

From: Peter Daly <peterdaly@charter.net>
Date: February 3, 2020 at 7:53:16 PM CST
To: DVoegeli@publichealthmdc.com
Subject: **Reject TRH Ordinance Changes**

Board of Public Health,

The proposed TRH ordinance changes have not been vetted with affected parties, not well thought out, and poorly written thus making implementation difficult. I urge the board to reject these changes and send them back to the originators to gain more public comment and complete redrafting.

The board agenda begins with: “ Consider: Who benefits? Who is burdened? Who does not have a voice at the table? How can policymakers mitigate unintended consequences? These are the questions that need more thought with these proposed changes.

Key issues and unintended consequences to consider include:

- Not equitable, fair or accessibility to all. The short term rental boom has largely bypassed people of color, renters/tenants and those with lower incomes. These ordinances continue this bias.
- Discouragement of entrepreneurship in Madison and Dane County. Starting a new business should not be overburdened by regulatory confusion and costs. Starting an Airbnb should be supported as an early entrepreneurial effort that can lead to other business formations.
- More confusion and greater degree of paperwork — not coordination and simplification. These were the laudable goals of these proposed ordinances but many fear just the opposite will result. Public health, building inspection and zoning must get it together in application process, inspections and fees.
- Regulatory cost unfairness on a revenue or per room basis. The fee structure heavily leans on small one or two room operators or those that operate only part of the year. The large hotels pay little by comparison and only a small portion of their accommodations are inspected.
- Ignoring a key group: landlords/owners and tenants/renters. TRH can be a win/win/win if structured properly. The proposed ordinances set up a battleground rather than a means of cooperation. For example, the licensing period needs to run August to August to correspond with most residential leases so tenants and landlords and get together and cooperate.
- Underutilized housing and bedrooms contributing to housing shortages. Housing occupancy in Madison is not close to what zoning will allow. Many places and rooms are vacant for large portions of the year. TRH provides a way to use this vacant space not available to traditional long term leases.

Please articulate your dissatisfaction with the rushed nature of these proposed ordinances and send them back for redrafting, coordination with stakeholders, and additional public comment.

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