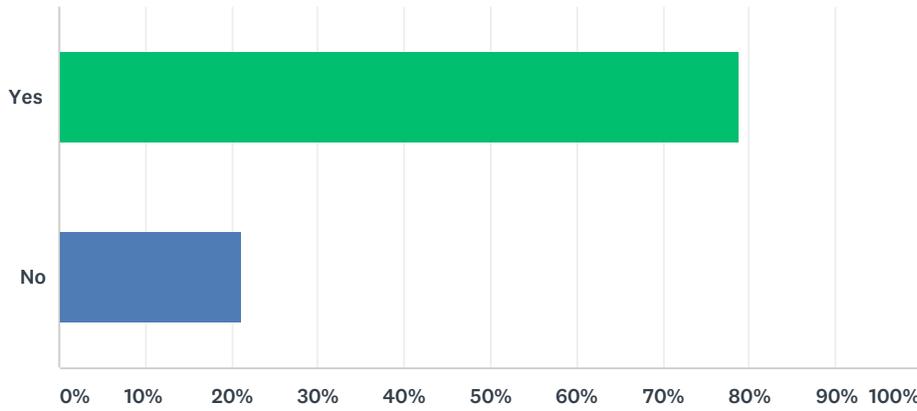


# Q1 Do you think Downtown is an appropriate area to allow STRs?

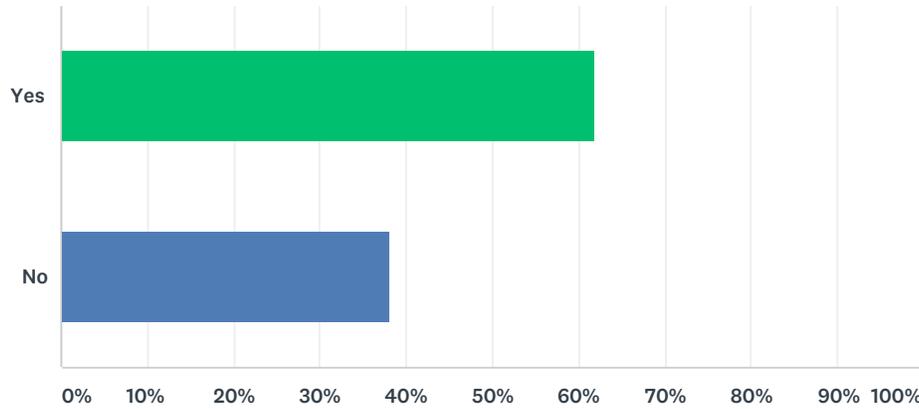
Answered: 71 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	78.87%	56
No	21.13%	15
TOTAL		71

## Q2 Do you think the City should regulate Short Term Rentals in Downtown?

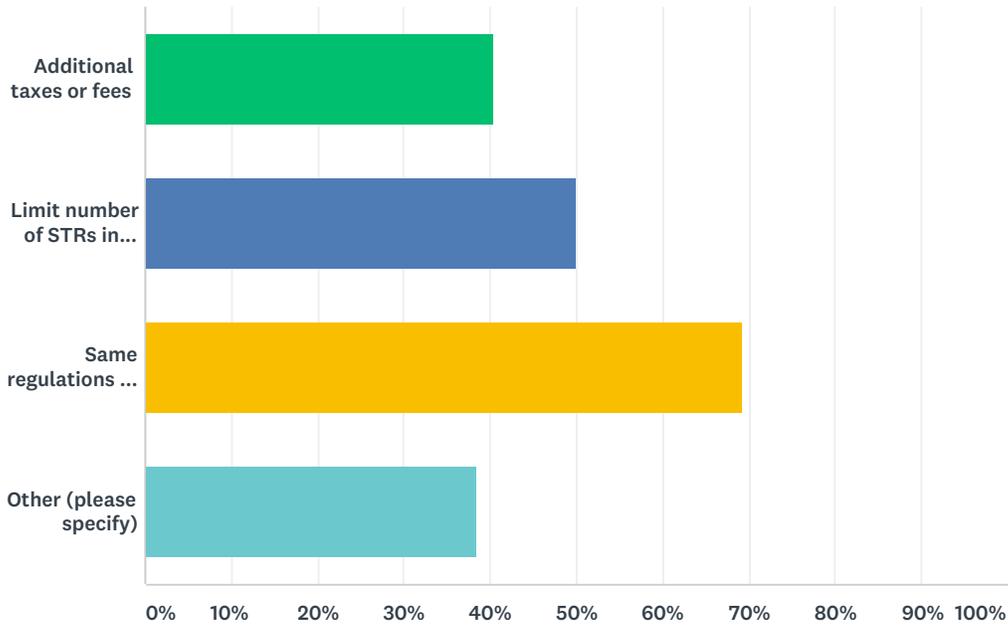
Answered: 71 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	61.97%	44
No	38.03%	27
TOTAL		71

### Q3 If yes, please check the regulation/s you would prefer to see:

Answered: 52 Skipped: 19



ANSWER CHOICES	RESPONSES
Additional taxes or fees	40.38% 21
Limit number of STRs in Downtown	50.00% 26
Same regulations as other lodging properties (adherence to the same safety and health regulations as other lodging properties)	69.23% 36
Other (please specify)	38.46% 20
Total Respondents: 52	

#	OTHER (PLEASE SPECIFY)	DATE
1	Phase out existing STRs in downtown since they detract from the possibility of building and maintaining true community. The City can do more for the residents of Asheville by simply discouraging out-of-area owner-investors (the typical STR owner) from cashing in on our tourist economy....an economy that instead needs to become more diversified and beneficial to City residents and provide opportunities for young people.	12/22/2017 8:48 AM
2	Leave it as is.	12/21/2017 1:48 PM
3	Publicly available registration of property with name and 24 hour contact information of the owner/agent or responsible person for problems or complaints. Contract required occupancy limits based on number of bedrooms. Contract required compliance with the current noise ordinance (complaint driven) with the owner or agent being responsible for fines imposed. Contract violations grounds for immediate eviction.	12/20/2017 8:25 PM
4	I think they should contribute to advancing Asheville by way of fees and taxes. I think STR's should be safe but it should not require the same level of HSW as a hotel.	12/20/2017 6:51 PM
5	Whole house STR should be banned.	12/20/2017 6:13 PM
6	People should not be allowed to buy property in residential buildings, never end up living there and only rent them out on a short-term basis. That is not residential by definition but rather a hotel.	12/20/2017 4:25 PM
7	create a moratorium for new development	12/19/2017 12:41 PM

8	no regulation	12/18/2017 10:46 AM
9	Whole unit STRs should not be a use-by-right.	12/17/2017 1:40 PM
10	STRs are rented by owners of the property. They are already taxed by Airbnb or other STR company; there is no need for additional taxes. They are not hotels but private property; it is therefore not appropriate to require adherence to safety standards of lodging properties.	12/16/2017 7:08 AM
11	without creating over regulations. I think each unit/property should be inspected at the least once a year to eliminate abusers or absent owners. Local owners already pay property taxes. Out of town/part time resident should be taxed at a higher rate as their revenues probably will not stay local	12/15/2017 2:04 PM
12	I think a tax of fee is fair. Hotels have the same. I don't think safety or health regulations are necessary because the person that is staying at a short term rental know what they have rented.	12/15/2017 1:31 PM
13	You currently get "additional taxes" in downtown versus other land-uses. What is the logical connection in charging more? Does a tourist cause more "impact" than a "resident"? If an STR is paying more in taxes because it is located in downtown (and uses less infrastructure) than how can you legitimately ask for more money? It'd be helpful if there were data to go along with this, rather than going about this without articulating the issue and impact. We've been a tourist town since before the Civil War. Facts matter, and it'd be helpful if our government led with facts, rather than fuel speculation on a perceived problem. How many housing units do we have? Like 40,000? And we've had 70+ notices and 5 violations? Is 5 units out of 40,000 a problem? It doesn't seem that way to me. If we want to see our politicians (and citizens) act less silly, it helps if they are informed going into the problem. The data exists, and we need to have a better pattern of depoliticizing community issues with agnostic data.	12/15/2017 1:19 PM
14	They should be owner occupied. Otherwise as in other cities investors who have no commitment to Asheville will buy up available properties solely for the money to be made. It will push out the people who live here and housing is already such an issue.	12/15/2017 1:16 PM
15	We don't need more government regulation. Quit it! Just stop! The city government can't even effectively govern Asheville and they do not need any more responsibility.	12/15/2017 1:15 PM
16	None	12/15/2017 1:12 PM
17	Cap STRs at existing permitted numbers.	12/15/2017 12:27 PM
18	Ban them outright..it kills the affordable rentals for small and single families	12/15/2017 12:25 PM
19	Sunset permits on a specific term. This helps utilize the market forces to create more downtown housing, allows the developer to make needed financial returns, and converts it to long term housing at the end of the term. Could include deed restrictions at future sale to prevent future use as STR.	12/15/2017 12:21 PM
20	A sunset period on existing STR's	12/15/2017 12:19 PM

## Q4 What other feedback do you have regarding STRs in Downtown Asheville?

Answered: 30 Skipped: 41

#	RESPONSES	DATE
1	Swelling downtown's population with visitors adds stress to infrastructure and services like police, but at least with hotels, that population is somewhat organized and thus somewhat more manageable.	12/22/2017 8:48 AM
2	I believe that property owners have the right to use their property as they see fit and it serves a market that is not being filled by traditional hotel rooms.	12/20/2017 6:51 PM
3	They should be allowed.	12/19/2017 10:52 AM
4	The City should not regulate.	12/18/2017 10:46 AM
5	The Central Business District is also a residential neighborhood, and that mixture is what gives downtown it's charm. With so many of our downtown residents being evicted to make room for STRs, we are losing what makes downtown a great place for locals to be.	12/17/2017 1:40 PM
6	The City of Asheville should not have the ability to regulate what individuals want to do with their own homes. Asheville thrives off of tourism and the extremely wealthy should not be the only ones allowed to benefit from the tourists.	12/17/2017 12:01 PM
7	Asheville needs to start thinking beyond hotels, Restaurants and beer. We have more to offer and these are not jobs that create higher income opportunities for our citizens. We keep approving hotels but we don't allow property owners to derive STR income. This is a red herring issue. Asheville thinks small. Let's start talking about how we build a sustainable economy.	12/16/2017 10:41 PM
8	People who own short term rentals may want to meet to form a group to work with the city be in agreement with each other on terms & regulations so everyone is in agreement.	12/16/2017 9:40 PM
9	Ideally shouldn't have them since they negatively impact accessibility of actual affordable housing options, which there should be more of in downtown. But if we have to have them then they should be regulated.	12/16/2017 10:00 AM
10	The long-term prospects for a thriving downtown are closely tied to having a vibrant residential community of full-time residents. Otherwise we will inadvertently create a bifurcated community like Las Vegas where the downtown is for visitors and the surrounding communities for residents. Apartment buildings with no STRs or second homes are key. That said condominium buildings are ok but need to have a limit for the number of STRs they can house. Otherwise they simply become unregulated hotels which is not fair to hoteliers or B&B operators nor safe for visitors. Hotels and B&Bs are regulated and inspected for the safety of guests and the same should apply to STRs.	12/16/2017 8:36 AM
11	STRs have been limited everywhere else in town, the CBD should still allow STRs as there is a finite number of them that are or will be available and there are a number of individuals who travel to Asheville that do not want to stay in a hotel- they want a kitchen, a place to relax, a place that is their home away from home for a few days. What a great way to be welcomed into a city than by opening up a home to someone. If citizens of Asheville in CBD want to do so, that is a good thing. If they profit from it, that is a good thing too. They will put that money back into the economy.	12/16/2017 7:08 AM
12	In general STR are a good thing for our downtown, generating additional revenue in the form of the lodging taxes. I think the lodging tax of 6% seems a bit excessive. I recall it used to be 4% and that seemed more appropriate, especially when you consider the lodging tax goes to the tourism commission instead of the general fund (I believe).	12/15/2017 7:59 PM
13	I think this is a fad that eventually will fade as homeowners get tired of ST renters trashing their homes, and ST renters get tired of staying random places with no services. Meanwhile, my out of town clients are loving the trend, and I think the hotels could use the competition. Not everyone can afford \$399 a night to stay in downtown Asheville.	12/15/2017 4:51 PM
14	We should definitely allow STR for the benefits of our economy.	12/15/2017 3:33 PM

15	I appreciate the option of having a more private space that renting a apt for the weekend offers. Traveling with family and kids is so much easier over a hotel.	12/15/2017 2:21 PM
16	The city should not regulate how people can use their property. They pay the taxes and should be allowed to do what they want with their property and not be fined if they want to rent out their property for short term.	12/15/2017 1:56 PM
17	The city is greatly overreacting to the "threat" STRs pose both downtown and elsewhere. They need to back off this stance and leave people alone who want to benefit from the tourism economy that has ALWAYS been part of Asheville's history. I overheard this comment recently and thought it was insightful. "Thomas Wolfe's mother didn't run a Courtyard Marriott "	12/15/2017 1:49 PM
18	People that have stayed have been very happy.	12/15/2017 1:31 PM
19	str are severely impacting the ability of service industry employees to find affordable housing. \$1200 a month for 1 bedroom is NOT affordable. If we all pay our employees enough to afford this we will go out of business. Not many small business owners in Asheville are making millions!	12/15/2017 1:26 PM
20	More data. This has been in the public discourse for over 4 years. At the very least, ask a University to step in and help get data.	12/15/2017 1:19 PM
21	They should be heavily regulated.	12/15/2017 1:16 PM
22	Whatever puts more people downtown and gets more people spending money.	12/15/2017 1:15 PM
23	I think Downtown should be seen as a neighborhood.	12/15/2017 1:12 PM
24	Almost every tourist best town or city that I am now allows short-term rentals. I prefer them when I travel	12/15/2017 12:56 PM
25	Anything that promotes tourism and easy access to downtown businesses, I support. Telling individuals how they can or cannot use their property is an overreach of government. STRs our money straight into a local's pocketbook, which benefits all of us. Ensuring all of that money is funneled into a corporate hotel is a missed opportunity to keep as much money as possible in Asheville.	12/15/2017 12:38 PM
26	The tourism industry does not have any sort of sustainable strategy that takes locals' Quality of life into account. They ought to go to the table with the ADA, city, county, and other partners to devise a unified vision for the role of tourism in our community.	12/15/2017 12:27 PM
27	They should be operated like a homestay.	12/15/2017 12:22 PM
28	Allowing them in downtown helps reduce the demand for them and the illegal activity of them in neighborhoods.	12/15/2017 12:21 PM
29	STR's encourage the break-down of neighborhoods, it takes housing stock off-line and contributes to a lack of affordable full-time housing.	12/15/2017 12:19 PM
30	Downtown and commercial districts are an appropriate place for lodging, including short term rentals.	12/15/2017 12:12 PM