked on the grass strip between the street and sidewalk.

I expressed to Eli that the minute I gained access to the property I cleaned up trash in the front and back yards, and had all the junk removed by a mover. There are no shrubs in the yard because when I had a service cut down brush in the back yard, I wasn't there at the time, and they cut down everything. I will be putting in shrubs and replacing the old stone that surrounds the flowerbed and lamppost.

Eli expressed his dislike of the magnolia tree in the front yard, that it covers up the front of the house and is a dirty tree that drops limbs and should be shaped up more, and gave some examples of updates he had done on his house. I let him know that I have been doing a lot of work at the house, and that we would have regular lawn maintenance with a service for upkeep of the yard. (The tree had been covering up the house, growing to the ground years back, but I had it cut back about 5 years ago so there is a trunk well above my height.)

Amber said that the short-term rental structure will tackle all of the issues Eli addressed, making sure that the property is well kept because we do vet our guests that stay there. We do work with local hospitals for corporate rentals, so with everything going on, there's a lot of employers that will need housing (these are the guests that we typically work with). So it's not going to be someone traveling in to the area looking for a weekend stay to party downtown or looking for a house party. That's not what our model is for, that's not what our guests and clientele base is. Seven Fourteen Realty brokerage is focused on making sure to increase the value and in the areas that we work in as well. This model gives employers the ability to come into the area, seek out housing for a short period of time. And to be able to attract those kind of guests and clientele we have to be able to ensure the property is in the best light. The transition is going to be able to take care of some of those concerns and of course making sure that the property is staying well kept and maintained.

Eli asked if this was going to be like an Airbnb rental, to which Amber replied her services are more for corporate rentals. I inserted that it wouldn't be vacationers, but longer term business people.

Eli asked what the difference was in renting short-term rather than long term (as in, why didn't I rent it long term), or a rental that was 6 months to a year. He dislikes the 3 day stay option versus a 6 month or yearly rental and sees that as a commercial type operation where someone should go to a hotel instead, because of the R5 rating. He dislikes any rental, wanting homes to be occupied by the owner.

Amber responded that her realty brokerage likes to provide guests with the flexibility if they do need a shorter timeframe. They work with some of the travel nurses and local hospitals. Sometimes their timeframe or tendency in that specific area may be only a couple days or a week or so, and so we want to be able to provide that flexibility. And the nice thing about homeownership is that, if you do not have an HOA, you are able to have that flexibility if you do want to be able to lease out your premises. There are several different clients that I work with that they do not only have one residence. In Ms. Black's case she is not local to the area so it's not an opportunity for her to reside in that property, and there's no reason for her to have to continue to have a property that's vacant and not put it to good use. Renting this way is actually helping the community in offering these services because when we do have our corporate employers that have the travel nurses or that have their employees coming to the area that need housing they're able to send them to a place that is safe, sanitary, and that's going to be

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comfortable for them versus a stay at a hotel where you do not have the comfortable setting that you would have in a house setting (where guests can cook meals or just feel comfortable and relaxed).

Eli asked if you don't have more stability on the long term rental, a year or two years versus days or longer because of the constant turnover.

Amber responded that absolutely, with long term rentals that is ideal but in today's market it is better to offer a short-term rental, the reason being is that there is a moratorium in place that is allowing renters to reside in their dwelling without paying rent due to covid 19 circumstances. So there are homeowners that lease out their premises on a long term basis and they have not been paid since March.

Eli responded, I'm aware of that.

Amber continued that with the moratorium in place they're not able to evict that person, the home expenses aren't covered and they're unable to enter their residence, so at this time it's not a good model for homeowners that are looking to have some sort of rental income. That's why we did discuss the short term option because that does provide the flexibility of still providing income, helping out the community if there are any travel nurses, employers that are needing short term housing and then not having to go through the process of if someone does not pay that we have to wait for them to be evicted.

I said one of the problems I was having was when somebody (a renter) starts having financial trouble and can't pay their bills then they also stop taking care of everything.

Eli asked, Is there any date on the permits, whether you have to renew it once a year, or two years, or whether it is an open end permit?

Amber and I didn't know, but responded that we would find out.

Eli said there's nothing personal involved, my main concern is that the property maintains the value to keep the value of the homes in this area as up as high as possible.

Amber and I agreed.

Eli expressed wanting to protect the value of his home and not wanting to see the neighborhood going down and the value of the property go down. If by some chance a permit is granted he's going to be watching the property. If it isn't maintained like it's supposed to be he's going to go down to Fifth Street and raise a little H. Because it's zoned residential and is going to be used as a moneymaker. He understands my wanting to maintain ownership of the property until such time when I decides to move back when my son goes to college.

I said: I like that you'll be watching because I don't like not being able to check on it, and if it did turn into something that nobody likes and that I don't like then I can always put in a 30 day notice and end the property management. If it should not turn out well then I won't keep it going like that. I don't want it to be like that either. I don't like the way the house is right now because Granny always kept her house up nice.

Eli said: She was immaculate.

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Amber said: I really do appreciate your feedback. And that's why the city provides this opportunity. This option of short term rental, it's not to deteriorate the property or decrease the value in the area, it is for the good. Because the goal is to want to be able to provide housing for the people that need housing when they are coming into the area.

Eli said: I understand.

Amber said: The residents in the community, they are, you are the number one priority so if there's something that you all aren't comfortable with we want to be able to discuss those concerns and see if we can come to a common understanding or mutual agreement. My brokerage we will be hands-on with the property making sure everything is taken care of properly and professionally. We do have experience managing multi-million dollar assets so we understand what it means and what it looks like to manage a property and make sure that it is successful. We are licensed in Kentucky, Ohio, as well as Florida, so we do take very good care of our clients and the properties that we have the opportunity to manage.

Eli said: You all sound professional and from what you say, if you do get the permit and go by what you're telling me it should work out, but I guess it's just hard for me to understand when you're zoned residential that the city or township allows a permit to be issued for a use as such.

I said: I think that's why this process is like this. I applied back in January, and I had to get a lot of stuff together. You've gotten all my letters, that's part of the process.

Eli agreed.

I said: And that was just the preapplication. The zoom neighborhood meeting they require between the preapplication and the application. So I haven't even submitted the application yet, I'm through the preapplication. And then I think it goes in front of the board.

Eli and I discussed the next letter Planning Services will send and talked about the board meeting.

There were thanks all around, Eli made sure I knew his opposing was nothing personal and to knock on his door if I need something, and I returned the offer for him to come see what work was being done if he wanted to. I assured him I have a list of work to be done and that when it warms up there's work outside planned.

I ended the meeting at 7:36 p.m.

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