

Anya Grahn



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Hello,

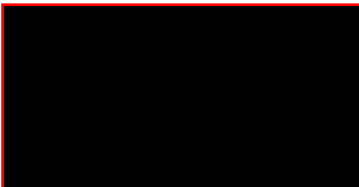
I apologize that I am unable to attend the November 6th meeting in Chapel Hill.

My name is Angelo Mojica and I have lived in Chapel Hill since 2005 (I also lived in Chapel Hill from 1987-1993). I own a home in Southern Village and have been using VRBO to rent It out because my career has required that I work in the Washington DC area. My children live in North Carolina and my plan is to retire to my Southern Village home. My wife or I visit Chapel Hill and my children at least twice a month. Using VRBO has allowed me to have a place to stay. The short term rentals have helped to support my mortgage payments and allow me to keep my home. I have been paying Orange County and Chapel Hill taxes monthly with no delinquent payments.

Please feel free to reach out to me with any questions.

Angelo

Angelo Mojica PhD RD CEC



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To the Members of the Task Force:

We write as members of the Short Term Rental system critically interested in your efforts.

My husband and I are new part time residents of Chapel Hill. We purchased our 'last home' in July of 2018. This followed an emergency stay at UNC hospital and a family discussion with our children. We now plan full time residency in the foreseeable future, however not immediately. The Short Term Rental platform is allowing us to transition in an affordable way while continuing to work in San Francisco's community; as Chairman and founder of the San Francisco Coalition to Underground Utilities, I have commitments here I cannot easily or immediately abandon. Conversely, the home we purchased around the corner from our daughter is ideal for us looking forward and would have been unwise to ignore. It currently affords us the ability to visit our family and help with our grandchildren. Our family has folded us in to their neighborhood and we are making friends there, all of whom report to us that our renters are respectful of the neighborhood while they are staying.

The activities we enjoy while we are there are the same as those of our renters: the UNC games, events and summer camps, the concerts, the children's school and family events, the restaurants. As opposed to a hotel stay, the flexibility our home offers us with our grandchildren is the same flexibility valued by our renters. As grandparents our home is arranged for children with toys and games, safety gates, tub toys and baby soaps, a pac n play and children's books. We provide our guests an extensive list of places to visit and things to do while staying in our home. All of our own and our guests' activities create revenue for Chapel Hill, and we hope this is recognized by the Task Force.

As a long time resident of San Francisco, I have watched and experienced the over-regulation of personal property here. Current regulations here make any sort of home rental so onerous for owners that we cannot contemplate it. Any new Chapel Hill regulations will affect not only those property owners who use the STR system for profit, but also residents like us for whom the system simply makes it possible to plan for the future. I would be more than willing to meet with members of the Task Force when we are in town in November, or indeed become involved if it would be an addition to the process. There is much to learn from San Francisco's punitive legislation, certainly a cautionary tale.

I look forward to a positive dialogue with the Task Force.

Sincerely,

Anne B. Brubaker



Anya Grahn

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Good evening Mrs Grahn and Task Force members,

I attended the last Task Force meeting as a concerned citizen and STR host, but I will be out of town for today's meeting. I wanted to give some feedback regarding that previous meeting.

First off, I and others were dismayed to find that the meeting would be held at the Sienna, a hotel owned by one of the very hoteliers who formed the alliance to petition for STR regulations, and who now sits on the Task Force. The impression of impropriety, at the least, and outright conflict of interest, at the worst, could not be overlooked.

Also I was quite confused when Rebecca Badgett introduced herself as an attorney from the School of Government who had previously helped oversee the formulation of regulations in Asheville, Raleigh, and Wilmington. We know the results in those communities, so I'm unsure why a UNC department would be retained by town after town in NC to facilitate the effective "regulating out of existence" of STRs. Then, at exactly [4:35](#), she instructed the task force members that while there were indeed three categories of STRs, the "three buckets", the task force would only be focusing on regulating whole house unhosted rentals, be they occupant owned or investor owned. A mere 35 minutes into the very first meeting, she was basically rewriting the Council's charge by reducing the three buckets to two. She was immediately met with pushback, and it's my understanding that the Council has reasserted it's charge to the Task Force, but again, I found this an ominous way to begin the proceedings.

After the meeting, I stood around and spoke to a few members of the task force. When we left, we appeared to be the last to leave. However, upon exiting the conference room, Mrs Badgett was seated in the hotel bar, along with the hoteliers, including the owner of the Sienna. The impression of impropriety was overwhelming and unmistakable and several of the Task Force members with whom I'd been speaking took note.

I found the whole experience surreal, first sitting in a hotel conference room at a government sanctioned meeting watching the owners of said hotel, aided by a University official, begin the process of attempting to legislate their perceived competition out of existence. And then to watch them all retire afterwards to an on site bar was beyond the pale. It is my hope that this initial experience is not indicative of how this is going to go.

Lastly, I'll leave you with two recent experiences. I received an AirBnB booking inquiry from a family in Western Carolina looking for affordable accommodations during the state fair. Since Raleigh has all but banned STRs, they were looking to rent an STR elsewhere for their extended family. They ultimately deemed my location to be too far from Raleigh and chose a different option, but it's illustrative of the unintended consequences of the regulations in Raleigh. My next request, which I accepted, was from the wife of noted musician [Bela Fleck](#), in town with her two young children and nanny to play a residency at UNC. When she travels, she chooses STRs because she wants a yard where her children can play, a kitchen in which her nanny can prepare fresh meals, and she wants her children to experience a sense of home life, as opposed to the

monotony of a series of nondescript hotel rooms. STRs perform a valuable function that just cannot be met by the traditional hotel industry. It is my hope, and I believe that the majority of the Council agrees, that it would be foolhardy for the Task Force to follow the precedent set by Wilmington, Asheville, and Raleigh.

Thank You,
Dave Hartman

Anya Grahn

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Anya,

I would think that it would be pertinent to the building of good ST Rental strategies. Hotels probably have liability insurance to cover some of this type of risk. Should non owner occupied ST rental property renters have some as well? How does this obvious infraction of the rental purpose be avoided.?

Bob

On Nov 1, 2019, at 4:02 PM, Anya Grahn <agrahn@townofchapelhill.org> wrote:

Thanks, Bob! If this is something you'd like me to share with the task force, please let me know.

Have a great weekend!

Anya


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Anya,

This article underscores the challenges that communities can be dealing with when investor property is used for short term rentals.

Bob

Begin forwarded message:



At least 4 killed in Halloween night mass shooting in Northern California
Police did not immediately provide information about the victims or what prompted the violence at the home in the neighborhood of multimillion-dollar homes

Read in CBS News: <https://apple.news/AZ7wupV4eRiGM-g0BuOb5Vw>

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