

Ben Fulmer

From: Michael Lewis <mlewis6956@charter.net> on behalf of Michael Lewis
Sent: Thursday, January 19, 2017 5:20 AM
To: anne marie doherty;David Rodgers;councilgroup;CAN-Board@googlegroups.com
Subject: Re: [CAN] Please reconsider the facts on ADUs

Well, the Homestay, which is evidently what you did, is no longer an issue. They're legal and always have been. Either from ignorance, or by intent, STR advocates keep mixing the two in their arguments to commercialize residential neighborhoods. It is beginning to appear that STR advocates use stories like yours to blur the issue and confuse the public about what is legal and what is not. Once the differences are obscured, legalizing STRs will gain public support. Then, SUPRISE! Once STRs are approved, there will be no going back whether the position of the folks against STRs (like me) is valid or not. Then the property rights argument will have substance. The STR issue is an unknown, but some people are willing to impose a risk on others.

Just don't mess with neighborhoods.

Mike Lewis

On 1/18/2017 9:44 PM, anne marie doherty wrote:

David,

I am a single mother, long term Asheville resident, who has given countless volunteer hours to improving quality of life for "all" Asheville residents. For example, I worked on the highway issue, organizing a community forum, created and managed a neighborhood website for free, was one of the primary volunteers on Solarize Asheville, tutored children at Isaac Dickson, Odyssey and JCC, precinct chair for years, did Building Bridges, was on Executive Committee of Sierra Club, attended many CAN meeting, even ran the meeting before...perhaps you don't agree with my politics, but I have more than demonstrated my desire for safe, livable, connected, healthy Asheville neighborhoods. When I saw an issue, I didn't just rant about it, I took action and worked for solutions.

I never intended to rent my ADU, it was my guest room, but that wasn't an option when the recession hit. It helped get me through without being forced to sell my home, and it was bloody "hard work" to do it right.

I am in the process of writing my story, help put a human face on the issue, but meanwhile I want to say how tired I am of the "rants" from a few residents, that point to a some bad actors and lump all of us together. I'm so tired of being treated like a criminal.

Am I frustrated with the way the City has handled STR regulation?, you bet I am! Does Airbnb have some serious flaws? yes. I started the STRAA website four years ago, because I realized this was going to be a huge issue for Asheville, and I genuinely wanted to get ahead of the curve and work to craft reasonable regulations, help bring genuine hosts out of hiding to work together. So much for that idea.

The spectrum of hosts is broad, but It is true that at the extremes there tend to be two types of STR hosts. Type 1, those that are "only" in in for the money, don't care much about the neighborhoods, own many properties, don't want to even know who their guests are...

Type 2, legitimate residents, long term property owners that are active in the community, single women or young folks, retired folks, all trying to make it financially, folks that really need the income, hosts that love introducing folks to Asheville, hosting parents of UNCA kids, workshop attendees, new arrivals, and all the other type of visitors to Asheville that can't afford an expensive hotel. When I was attending Lenoir Rhyne's sustainability program, we even did a project how Airbnb could be used to promote sustainability.

It's not going away, and at the moment those that "stayed" underground are being rewarded financially, while those of us that tried to do it right, and tried to work with the City are being punished. I lived the issue of affordable housing for years when raising my daughters alone, I do care about Asheville neighborhoods, and I'm not a criminal! I worked long and hard to own a home, and it's my only retirement plan. - Anne Marie

PS It is my experience that Type 2 hosts tend to live on or near the property and have ADU's.

From the desk of Anne Marie Doherty

On Wed, Jan 11, 2017 at 6:49 AM, David Rodgers <rodgersdl@gmail.com> wrote:

Cecil,

I just saw your posting on the ASTRA Facebook page:

"It has come to my awareness that a seeming majority of persons who are offering short term rentals are single women who need the income. (And no surprise, since women are paid lower and hold more part time jobs, hence needing the income.) I'd be very interested to hear from you in complete confidence if that's the case. I am doing everything I can to make STR of ADUs legal in Asheville and I promise utter confidentiality if you contact me. Either FB message or e-mail.

cecil@braveulysses.com"

Please know that two of the ADU Task Force members are seemingly affluent males wanting to use their ADUs as STRs. Both bought their homes in 2014, John Farquhar in Norwood for \$445,000 and Jackson Tierney in Montford \$565,500. Both have their wives listed on the property cards so I guess you can present this as "women needing the income" to all at city council. I really don't think these two men and their wives are broke and needing the income from running a hotel to survive. It is interesting to note that when these two men purchased homes with ADUs in 2014 the listing of John's said it was a long term rental. Jackson's said it was income producing and my understanding is this was a long term rental too. I understand Jackson did a lot of work to bring his up to code, but the point here is that these were two men bought homes with ADUs that were sheltering citizens, not tourists. **The zoning in place when they bought their homes did not and does not allow STRs.**

Why do you want to convert our housing to hotels?

These are not impoverished individuals. **John Farquhar owns several other properties in Buncombe County of over One Million Dollars. Jackson Tierney owns or owned other investment properties too.** Many smart investors use LLCs so it is hard or impossible to know just how many properties an individual owns.

Maybe John Farquhar or Jackson Tierney can let you know if they are truly destitute and need the additional profit of operating a hotel vs. the income generated from long term rentals. The listing on John's when he bought it in 2014 said the rental rate for the ADU was \$1000 per month. Isn't this enough profit? I guess not.

These two men dishonored the work we did on the ADU Task Force by presenting their own plan, developed secretly. We as a group decided not to use the "Portland model". It is clear they presented this plan to you before the city council meeting where we were all blindsided by John presenting for 10 minutes on a plan we rejected. I hesitated to outline their investments, but it is clear you need to know the leading advocates of changing the zoning is not destitute women. It is two profit maximizing businessmen not satisfied with the profits of long term rentals.

AirBnB is a \$30 Billion company trying to profit converting our housing to hotels.

Cecil, why are you siding with these wealthy men and AirBnB when we obviously need more housing? We are all going to be paying for decades the \$25M plus interest for the housing bonds. It is clear the taxpayers want more, not less housing. The vote was clear on the bonds. ADUs are real housing. It doesn't make sense to convert hundreds of homes into hotels while financing the construction of apartments in the same price point. We might as well flush our tax dollars / bond money down the toilet.

I BCC all ADU Task Force members as I believe in not going behind the backs of others. We all worked too hard over nine meetings developing a path forward to let this get hijacked by wealthy business men not happy with the zoning rules they purchased their homes with now trying to get the rules changed.

I truly hope you reconsider your position on using our homes as Short Term Rentals. ADUs are homes, not hotels.

All the best,

David L. Rodgers

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