

From: Erin Neises <erinneises@gmail.com>
Sent: Monday, February 3, 2020 6:14:25 PM
To: Stouder, Heather; Voegeli, Doug; Carter, Sheri
Subject: Housing Ordinance/ Airbnb host reponse

Hi Doug, Heather and Sheri,

My name is Erin Neises, I am a resident of the City of Madison, and an Airbnb Host for the past year and a half. I care about the City of Madison and really enjoy living here, which is why I am writing in response to the newly proposed ordinances that affect short-term rentals. Since I've bought my house in 2016, the cost of living has elevated to the point where I need supplemental income as a single person. Outside of my personal need, I look forward to renting out my house on Airbnb to help flourish our city, provide opportunities for affordable lodging, meeting new people, and creating a warm environment that people can experience and fall in love with our city.

From a host's perspective, as long as I've been doing this I've never had a complaint from a neighbor, my neighbors know me, and I believe Airbnb (we) is/are good for the City of Madison. When I've asked my friends in regard to what travel accommodations, they make in other cities 9:10 said they book Airbnb over hotels. This friend group were of all ages and demographic backgrounds. To simply make our lives and business harder is not an accurate conclusion of what outside travelers are looking for when they come to visit. Not everyone wants a hotel because they don't offer amenities or feel/designed like a home. Sometimes people travel in large groups and want to operate like a family and do large dinners or get-togethers that a hotel can't offer like a personal home. Also, during large events like Epic or CrossFit, hotels aren't available because there aren't enough. This is a negative impact because there aren't enough hotels. We can fill in that gap as Airbnb hosts as we provide a valuable resource to the City of Madison for Tourism that benefits both parties.

I personally would book over the limited (30) nights a year and would like to see that extended to (90) days. We are helping the city during Cross Fit games, dairy expo, concerts, UW football games, etc. I am an asset to the city, and I would appreciate an opportunity to slow things down and hear how Airbnb hosts add value to the city of Madison before new ordinances are in place. We also need to distinguish between a normal citizen like myself who would like another short-term rental and a second property, and eliminate the "Primary Residence" restrictions, which are confining and too restrictive. There is not even a realty market in Madison where outsiders would purchase a home or several homes and turn around and rent them on Airbnb. It simply doesn't exist in Madison because of the scarcity of properties and outrageous housing prices. Indicting this ordinance proposed would make a person like myself who is trying to add to the City of Madison as well as make additional income, absolutely impossible. At some-point I would have to reconsider where I live and that would be unimaginable at this stage of my life.

In my opinion, we need to slow down on this draft and come together with all voices to draft reasonable ordinances with ALL the stakeholders. Talking to the Hotel Lobbyists and Alders forms a minimal and limited perspective. The city needs to get more people to the table and look at other reasonable ordinances, not just what is going on in Sedona and New Orleans, for example.

I ask that you please listen to my voice, as this new proposal has come out of the blue, in which hosts needs an opportunity to respond before ordinances are put in place. Lastly, I ask that you please share this email and my voice with the Plan Commission; Heather Stouder, Board of Health; Doug Voegeli, and Sheri carter in District 14.

Thank you for the opportunity as a resident of the City of Madison to share my perspective.

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Erin Neises