

## Ben Fulmer

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**From:** Sarah Terwilliger <sterwilliger@ashevillenc.gov>  
**Sent:** Thursday, September 07, 2017 10:18 AM  
**To:** councilgroup  
**Subject:** P&Z Interviews-- please respond  
**Attachments:** P&Z Final Packet.pdf

Mayor and Council members,

Attached please find the application packet with essay responses for the current P&Z vacancies. There are 3 eligible seats, in which one member, Laura Berner Hudson is eligible and interested in reappointment.

There are 7 candidates, including Ms. Hudson. Please send me your top THREE recommendations for interviews to be conducted prior to the 10/3 Council Meeting by next **Monday, 9/11 at 5:00**. I will then compile the results for the Bds/Comm review and recommendation at the upcoming 9/12 meeting. Also, because Ms. Hudson is an incumbent she will automatically get an interview, please do not include her in your top 3.

Please let me know if you should have any questions.

Thanks!  
Sarah

Sarah Terwilliger  
Deputy City Clerk  
City of Asheville  
(828) 259-5839

## Ben Fulmer

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**From:** Brian Haynes <brianhaynes@avlcouncil.com>  
**Sent:** Wednesday, August 02, 2017 5:12 PM  
**To:** Gary Jackson;councilgroup  
**Subject:** Fwd: alternatives to gentrification  
**Attachments:** AvlGentFinalReport6-30-14.pdf

Gary,

After reading through the Comprehensive Plan Draft I'm not seeing where the strategies proposed in this 2014 report are specifically addressed. As this issue has been made a priority by both the previous and current council can we look at adding this to the plan. If it's there and I'm missing it please let me know. Thanks Brian

----- Forwarded message -----

From: **Brian Haynes** <[bhaynes@ashevillehabitat.org](mailto:bhaynes@ashevillehabitat.org)>  
Date: Wed, Aug 2, 2017 at 2:27 PM  
Subject: alternatives to gentrification  
To: "[brianhaynes@avlcouncil.com](mailto:brianhaynes@avlcouncil.com)" <[brianhaynes@avlcouncil.com](mailto:brianhaynes@avlcouncil.com)>

## Ben Fulmer

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**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Thursday, March 30, 2017 1:02 PM  
**To:** Brian Haynes; Cecil Bothwell; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Subject:** Draft March 28 Minutes  
**Attachments:** Minutes 2017-MAR-28.pdf

Please let me know if you'd like any corrections by Noon on Wed. April 5.

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

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**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Thursday, February 16, 2017 10:26 AM  
**To:** Brian Haynes; Cecil Bothwell - Email; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Subject:** Draft 2-14-17 Council Minutes  
**Attachments:** m170214.pdf

Please let me know if you'd like any changes no later than Wednesday, March 1 at Noon.

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

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**From:** Lou Farquhar <jloufarquhar@gmail.com>  
**Sent:** Thursday, January 19, 2017 11:15 AM  
**To:** Richard Lee  
**Cc:** David Rodgers; Cecil Bothwell; councilgroup; ashevillecan@googlegroups.com  
**Subject:** Re: [CAN] Re: Please reconsider the facts on ADUs

Rich,

Thank you for reasoned response. I think the reason ADU owners are the "bogeyman" is because they're easy targets. Not very vocal because they're small in number and also worried about being ratted out by "neighbors", city enforcement lurking in alleys and expensive software trolling for illegal listings. Also it seems every discussion gets hi-jacked by throwing in whole house rentals which are the source of most of the complaints.

At the end of the day, using David as an example, it's always much easier to blame and shame ADU owners and not do the hard work of finding a solution to the lack of affordable housing. I'm hopeful that with the new enforcement data being collected and follow up on the new Homestay permitting, we will finally get some REAL facts on the impact to neighborhoods and some REAL numbers on "100's and thousands" of ADU's.

Lou Farquhar

On Wed, Jan 18, 2017 at 7:22 PM, Richard Lee <[ric.hardlee@live.com](mailto:ric.hardlee@live.com)> wrote:

There are lots of ways that housing stock is removed from circulation: when its bought for a vacation when its spot for a vacation home that stands empty most of the time. When it's downtown apartments whose residents are evicted to create a boutique hotel or "mixed use". When it's turned into businesses Northside or around Shiloh. When it's a divided house that's recombined back into a restored mansion. Or simply the spec building bubble that means developers putting a \$450k house on every tiny lot instead of building things the local employment pool can afford.

The city doesn't have policies about any of these. You can buy up houses and let them stand empty all you want. You can convert them to regular bed and breakfasts or, if you're downtown, into unlimited short-term rentals with the city's blessing. I note that, of all of these, building and renting an ADU is the most likely to be practiced by people of modest means, local people without much going for them except maybe some equity in their home, rather than a large developer or wealthy out-of-town investor in downtown properties.

Doesn't it seem strange that of all uses, this one that we can't even say is the biggest drag on the housing market has become the bogeyman? Every other use gets a pass -- or applause as a boon to the local tax base. As it happens I agree there should be a lot of limits on STRs, on who owns them and where. But I can't help notice that once again the practice of the lowest stakeholder is vilified for what the richest does at will. If we're going to curtail STRs, and we should, let's not drag the housing debate into it. Or let's drag every practice in equally.

Rich

----- Original message -----

From: David Rodgers <[rodgersdl@gmail.com](mailto:rodgersdl@gmail.com)>

Date: 1/18/17 7:04 PM (GMT-05:00)

To: Cecil Bothwell <[cecilbothwell@gmail.com](mailto:cecilbothwell@gmail.com)>

Cc: Lou Farquhar <[jloufarquhar@gmail.com](mailto:jloufarquhar@gmail.com)>, councilgroup <[AshevilleNCCouncil@ashevillenc.gov](mailto:AshevilleNCCouncil@ashevillenc.gov)>, [ashevillecan@googlegroups.com](mailto:ashevillecan@googlegroups.com)

Subject: [CAN] Re: Please reconsider the facts on ADUs

Cecil,

What is the lie? I just stated facts. Please explain what you think is a lie.

Really. Lets deal with the facts starting with this:

1. Converting homes to hotels equals less housing.

2. We need more not less housing.

This is pretty basic and what it boils down too. We have a choice to make we either need more housing or we don't.

David L. Rodgers

On Wed, Jan 18, 2017 at 6:23 PM, Cecil Bothwell <[cecilbothwell@gmail.com](mailto:cecilbothwell@gmail.com)> wrote:

David,

Your answer fails to address your lies about other people's financial situations.

You really need to sit down and shut up, IMHO.

-C

On Jan 18, 2017, at 12:52 PM, David Rodgers <[rodgersdl@gmail.com](mailto:rodgersdl@gmail.com)> wrote:

Lou,

The basic facts are this:

1. We don't have enough housing in Asheville. You and I agree on this.
2. Our city goals, policies, development incentives and now \$25 Million plus interest all clearly are behind getting more units of housing built in our city. You and I both agree on this too I presume.
3. Allowing whole homes to be used as hotels (let's be clear ADUs are homes) subtracts units of housing. This is a basic math problem that is just a fact we have to face.

I imagine this third point you probably will want to use the presentation your husband gave to council as a rebuttal. The Portland "model" does not account for the cannibalization of existing

housing in our market here in Asheville where the ratio of tourists to citizens is drastically much higher (this is why we threw this idea out on the task force).

Is the Farquhar / Tierney model of buying homes with ADUs that were long term rentals and turning them into hotels adding or subtracting units of housing? It is clear between your two households we as a city now have two less units of housing. Is this the example of what we want replicated hundreds of times losing hundreds of homes for use as hotels?

I get that you don't want to be a landlord with long term tenants and can respect that. It is your right to do what you want within the zoning. The real issue I see here is we really can't afford to have hundreds or thousands of folks follow the example and path you want to go down. Maybe thousands seems like a crazy number, but how many hotel rooms were added in the last five years? I can easily see entire neighborhoods turned into beach front / resort areas where the majority are transients. Whole houses are next using Cecil's logic we "have to legalize it" in order to regulate. So if this reasoning is true about ADUs it is true about whole homes and is where we are headed (personally I reject this flawed logic).

We have lots of garage apartments in our neighborhoods. These are real homes and some of the most affordable options. The zoning is there for a reason. We need housing to be used as housing, not hotels. As one who works with Habitat for Humanity I am sure you understand more than I just how important it is for families to have a place to call home.

Please, I hope you reconsider this a bit more and put your personal self-interests aside and live within the zoning we have. The rules are there for a reason - we need more homes not hotels in our residential zoned neighborhoods.

David L. Rodgers

On Thu, Jan 12, 2017 at 12:20 PM, Lou Farquhar <[jloufarquhar@gmail.com](mailto:jloufarquhar@gmail.com)> wrote:  
Bless yer heart, David.....

You don't know me but I am the wife who is on John's "property card" He chooses to ignore you but I can't...maybe it's a "woman thing" needing to have the last word. If so I own that. I suppose we should be flattered by your portrayal of "millionaire businessman" but in the final analysis, I think your letter says more about you----a bit squishy on facts and heavy on insinuation.

To flesh out your "revelations" ( not that anyone really cares) let me give you some facts. We moved to Asheville in 2006 from DC and bought our house in Fairview and the Timberlake condo followed in 2008 as a joint purchase with my sister and her husband. We decided to move closer to downtown in 2014 and listed the Fairview house for sale. As often happens, it did not sell so is now rented long term. My sister and her husband live in the Timberlake condo. And no, not **"several other properties in Buncombe County of over One Million Dollars"**. Would that that were true. And no, no LLC's to look for.....

Again along the lines of "who cares?", we purchased our 100 y/o Norwood Park house because we fell in love with it...not because we needed or wanted extra income from the rental apartment. The 450 SF furnished apartment ( or should I say "hotel"?) above the detached carriage house (25 feet from our house ) is our "guest room" used by visiting family, friends , friends of friends and the parents and children of neighbors. The bottom floor of the carriage

house was renovated as a writing space for John and a quilting studio for me. Long term tenants ( affordable or otherwise) would not allow the flexibility and privacy we want 25 feet from our house. Short term guests, yes: we control who, when and whether.

I suppose your diatribe may sway some who choose to see John as you portrayed him. but people who know him see him as a pragmatic, fact seeking, consensus promoting angry liberal. I believe people are entitled to their opinions but not their "facts" and his work on the Task Force speaks to that. Of course he argued for "his side" ...just as you did. We still believe that the use of ADU's for short term rentals is not the Apocalypse so many seek to describe and can be a flexible source of both income and housing when regulated and licensed under the current Homestay ordinance.

The Asheville Blade recently published enforcement data on each of the 127 violations presented by City Enforcement at the December CC meeting. I looked at this data and it appears that *maybe* 12 are ADU's...less than 10%. Of these 12, all appear to have been either "anonymously" reported or found through new city compliance software. No mention was made of noise, parking, sketchy behavior or any of the other scare-mongering reasons given for banning their use. Going forward, more data from City Enforcement will help to inform the discussions: How many are ADU's with owners on site? How many are single family homes with no owner present? Are the verified noise, parking, nuisance reports really just from whole house rentals as it appears? Opponents of ANY short term rentals always lump ADU's and whole houses together under one Apocalyptic umbrella...let's prove it once and for all with real facts, especially now that you can add legal Homestays to the mix and see if those horrible predictions have come true.

I do agree with you on one thing you said: the need for affordable housing is obvious, and should be a priority for all of us. I for one am happy my tax increases will go to that end. I have worked on local Habitat building sites every Tuesday for the last 10 years, as well as on trips to Louisiana. I'm concluding my second term on the Habitat Board of Directors. I know first hand the scope of the problem and have seen the results when City, County, State, Feds, non-profits, for-profits, donors and yes, homeowners come together to work on it. Affordable housing works both ways and to Cecil's point, many ADU owners ARE single mothers, widows, divorcees; ADU income can make their own home affordable but you can also add young families and retirees looking to supplement pensions and Social Security.

Your letter to Cecil et al promoting this trope that it's greedy fat cats who are responsible for taking away affordable housing and thus should be required to provide it with our 450 SF ADUs is a cop out: it smacks of NIMBYism and a fatal lack of imagination.

Lou Farquhar

On Wed, Jan 11, 2017 at 9:49 AM, David Rodgers <[rodgersdl@gmail.com](mailto: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](mailto: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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You received this message because you are subscribed to the Google Groups "Asheville CAN" group.  
To unsubscribe from this group and stop receiving emails from it, send an email to [AshevilleCAN+unsubscribe@googlegroups.com](mailto:AshevilleCAN+unsubscribe@googlegroups.com).

To post to this group, send email to [AshevilleCAN@googlegroups.com](mailto:AshevilleCAN@googlegroups.com).

To view this discussion on the web visit

<https://groups.google.com/d/msgid/AshevilleCAN/CAAQRpBgvrn%3DCpgR7%3DFk4M5j1AOeS77RqKR1UVMfAFjb7k4H%3Dww%40mail.gmail.com>.

For more options, visit <https://groups.google.com/d/optout>.

## Ben Fulmer

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**From:** Lou Farquhar <jloufarquhar@gmail.com>  
**Sent:** Thursday, January 19, 2017 11:10 AM  
**To:** Cecil Bothwell  
**Cc:** David Rodgers;councilgroup;<ashevillecan@googlegroups.com>  
**Subject:** Re: Please reconsider the facts on ADUs

Thanks for trying, Cecil. People are going to believe what they want to believe....

I'm out also.

LF

On Thu, Jan 19, 2017 at 9:47 AM, Cecil Bothwell <[cecilbothwell@gmail.com](mailto:cecilbothwell@gmail.com)> wrote:

I apologized to David for my choice of language.

I'm a little fed up with the endless badgering, and as Lou Farquhar pointed out in an e-mail and FB post, David did distribute false information about that family.

I think both sides of this discussion have made their positions eminently clear, so I'm not going to participate in a further e-mail exchange with any of the respondents in this thread concerning the issue.

I recognize that I can be unpleasant when I am ticked off.

-C

On Jan 18, 2017, at 7:04 PM, David Rodgers <[rodgersdl@gmail.com](mailto:rodgersdl@gmail.com)> wrote:

Cecil,

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Lou,

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I imagine this third point you probably will want to use the presentation your husband gave to council as a rebuttal. The Portland "model" does not account for the cannibalization of existing housing in our market here in Asheville where the ratio of tourists to citizens is drastically much higher (this is why we threw this idea out on the task force).

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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.**

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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



## Ben Fulmer

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**From:** Michael Lewis <mlewis6956@charter.net>  
**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](mailto: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](mailto: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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<https://groups.google.com/d/msgid/AshevilleCAN/CAAQRpBhd4KTMgnYvNgHq5tjMUKxhDjegYHQ67BhvXgGiY0Bfuw%40mail.gmail.com>.

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<https://groups.google.com/d/msgid/AshevilleCAN/CAKdrFS2PVFh4N-Q%3DTBw2sMyvEYB8vCaifsn1evuXviMjUvZ%2BEA%40mail.gmail.com>.

For more options, visit <https://groups.google.com/d/optout>.

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828-252-3684  
[mlewis6956@charter.net](mailto:mlewis6956@charter.net)

## Ben Fulmer

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**From:** David Rodgers <rodgersdl@gmail.com>  
**Sent:** Wednesday, January 11, 2017 9:49 AM  
**To:** councilgroup  
**Cc:** <ashevillecan@googlegroups.com>  
**Subject:** Please reconsider the facts on ADUs

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](mailto:cecil@braveulysses.com)"

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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.

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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

## Ben Fulmer

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**From:** Maggie Barry <emma04406@gmail.com>  
**Sent:** Sunday, January 08, 2017 12:15 PM  
**To:** Richard Lee  
**Cc:** David Rodgers;Michael Lewis;Amy Kemp;councilgroup;AshevilleCAN@googlegroups.com  
**Subject:** Re: [CAN] Plan on a Page - No support for STRs. Why do you?

We need to think about how to house homeless people and not our "backyards" and pocketbooks. Where is the voice of the homeless on this forum?  
Maggie Barry

On Thu, Jan 5, 2017 at 8:49 AM, Richard Lee <[ric.hardlee@live.com](mailto:ric.hardlee@live.com)> wrote:

I'm always considering. I know we agree on a lot, including strengthening neighborhoods and restricting the number of Airbnb-type rentals in them. We may draw the line in different places, but we have the same goal.

Thank you for going through the plans-on-a-page for the information below. It's very useful and informative. The city should be giving neighborhoods some autonomy or authority over this.

Rich

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** David Rodgers <[rodgersdl@gmail.com](mailto:rodgersdl@gmail.com)>  
**Date:** 1/5/17 7:13 AM (GMT-05:00)  
**To:** Richard Lee <[ric.hardlee@live.com](mailto:ric.hardlee@live.com)>  
**Cc:** Michael Lewis <[mlewis6956@charter.net](mailto:mlewis6956@charter.net)>, Amy Kemp <[aakemp111@gmail.com](mailto:aakemp111@gmail.com)>, councilgroup <[AshevilleNCCouncil@ashevillenc.gov](mailto:AshevilleNCCouncil@ashevillenc.gov)>, [AshevilleCAN@googlegroups.com](mailto:AshevilleCAN@googlegroups.com)  
**Subject:** Re: [CAN] Plan on a Page - No support for STRs. Why do you?

Rich,

Staff spoke clearly about not allowing STRs in residential zoned neighborhoods. Their reasoning applies to using ADUs as STRs. Please read the email I sent about 11 Wayside Dr rezoning for an STR staff and P&Z forcefully rejected.

The ship has not sailed on this issue. Do you want all commercial activities in residential? Zoning has meaning. I chose specifically NOT to share a fence with commercial hotel operations. When I bought my home I considered one a street a way that bordered commercial on Merrimon and specifically chose against this based on wanting to be surrounded by residential zoning and all this offers.

Pulling the rug out from under us and allowing a \$30B firm (Airbnb) to profit from my neighborhood is not what I signed up for when I signed my mortgage.

I donated to your last campaign. I support you on a lot of levels. Please reconsider this. It is clear from the plan on a page, staff reports and P&Z votes that residential zoning needs to keep commercial lodging out. Home businesses without customers coming and going such as my real estate work is much different than hotel operations. There is no additional traffic or late night noise generated.

The ADU rules were super sized to create more housing - not stand alone two bedroom hotels. I live on a .14 acre lot. City staff emailed my parcel and how a 800 sq ft detached home easily fits on my lot. This was to create housing, not hotels.

The ADU Task Force I served on clearly recommended not using ADUs as STRs.

I appreciate your consideration of this.

David

Sent from my iPhone

On Jan 5, 2017, at 6:49 AM, Richard Lee <[ric.hardlee@live.com](mailto:ric.hardlee@live.com)> wrote:

The city has already said it's fine with running a commercial enterprise in your residence as long as you live in it and it's a permitted homestay. The debate isn't over some absolute definition of what's a "commercial" property and what's a "residential" one. That ship already sailed. It's about whether home stay rules should mean you live in the house or just live on the property.

Rich

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Michael Lewis <[mlewis6956@charter.net](mailto:mlewis6956@charter.net)>

Date: 1/4/17 8:16 PM (GMT-05:00)

To: Amy Kemp <[aakemp111@gmail.com](mailto:aakemp111@gmail.com)>

Cc: councilgroup <[AshevilleNCCouncil@ashevillenc.gov](mailto:AshevilleNCCouncil@ashevillenc.gov)>, [AshevilleCAN@googlegroups.com](mailto:AshevilleCAN@googlegroups.com), David Rodgers <[rodgersdl@gmail.com](mailto:rodgersdl@gmail.com)>

Subject: Re: [CAN] Plan on a Page - No support for STRs. Why do you?

I don't even know why we are discussing this. Except....there are folks who want to exploit residential neighborhoods for their own purposes and to the detriment of the neighborhoods. They don't care that some of us choose to live in residential neighborhoods for a reason.

We've had zoning in Asheville since the 1940's. I'm sure we heard from the "property rights" folks back then. "I can do anything I please with my property!" Not! Not when your activity is to the detriment of others. By zoning the City, we allowed various land uses in specific areas. We created zones for commercial purposes, manufacturing and industrial purposes, and



residential purposes. We acknowledged that manufacturing, industrial, and commercial activities might not be compatible with residential neighborhoods. That was true then and it remains so. STRs are commercial activities. They are illegal in residential neighborhoods. They should not be allowed in residential neighborhoods. How simple is that? Keep STRs and other commercial activities **out** of residential neighborhoods. People who have invested in their homes away from commercial entities are entitled to peace and quiet.

Mike Lewis

On 1/4/2017 11:21 AM, Amy Kemp wrote:

Mr Rodgers, whereas I appreciate what you have brought up regarding short-term rentals, there are some very real pieces of this complex puzzle that are not considered in the information I have heard presented on this subject. This information is critical, with the results of the STR landscape unfolding daily as we watch the cost of Asheville's housing increase:

Short-term rentals have broadly impacted the affordability of housing in our community, while resulting in deeply held positions that are dividing neighborhoods while imperiling our ability to free use of our private property. The outcome of the resulting government intervention is impersonal, divisive and an economic burden to our community.

The situation has contributed to our perspective that the government should take on the challenge of regulating the STR "industry" while simultaneously making it responsible for solving the resulting affordable housing crisis. The affect of STR's on our communities is moved into a government arena to be played out by individuals who are not directly impacted by the situation.

Every short-term rental situation is as unique as the individuals involved. In other words, the playing field is extremely complex, and the situations behind them are broad.

**Consider this very real situation:**

A local resident who has owned and operated ~30 affordable housing units for the past 20+ years. The individual's properties have always rented well below market, and as a result provide housing for numerous struggling individuals over many years.

The cost of housing increases; the owner starts to increase rents, including those of longterm residents. It makes good economic sense! Why leave money on the table??? Although these properties still rent below market, the owner can and does easily justify raising rent on individualss.

That same property owner builds a new home that includes an ADU. The ADU could generate \$2000+ in income monthly, well above what the investor could get for a longterm rental. That income offsets the individual's need to increase rent on 30 affordably housing units. Neighbors don't have an issue. Everyone is a winner, no government involvement required.

There is NO consideration for this situation in the current proposed situation. Writing laws completely overlooks the very real and unique situations that exist within our community. There are tons of landlords in our community that have owned and offered affordable housing for years. What are we doing to encourage those individuals to keep their housing affordable? How are they being recognized and appreciated? How are we working with them, rather than against them?

And how are we considering the individuals whose housing is affordable because they share it? Or those who use the extra income to improve their properties and the community as a whole?

In an effort to keep housing affordable, the first thing that we need are strong neighborhood associations that meet on a regular basis, structured in a manner that will allow them to give consideration to be to all individuals and situations that comprise the shortterm rental landscape.

Strong neighborhood associations would allow those living in neighborhoods to identify all short-term rentals, some of which they may actually want in their neighborhood. It allows for the improvements that can be gained through those rental activities. It allows neighbors to talk to each other rather than to city employees when resolving disputes. Collective decisions are more inclusive and impactful than decisions made by outside parties or legal authorities.

We all relinquish our power when we are not given the ability to participate in outcomes that directly impact us. This is a prime example of relinquishing power rather than taking responsibility for participating in a reasonable and inclusive outcome.

Short-term rental market issues directly affect affordable housing and our overall cost of government, while directly impacting our property rights. We don't need more laws, we simply need to strengthen our neighborhoods, provide them with structure, and allow those within our neighborhoods visibility to the activities and participation in the outcomes.

Sincerely,

*Amy Kemp*  
*Concerned and Active Citizen*  
[828-989-2892](tel:828-989-2892)

*Amy*

On Fri, Dec 30, 2016 at 10:01 PM, David Rodgers <[rodgersdl@gmail.com](mailto:rodgersdl@gmail.com)> wrote:

Mayor and Council Members,

At the last meeting three of you voted to move forward with using our ADU homes as hotels. I hope you reconsider this.

I can't find support for short term rentals (STRs) in any of the "Plan on a Page" documents created by neighborhood associations. I did find quite a few in opposition STRs and increased density which will occur if Accessory Dwelling Units (ADUs) are allowed to be built as hotels. It seems most residential neighborhoods like the zoning rules as they are. I put the quotes from the neighborhoods below and hope you take the time to read them.

Please consider this:

1. P&Z voted against using ADUs as STRs.
2. The ADU Task Force recommendation is to not allow ADUs to be used as STRs - we presented a path forward with Core 1 supported by the majority 8 of 12 voted for.
3. Neighborhoods are not supporting STRs (a common theme is we like the zoning we bought our homes with and would like it to stay the same).

Neighborhood quotes from "Plan on a Page"

Source:

<http://www.ashevillenc.gov/Departments/CommunityRelations/NeighborhoodServices/NeighborhoodPlans.aspx>

Albermarle Park:

- Keep commercial uses including short-term and vacation rentals out of the neighborhood
- Maintain our residential neighborhood – our strength, our vision and our challenge
- □□□□□□□□ Short-term and vacation rental threat – City needs to protect in-town neighborhoods and pro-actively enforce its laws and not leave neighbors to do all the local policing; AP needs to be vigilant to these intrusive uses and encourage neighbors to work together to maintain the residential character, be contributing members of the neighborhood and not “strip mine” our local resources for commercial use.

Beverly Hills:

- Neighborhood Challenges - 2) Rentals, Including annual, Homestay and STR
- Neighborhood Responsibility – 2) Homestay and STR violations will be reported to the city by the neighborhood, but regulations have to be promulgated by the city.

Chestnut Hills

- Character how to maintain the neighborhood character amidst increasing density pressure, rising property taxes and values and increasing absentee landlords.
- Maintain the character of the historic, architecturally diverse neighborhood by maintaining the RM8 Zoning classification.

#### East – West Asheville

- Vision – The single-family character of East-West Asheville neighborhoods is preserved.

#### Grove Park – Sunset Mountain

- promotion of short-term rentals (such as AirBNB) – could adversely allow commercialization into established residential neighborhood areas.

#### Grace

- Too much density could destroy the character of our neighborhood. Many of us live on 50' wide lots with just a tiny greenspace in the backyard and our neighbor's backyards. There is a value to greenspace. Noise is an issue and increases with more density.

#### Heart of Chestnut Hill

- An increase in density requirements will forever change the community and ultimately destroy this historic area.

#### Kenilworth

- Rising housing prices with resulting property tax increases and purchase of properties for vacation rentals and second homes are creating financial pressure and pushing out residents of a lower socioeconomic status.

#### Lakeshore Heights

- Maintain the single family home character of the neighborhood
- Support care for neighborhood home structures and properties, and limit additional conversions of owner residences to rental residences

#### Montford

- Impacts of short-term rentals in the neighborhood, especially impacts on long-term affordable housing and on a sustainable balance of residents to visitors.

#### Parkway Forest

- We, the residents of Parkway Forest want to see single-family homes that are kept residential and we do not want to see homes turned into commercial-use buildings (such as the Air B&B's).
- Residents are worried about increased density and Air B&Bs which many residents do not want.
- keeping Air B&B out of our neighborhood would ensure that any rental units would be long-term rentals only, also adding to the affordable housing stock.

#### West End Clingman Area Neighborhood (WECAN)

- Neighborhood Challenges - short term rentals

Why are we considering and still discussing using whole homes (which ADUs are, lets start calling them homes, I've never heard someone say they live in an ADU) as housing for tourists?

As we head into 2017 lets put this issue to rest. It is a fact we need housing. It is a fact ADUs are housing. It is a fact that converting units of housing into hotels reduces our housing stock. It is a fact that many, many neighborhoods do not want short term rentals and want the zoning to remain the same as when they purchased their homes assuming it would preserve the character of their neighborhood. Don't pull the rug out from underneath us by changing the zoning to allow commercial lodging operations displacing our neighbors for more profitable tourists.

You are using millions of our tax dollars every year to create more housing and now an additional \$25M plus interest. All the ADU rental rates I have been finding meet the affordable / workforce rates. Why do you want to allow these to be used as hotels? Aren't the long term rental profits high enough? Do you really want to see folks kicked out of homes so tourists have a place to stay? This is the reality. Real people get kicked out of homes for tourists. I'll gladly meet with you to show you real examples of where this has and is happening if you don't think this is true.

Lets do the right thing in 2017. Quit wasting all the staff time and money reviewing this and your time with public hearings. We have been doing this long enough. Please listen to the advice of P&Z, the ADU Task Force, the neighborhood associations and all the affordable housing advocates.

All the best,

David L. Rodgers

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For more options, visit <https://groups.google.com/d/optout>.

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Michael N Lewis  
48 Gracelyn Rd.  
Asheville, NC 28804  
[828-252-3684](tel:828-252-3684)  
[mlewis6956@charter.net](mailto:mlewis6956@charter.net)

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<https://groups.google.com/d/msgid/AshevilleCAN/CY4PR12MB1783C6EDC68BB83E2CF6948186600%4CY4PR12MB1783.namprd12.prod.outlook.com>.

For more options, visit <https://groups.google.com/d/optout>.

## Ben Fulmer

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**From:** morricat@juno.com  
**Sent:** Wednesday, January 04, 2017 1:17 PM  
**To:** <AshevilleNCCouncil@ashevillenc.gov>  
**Cc:** <rodgersdl@gmail.com>  
**Subject:** Please do not support ADUs for STRs.  
**Attachments:** [CAN] Plan on a Page - No support for STRs. Why do you?

Dear Asheville City Council,

Please know I do NOT support at all Short Term Rentals in residential neighborhoods in any form, for single unit housing nor the ADUs (Assessory Dwelling Units). I hope you recognize that quality of life issues and strong neighborhoods contribute to a vital and living community, while allowing commercialization of our residential areas via STRs in any format, will degrade the community in the long run for individual financial gain. I agree with David Roger's analysis attached and hope you will not allow this.

Regards, Catherine Morris, Falconhurst Neighborhood



## Ben Fulmer

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**From:** David Rodgers <rodgersdl@gmail.com>  
**Sent:** Wednesday, January 04, 2017 10:29 AM  
**To:** councilgroup  
**Cc:** <ashevillecan@googlegroups.com>;Tuch, Shannon;Gary Jackson  
**Subject:** Staff and P&Z say NO to STRs - Why do you support this?  
**Attachments:** 11 Wayside Staff Report.pdf

Mayor and City Council Members,

City staff and P&Z both spoke forcefully against the 11 Wayside Drive rezoning for use as a short term rental. The request was withdrawn by the applicant so you didn't get to vote on this last April. This case deserves your review and consideration as you consider using whole homes, which Accessory Dwelling Units (ADUs) are, as Short Term Rentals (STRs). The summary staff report is attached (the entire report was too large too email, I'll print and deliver a copy to you if you'd like).

It is clear **staff and P&Z are against Short Term Rentals in residential neighborhoods.**

Here are some quotes from the 11 Wayside Drive staff report:

***“Compatibility with the Comprehensive Plan: The use is not compatible with the stated goals of the Comprehensive Plan (see below) that focus on housing, compatible development and quality of life. Asheville has determined that a short-term rental in a residential district where the owner is not present on the property introduces the potential for nuisance and compatibility concerns, disrupting the harmony and quality of life in those areas; there are no stated land use goals that describe the commercialization of Asheville’s residential neighborhoods.”***

***“Relationship between the proposed and adjacent uses: If approved, the short-term rental would be classified as a commercial “lodging use” while all of the surrounding properties are single family residential uses. The commercial use is not consistent or compatible with the surrounding residential land uses.”***

**"This action does not align with the 2036 Council Vision in any of the eight focus areas."**

When staff and P&Z spoke so clearly against allowing our homes to be used as STRs why would you want to open this up to occur anywhere and everywhere with a permit process? It is clear we need to keep commercial lodging operations out of residential neighborhoods. The ADU Task Force and affordable housing advocates do not want ADUs to be used as STRs. The “Plan on a Page” many neighborhoods submitted spoke clearly against short term rentals. Please, please listen and read the attached report.

I appreciate your consideration of this.

All the best,

David L. Rodgers

## Ben Fulmer

---

**From:** David Rodgers <rodgersdl@gmail.com>  
**Sent:** Friday, December 30, 2016 11:01 PM  
**To:** councilgroup  
**Cc:** <ashevillecan@googlegroups.com>  
**Subject:** Plan on a Page - No support for STRs. Why do you?

Mayor and Council Members,

At the last meeting three of you voted to move forward with using our ADU homes as hotels. I hope you reconsider this.

I can't find support for short term rentals (STRs) in any of the "Plan on a Page" documents created by neighborhood associations. I did find quite a few in opposition STRs and increased density which will occur if Accessory Dwelling Units (ADUs) are allowed to be built as hotels. It seems most residential neighborhoods like the zoning rules as they are. I put the quotes from the neighborhoods below and hope you take the time to read them.

Please consider this:

1. P&Z voted against using ADUs as STRs.
2. The ADU Task Force recommendation is to not allow ADUs to be used as STRs - we presented a path forward with Core 1 supported by the majority 8 of 12 voted for.
3. Neighborhoods are not supporting STRs (a common theme is we like the zoning we bought our homes with and would like it to stay the same).

Neighborhood quotes from "Plan on a Page"

Source:

<http://www.ashevellenc.gov/Departments/CommunityRelations/NeighborhoodServices/NeighborhoodPlans.aspx>  
[x](#)

Albermarle Park:

- Keep commercial uses including short-term and vacation rentals out of the neighborhood
- Maintain our residential neighborhood – our strength, our vision and our challenge
- Short-term and vacation rental threat – City needs to protect in-town neighborhoods and pro-actively enforce its laws and not leave neighbors to do all the local policing; AP needs to be vigilant to these intrusive uses and encourage neighbors to work together to maintain the residential character, be contributing members of the neighborhood and not “strip mine” our local resources for commercial use.

Beverly Hills:

- Neighborhood Challenges - 2) Rentals, Including annual, Homestay and STR
- Neighborhood Responsibility – 2) Homestay and STR violations will be reported to the city by the neighborhood, but regulations have to be promulgated by the city.

#### Chestnut Hills

- Character how to maintain the neighborhood character amidst increasing density pressure, rising property taxes and values and increasing absentee landlords.
- Maintain the character of the historic, architecturally diverse neighborhood by maintaining the RM8 Zoning classification.

#### East – West Asheville

- Vision – The single-family character of East-West Asheville neighborhoods is preserved.

#### Grove Park – Sunset Mountain

- promotion of short-term rentals (such as AirBNB) – could adversely allow commercialization into established residential neighborhood areas.

#### Grace

- Too much density could destroy the character of our neighborhood. Many of us live on 50' wide lots with just a tiny greenspace in the backyard and our neighbor's backyards. There is a value to greenspace. Noise is an issue and increases with more density.

#### Heart of Chestnut Hill

- An increase in density requirements will forever change the community and ultimately destroy this historic area.

#### Kenilworth

- Rising housing prices with resulting property tax increases and purchase of properties for vacation rentals and second homes are creating financial pressure and pushing out residents of a lower socioeconomic status.

#### Lakeshore Heights

- Maintain the single family home character of the neighborhood
- Support care for neighborhood home structures and properties, and limit additional conversions of owner residences to rental residences

#### Montford

- Impacts of short-term rentals in the neighborhood, especially impacts on long-term affordable housing and on a sustainable balance of residents to visitors.

## Parkway Forest

- We, the residents of Parkway Forest want to see single-family homes that are kept residential and we do not want to see homes turned into commercial-use buildings (such as the Air B&B's).
- Residents are worried about increased density and Air B&Bs which many residents do not want.
- keeping Air B&B out of our neighborhood would ensure that any rental units would be long-term rentals only, also adding to the affordable housing stock.

## West End Clingman Area Neighborhood (WECAN)

- Neighborhood Challenges - short term rentals

Why are we considering and still discussing using whole homes (which ADUs are, lets start calling them homes, I've never heard someone say they live in an ADU) as housing for tourists?

As we head into 2017 lets put this issue to rest. It is a fact we need housing. It is a fact ADUs are housing. It is a fact that converting units of housing into hotels reduces our housing stock. It is a fact that many, many neighborhoods do not want short term rentals and want the zoning to remain the same as when they purchased their homes assuming it would preserve the character of their neighborhood. Don't pull the rug out from underneath us by changing the zoning to allow commercial lodging operations displacing our neighbors for more profitable tourists.

You are using millions of our tax dollars every year to create more housing and now an additional \$25M plus interest. All the ADU rental rates I have been finding meet the affordable / workforce rates. Why do you want to allow these to be used as hotels? Aren't the long term rental profits high enough? Do you really want to see folks kicked out of homes so tourists have a place to stay? This is the reality. Real people get kicked out of homes for tourists. I'll gladly meet with you to show you real examples of where this has and is happening if you don't think this is true.

Lets do the right thing in 2017. Quit wasting all the staff time and money reviewing this and your time with public hearings. We have been doing this long enough. Please listen to the advice of P&Z, the ADU Task Force, the neighborhood associations and all the affordable housing advocates.

All the best,

David L. Rodgers

**Ben Fulmer**

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**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Thursday, December 15, 2016 1:30 PM  
**To:** Brian Haynes; Cecil Bothwell - Email; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Subject:** Draft 12-13-16 City Council Minutes  
**Attachments:** m161213.pdf

Please let me know if you have any changes no later than Tuesday, January 3.

Thanks!!  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

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**From:** Gary Jackson <GJackson@ashevillenc.gov>  
**Sent:** Friday, December 09, 2016 2:43 PM  
**To:** Esther Manheimer  
**Cc:** councilgroup  
**Subject:** FW: HIAC - 5 year plan  
**Attachments:** HIAC Five Year Strategic Plan on Homelessness.final.draft.pdf

In response to your request, the HIAC plan is attached.

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**From:** Christiana Glenn Tugman  
**Sent:** Friday, December 09, 2016 2:37 PM  
**To:** Gary Jackson <GJackson@ashevillenc.gov>  
**Subject:** RE: HIAC - 5 year plan

Please find the pdf. attached.  
Thank you and have a good weekend,  
Christiana

Christiana Glenn Tugman  
Homelessness Lead  
The Asheville-Buncombe Homeless Initiative  
Community and Economic Development  
City of Asheville  
P.O. Box 7148  
Asheville, NC 28802  
t.(828) 251-4048  
c.(828) 231-5682  
[CTugman@ashevillenc.gov](mailto:CTugman@ashevillenc.gov)

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**From:** Gary Jackson  
**Sent:** Friday, December 09, 2016 2:34 PM  
**To:** Christiana Glenn Tugman <[CTugman@ashevillenc.gov](mailto:CTugman@ashevillenc.gov)>  
**Cc:** Heather Dillashaw <[HDillashaw@ashevillenc.gov](mailto:HDillashaw@ashevillenc.gov)>  
**Subject:** HIAC - 5 year plan

Can you send me a pdf or link to the HIAC five year plan?

## Ben Fulmer

---

**From:** Ben Farmer <BFarmer@ashevillenc.gov>  
**Sent:** Tuesday, November 08, 2016 4:46 PM  
**To:** councilgroup  
**Subject:** FW: Transit promotion  
**Attachments:** Fare Free Transit Report 2007.pdf; TCRP Report, Implementation and Outcomes of Fare Free Transit Systems.pdf

Council,

You may be interested in the attached items regarding fare free transit, which correspond with the message below from Transportation:

-----Original Message-----

From: Elias Mathes  
Sent: Tuesday, November 08, 2016 12:22 PM  
To: Ken Putnam <KPutnam@ashevillenc.gov>; Ben Farmer <BFarmer@ashevillenc.gov>  
Cc: Gary Jackson <GJackson@ashevillenc.gov>; Cathy Ball <cball@ashevillenc.gov>; Jaime Matthews <JMatthews@ashevillenc.gov>; Mariate Echeverry <MEcheverry@ashevillenc.gov>  
Subject: RE: Transit promotion

Attached is the requested Fare Free Transit Report that was produced by Gary Jackson and Bruce Black in 2007. It is my understanding that an expansion of evening service occurred around the same time as the original 2006 Fare Free promotion and may have been a factor in the 58% increase in ridership numbers; something to keep in mind when reviewing the information.

Also attached is a report from the Transit Cooperative Research Program (TCRP) that compares the outcomes of Fare Free programs at a number of transit agencies, including Asheville. I have highlighted all the sections of the report that specifically mention Asheville.

Please let me know if you need additional information. Thanks.

Elias Mathes

Transit Projects Coordinator  
City of Asheville  
828-232-4522  
EMathes@AshevilleNC.gov

-----Original Message-----

From: Ken Putnam  
Sent: Friday, October 28, 2016 10:32 AM  
To: Ben Farmer  
Cc: Gary Jackson; Cathy Ball; Jaime Matthews; Mariate Echeverry; Elias Mathes  
Subject: RE: Transit promotion

Good morning Ben! We will be glad to help you with the subject task and Eli will be your point of contact.



-----Original Message-----

From: Gary Jackson

Sent: Thursday, October 27, 2016 3:04 PM

To: Ben Farmer

Cc: councilgroup; Ken Putnam; Cathy Ball; Jaime Matthews

Subject: Transit promotion

Ben:

Given Council's recent interest in promotional activity for transit, I'd like to review the results from the previous promotional efforts, particularly the one from several years ago. Please pull the management report on the promotion which ran for an extended period. I'm interested in the long term effects on the program, positive and negative. As I recall, the fare free promotion did generate a measured increase in ridership.

Gary

Sent from my iPhone

## Ben Fulmer

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**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Friday, September 23, 2016 9:19 AM  
**To:** Brian Haynes; Cecil Bothwell - Email; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Subject:** Various Bd/Com Minutes  
**Attachments:** Bd & Com Minutes of 7-26-16.docx; Civic Center Commission Minutes 8 2 16.docx; CPAC Min 6-1-16.pdf; CPAC Min 7-6-16.pdf; CPAC Min 8-3-16.pdf; 8-3-16 P&Z Minutes.docx; 8-12-16 Downtown Com Minutes.docx; Neighborhood Adv Com Min 6-27-16.pdf; Neighborhood Adv Com Plan.pdf; 8-10-16 HRC Minutes.docx; ABC Bd Min 6-28-16.pdf; ABC Law Enforcement Report July 2016.xlsx; PED 8-16-16 Minutes.pdf

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

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**From:** Adam Charnack <adam.chnack@hiwirebrewing.com>  
**Sent:** Tuesday, July 19, 2016 11:09 AM  
**To:** Keith Young  
**Cc:** Julie Mayfield;councilgroup;Jaime Matthews;Cathy Ball;Barbara Whitehorn;Paul Fetherston;Gary Jackson;Mariate Echeverry;Ken Putnam  
**Subject:** Re: Transit project inclusion in bond referendum  
**Attachments:** High Frequency calculation 7-14-16.pdf; Transit Percent.pdf

Hi everyone,

Thanks for the conversation. I'm truly passionate about this demonstration project and need your help to find the estimated \$175,000-\$350,000 to do so. Your showing of interest is tremendous, and I truly appreciate it.

Since there are a few topic threads going on here, I think it's best to address a few topics individually:

Follow the Transit Master Plan. Thanks, Ms. Ball, for the explanation. My project is a pilot project that I'd like to be funded *outside* of the parameters of the Transit Master Plan. That plan, which the City will be putting an RFP out later this year to update, currently calls for incremental bus improvements over decades. My proposal would aim to show Asheville a glimpse - for one summer - of what the end-product of this incremental change would look like - by running fast, frequent buses through the heart of some of the densest and most popular Asheville neighborhoods. While an incremental improvement like Sunday service, for example, is viewed as a huge win and large step forward amongst City Hall and many transit advocates, to the overwhelming majority of residents of Asheville Sunday service was a news headline that faded quickly. To most in Asheville, adding modest bus service to Sundays - again, a big advance for the community and much appreciated by transit advocates as well as those that must rely upon the service - has little-to-no impact on citizens' daily lives. Further incremental improvements will, over time, add up to a sum that's greater than its parts, but to build support for the future system many transit advocates and City leaders envision, I believe the City needs to demonstrate "what we're missing" by implementing a targeted pilot project that exemplifies what fast, frequent service can look like in our city.

Legality of Including Pilot Programs in the Bond. Thanks, again, Ms. Ball, for the explanation that "For a project to be funded as part of a bond it has to be a capital investment that has a life of 20 years or more". While I understand what you're saying, I don't see how roadway resurfacing and re-striping, then, would apply. If buying a bus or a transit station is a capital improvement, and it is, and acquiring a right-of-way and building a roadway (or, for a more visceral example, think of the DOT acquiring land and building an interstate), which it is, then the operations and maintenance of buses must fall into the "maintenance and operations" category just as much as resurfacing, respaving, and regrading, et cetera must fall into that same category for roadways. I'm not debating that roadway resurfacing is important - where I live is littered with potholes. While that's upsetting, the lack of adequate alternatives is more so. In short, what I am saying is that there should be some measure of parity for transit such that if the City is planning to "catch up" on roadway maintenance some sort of allocation to "transit innovation/demonstration projects" should be strongly considered. *Note: After re-reading Mr. Jackson's explanation I believe I understand the City's position as to why roadway resurfacing, et cetera is allowed but transit operations funding isn't. See the next paragraph for more thoughts on this. That said, I find the lack of parity for transit extremely troubling.*

Regarding Mr. Jackson's Note about "GO Debt Financing". I understand and respect the language in the text you copied and pasted. The language, after re-reading it, seems to essentially eliminate by design any sort of

transit-related operations project, which is disparaging. Assets are great, but buildings need gas and electricity to function, cars need gas to run, and buses need to be funded to serve the public. **I'm not entirely familiar with what City-funded transit capital projects the City has planned for the next few years in its CIP, but can a portion of such funds be replaced by this GO bond funding and reallocated to "transit innovation/demonstration projects" funds?** *As a side note, thank you, Mr. Jackson, for the TFA link. I'm pretty sure I've read that report before, but have printed it out and will be sure to do so again.*

Mr. Young's BRT Idea. Thanks for the idea, Mr. Young! I appreciate the idea and think that BRT is an excellent and underutilized, relatively low-cost solution to combat congestion and increase transit ridership. BRT, or bus rapid transit, seems to implement "rail-like" characteristics that speed up transit service while doing so for less money than most alternatives and on existing rights-of-way. Ultimately, though, inadequate service levels, and not dedicated rights-of-way, are far and away the largest impediment to transit being effective for 98.5% (1) of Asheville's population. While BRT-like solutions might improve bus speeds, our biggest challenge in Asheville is a lack of funding dedicated toward providing frequent service on important, high-ridership-potential corridors. In short, Mr. Young, I think BRT would be an excellent longer term solution for Asheville. Even if the City were to implement BRT-like capital improvements along certain corridors and the DOT would consent to such improvements, we'd still, though, be in the unenviable position that most capital-oriented programs in our country leave us with where we have expensive capital improvements without the funding to adequately take advantage of those improvements. Examples abound of transit agencies building hundreds of millions of dollars of light-rail and other capital transit improvements and then only funding the operation of trains every 20- or 30-minutes, or similarly infrequently, which, of course, defeats the purpose of the investment. Here are some glaring examples of severely underutilized transit assets: <http://www.thetransportpolitic.com/2014/08/20/a-call-for-minimum-service-standards/>. Ultimately, while it may at times feel otherwise to some, Asheville doesn't have the congestion issues commensurate with cities that might feel it necessary to invest in BRT-like capital improvements. Frequency of service, see below, is the primary solution to attracting ridership to our fledgling system.

Service/Frequency is King. At the end of the day, more so than nice stations, comfortable rides, A/C, wi-fi, et cetera, et cetera, transit riders want frequency. As is deducible from the above, the onus for operations funding is upon us, the City, as there are scant resources elsewhere to provide such operations funding. I found this article particularly clarifying: <http://www.citylab.com/amp/article/490913/>. Here are the linchpin sentences: "[R]esearchers compared satisfaction levels with various attributes of regional transit systems between respondents who said they'd recommend their transit service to others and those who wouldn't. Of all the attributes[...], **frequency of service demonstrated the largest gap in satisfaction between transit boosters and detractors**, and it got the very lowest rating from transit detractors. **That suggests that frequent service is essential if you want happy riders.**"

#### BACKGROUND INFO:

Transit Pilot Concept. The concept is to show Asheville what true transit service looks like - ie. service that ALL of Asheville, not merely the 1.5% who use presently use it but also the other 98.5% (1) can rely upon. Asheville's ART provides approximately 5.1 trips per resident of the city per year, 60% of the ridership per resident as Charleston, 65% as Chattanooga, 32% as Savannah (source: <http://fivethirtyeight.com/datalab/how-your-citys-public-transit-stacks-up/>). It would run, tentatively, along portions of existing routes from Biltmore Village to downtown through the River Arts district to West Asheville along Haywood Road. In short, this project would provide for 10- to 15-minute frequency along this corridor from 12pm to 12am on Fridays and Saturdays and from 10am to 10pm on Sundays - from Memorial Day through Labor Day of 2017.

Support/Endorsements. The concept has been officially endorsed by the Transit Committee as well as the Multimodal Transportation Commission. While I have been personally working on this project for several years, I have also been building a coalition with and have been having regular meetings with both the Convention and Visitors Bureau as well as Land of Sky on ways to implement this service. A long list of

identified supports can, and most likely will, support such a project, an effort that I will be happy to lead. Such likely supporters would include members of the brewery, non-profit, health care and hospitality industries as well as various business and neighborhood associations.

Cost Calculation. See attached.

Final Note. After two and a half years of efforts as a Transit Committee member and roughly eight months as Chair of the Transit Committee, I am passionate about seeing this project come to fruition. I'd like to do everything in my power to find a way to have it implemented by next summer (2017). I would love to work with the City on a collaborative approach to doing so. Please help me in that effort; I'd be more than happy to meet personally or in a group with as many folks as possible to discuss this project.

I am also prepared to rally official support from a coalition first and then come back to seek the City's support, although I'd prefer the more inclusionary approach of having the City's support first. Frankly, I'm also not sure of my long-term interest in continuing to serve much beyond next summer should I be unsuccessful in implementing this pilot project. Asheville is growing, and that growth can be curated towards more walkable environments by providing adequate transit options, or it can be left unfettered while it naturally disperses towards DOT-subsidized public infrastructure investments. In the end, concentrating investments in auto-first solutions will lead to a decreased quality of life and lack of preparedness for our city's long-term growth. This "transit innovation/demonstration projects" fund would allow the City to implement trial programs to better gauge residents' interest in further transit improvements, while providing a mechanism to refine those solutions and the basis on which to drum up support for further transit investments.

Best,  
Adam

Note: (1) Transit mode share is estimated at 1.5% of the city's population. See attached.

--

Adam Charnack  
Hi-Wire Brewing, Asheville, NC  
"Walk on the Wire Side"  
828.738.BIGTOP (2448) (o)  
828.738.2450 (direct)  
828.407.0447 (c)  
[adam.chnack@hiwirebrewing.com](mailto:adam.chnack@hiwirebrewing.com)  
**Facebook** [facebook.com/HiWireBrewing](https://www.facebook.com/HiWireBrewing)  
**Twitter** [twitter.com/HiWireBrewing](https://twitter.com/HiWireBrewing)  
**Instagram** [instagram.com/hiwirebrewing](https://www.instagram.com/hiwirebrewing)

Trying to setup an appointment? Here's my availability [link](#).

## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com>  
**Sent:** Friday, May 27, 2016 11:37 AM  
**To:** lappjavan@gmail.com  
**Subject:** Accessory Dwelling Unit Task Force  
**Attachments:** ADU Task Force Information with Questions.docx

Javan:

Parker Sloan recommended that I reach out to you. Would you please consider applying to participate in the ADU task force as outlined in the attached Word document? I would be happy to discuss this with you.  
My cell is (828) 333-1767.

All the best,  
Gwen Wisler  
Vice Mayor

**Ben Fulmer**

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**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Friday, May 27, 2016 9:21 AM  
**To:** Brian Haynes; Cecil Bothwell - Email; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Subject:** Accessory Dwelling Unit Task Force - Special Volunteer Opportunity  
**Attachments:** ADU Task Force Information with Questions.docx

Please circulate this special volunteer opportunity as much as possible and let me know if you have any questions.

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

---

**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Friday, May 27, 2016 9:16 AM  
**To:** Esther Manheimer;Gwen Wisler  
**Cc:** Todd Okolichany;Keith Young  
**Subject:** RE: ADU Task Force  
**Attachments:** ADU Task Force Information with Questions.docx

I have made this change and will send the attached out to all future applicants.

Thanks,  
Maggie

---

**From:** Esther Manheimer [<mailto:esthermanheimer@avlcouncil.com>]  
**Sent:** Thursday, May 26, 2016 9:45 AM  
**To:** Gwen Wisler; Maggie Burleson  
**Cc:** Todd Okolichany; Keith Young  
**Subject:** RE: ADU Task Force

What about "market" or "environment" rather than "situation"?

---

**From:** Gwen Wisler AVL City Council [<mailto:gwenwisler@avlcouncil.com>]  
**Sent:** Tuesday, May 24, 2016 3:27 PM  
**To:** Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)>  
**Cc:** Todd Okolichany <[TOkolichany@ashevillenc.gov](mailto:TOkolichany@ashevillenc.gov)>; Esther Manheimer <[esthermanheimer@avlcouncil.com](mailto:esthermanheimer@avlcouncil.com)>; Keith Young <[keithyoung@avlcouncil.com](mailto:keithyoung@avlcouncil.com)>  
**Subject:** Re: ADU Task Force

Rather than housing "crisis," let's say situation. Also we need to make it clear that they are only addressing ADU's as home stays -- not the whole STR issue.

Thank you!  
Gwen

On May 24, 2016, at 1:18 PM, Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)> wrote:

Gwen, please let me know if these are ok and I'll send them out to all candidates.thanks Todd, Maggie

Sent from my iPhone

On May 24, 2016, at 2:59 PM, Todd Okolichany <[TOkolichany@ashevillenc.gov](mailto:TOkolichany@ashevillenc.gov)> wrote:

Gwen, Maggie,

Please see below for draft supplemental questions for the ADU Task Force:

1. What do you see as the major challenges faced in Asheville's current housing crisis?
2. What would you envision as the preferred outcome of this task force?



3. As a member of this task force, it is expected that you will be fair and act in the best interest of the larger Asheville community. Please indicate whether you have any conflicts with this statement.

Todd Okolichany, AICP, LEED AP ND  
Director  
City of Asheville | Planning & Urban Design  
PO Box 7148 | Asheville, NC 28802  
ph: 828.259.5840 | fax: 828.250.8945 | [tokolichany@ashevillenc.gov](mailto:tokolichany@ashevillenc.gov)

---

**From:** Todd Okolichany  
**Sent:** Monday, May 23, 2016 5:58 PM  
**To:** 'Gwen Wisler AVL City Council' <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>; Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)>  
**Cc:** Jaime Matthews <[JMatthews@ashevillenc.gov](mailto:JMatthews@ashevillenc.gov)>  
**Subject:** RE: ADU Task Force

Yes. I'll work on some draft questions and will send out for review tomorrow.

Todd Okolichany, AICP, LEED AP ND  
Planning & Urban Design Director

---

**From:** Gwen Wisler AVL City Council [<mailto:gwenwisler@avlcouncil.com>]  
**Sent:** Monday, May 23, 2016 5:47 PM  
**To:** Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)>  
**Cc:** Todd Okolichany <[TOkolichany@ashevillenc.gov](mailto:TOkolichany@ashevillenc.gov)>; Jaime Matthews <[JMatthews@ashevillenc.gov](mailto:JMatthews@ashevillenc.gov)>  
**Subject:** Re: ADU Task Force

Yes. Process you outlined is correct.

Todd: can you come up with questions --i.e. Will you be open minded? How familiar are you with issues, etc  
Gwen

On May 23, 2016, at 3:40 PM, Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)> wrote:

Sorry, but I'm a little confused. Unfortunately I can't find the original language Vice-Mayor Wisler sent out, and the hard copy is sitting on my desk in the office...

So, the four groups are supposed to nominate 3 individual from their organization? And then the Governance Committee will select one from the 3 they choose?

And then the Governance Committee will choose the remaining members from the group of candidates that are submitting their applications to me? Here again, if there are specific questions for the Council's at-large appointments, please send those to me asap.

P.S. I have an application deadline for the ADU Task Force apps of June 8, so perhaps the Governance Committee special committee meeting can be held shortly after that. Jaime, please see the info on the Governance Committee special committee meeting and let me know when this is set so I can advertise it.

AND, I'm just using the title ADU Task Force until the Governance Committee makes their decision on the title they would like.

AND, AND, Todd, please confirm that you will be asking those four groups for their 3 individuals that they will put forward – (1) to send me their three names; and (2) by June 8 at 5 p.m.

Hopefully this makes sense. Please let me know if I'm off base.

Thanks,  
Maggie

---

**From:** Gwen Wisler AVL City Council  
[<mailto:gwenwisler@avlcouncil.com>]  
**Sent:** Monday, May 23, 2016 5:21 PM  
**To:** Maggie Burleson  
**Cc:** Todd Okolichany  
**Subject:** Re: ADU Task Force

Add the Affordable housing advisory commission please. Also ask that those 4 groups nominate 3 people from the group and then governance will select one rep from each group.  
Questions for the at large?  
Thanks,  
Gwen

On May 23, 2016, at 3:01 PM, Maggie Burleson  
<[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)> wrote:

Gwen, as soon as you get this info, I'll need to send it out to potential candidates. Our deadline for apps will be June 8 at 5 p.m.  
Thanks,  
Maggie

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**From:** Gwen Wisler AVL City Council  
[<mailto:gwenwisler@avlcouncil.com>]  
**Sent:** Friday, May 20, 2016 6:52 PM  
**To:** Todd Okolichany  
**Cc:** Maggie Burleson  
**Subject:** Re: ADU Task Force

Haven't heard yet but I'll be with both of them in Ft Collins. Should be able to talk to them early next week.  
Gwen

On May 20, 2016, at 6:16 PM, Todd Okolichany  
<[TOkolichany@ashevillenc.gov](mailto:TOkolichany@ashevillenc.gov)> wrote:

Thanks, Maggie.

Gwen, any thoughts from Esther or Keith as to whether the Governance Committee should just directly nominate individuals from the three groups (Asheville Short-Term Rental Advocates, NAC and Board of Realtors) versus having the groups nominate their own representative? I defer to you.

Have a nice weekend,  
Todd Okolichany, AICP, LEED AP ND  
Planning & Urban Design Director

---

**From:** Maggie Burleson  
**Sent:** Friday, May 20, 2016 7:21 AM  
**To:** Gwen Wisler  
<[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>; Todd Okolichany  
<[TOkolichany@ashevillenc.gov](mailto:TOkolichany@ashevillenc.gov)>  
**Subject:** ADU Task Force

Once you are finalized with the language about the ADU Task Force, please send it to me and I'll forward it along to all who have applied (and those that have requested applications).

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

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**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Thursday, May 26, 2016 9:50 AM  
**To:** Esther Manheimer;Keith Young;Gwen Wisler  
**Subject:** Fwd: ADU Task Force  
**Attachments:** ADU Task Force Information with Questions.docx; ATT00001.htm

All, this is what was sent out yesterday late afternoon to all candidates.

Jennifer, attached is the Information on the Task Force with three questions that must be responded to. Deadline is Wednesday, June 8 at 5 p.m.

ALSO, please note at the top of your application whether you are (1) a concerned neighbor who is impacted by the ADU short-term rentals; (2) a member of the community who owns, manages or benefits from such rentals; (3) a renter; or (4) a neutral but interested individual.

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

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**From:** Todd Okolichany <TOkolichany@ashevillenc.gov>  
**Sent:** Tuesday, May 24, 2016 3:00 PM  
**To:** Gwen Wisler; Maggie Burleson  
**Subject:** FW: ADU Task Force

Gwen, Maggie,

Please see below for draft supplemental questions for the ADU Task Force:

1. What do you see as the major challenges faced in Asheville's current housing crisis?
2. What would you envision as the preferred outcome of this task force?
3. As a member of this task force, it is expected that you will be fair and act in the best interest of the larger Asheville community. Please indicate whether you have any conflicts with this statement.

Todd Okolichany, AICP, LEED AP ND  
Director  
City of Asheville | Planning & Urban Design  
PO Box 7148 | Asheville, NC 28802  
ph: 828.259.5840 | fax: 828.250.8945 | [tokolichany@ashevillenc.gov](mailto:tokolichany@ashevillenc.gov)

---

**From:** Todd Okolichany  
**Sent:** Monday, May 23, 2016 5:58 PM  
**To:** 'Gwen Wisler AVL City Council' <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>; Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)>  
**Cc:** Jaime Matthews <[JMatthews@ashevillenc.gov](mailto:JMatthews@ashevillenc.gov)>  
**Subject:** RE: ADU Task Force

Yes. I'll work on some draft questions and will send out for review tomorrow.

Todd Okolichany, AICP, LEED AP ND  
Planning & Urban Design Director

---

**From:** Gwen Wisler AVL City Council [<mailto:gwenwisler@avlcouncil.com>]  
**Sent:** Monday, May 23, 2016 5:47 PM  
**To:** Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)>  
**Cc:** Todd Okolichany <[TOkolichany@ashevillenc.gov](mailto:TOkolichany@ashevillenc.gov)>; Jaime Matthews <[JMatthews@ashevillenc.gov](mailto:JMatthews@ashevillenc.gov)>  
**Subject:** Re: ADU Task Force

Yes. Process you outlined is correct.

Todd: can you come up with questions --i.e. Will you be open minded? How familiar are you with issues, etc  
Gwen

On May 23, 2016, at 3:40 PM, Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)> wrote:

Sorry, but I'm a little confused. Unfortunately I can't find the original language Vice-Mayor Wisler sent out, and the hard copy is sitting on my desk in the office...

So, the four groups are supposed to nominate 3 individual from their organization? And then the Governance Committee will select one from the 3 they choose?

And then the Governance Committee will choose the remaining members from the group of candidates that are submitting their applications to me? Here again, if there are specific questions for the Council's at-large appointments, please send those to me asap.

P.S. I have an application deadline for the ADU Task Force apps of June 8, so perhaps the Governance Committee special committee meeting can be held shortly after that. Jaime, please see the info on the Governance Committee special committee meeting and let me know when this is set so I can advertise it.

AND, I'm just using the title ADU Task Force until the Governance Committee makes their decision on the title they would like.

AND, AND, Todd, please confirm that you will be asking those four groups for their 3 individuals that they will put forward – (1) to send me their three names; and (2) by June 8 at 5 p.m.

Hopefully this makes sense. Please let me know if I'm off base.

Thanks,  
Maggie

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**To:** Maggie Burleson

**Cc:** Todd Okolichany

**Subject:** Re: ADU Task Force

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**Cc:** Maggie Burleson

**Subject:** Re: ADU Task Force

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Gwen

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Todd Okolichany, AICP, LEED AP ND  
Planning & Urban Design Director

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**Sent:** Friday, May 20, 2016 7:21 AM  
**To:** Gwen Wisler <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>; Todd Okolichany <[TOkolichany@ashevillenc.gov](mailto:TOkolichany@ashevillenc.gov)>  
**Subject:** ADU Task Force

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Maggie Burleson, MMC, NCCMC  
City Clerk  
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Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

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**From:** Gwen Wisler <gwenwisler@avlcouncil.com>  
**Sent:** Sunday, May 22, 2016 8:13 AM  
**To:** Gwen Wisler  
**Subject:** Fwd: Fw: Short Term Rentals and Inclusionary Zoning  
**Attachments:** Goleta STR Ordinance Info.docx

----- Forwarded Message -----

**Subject:** Fw: Short Term Rentals and Inclusionary Zoning  
**Date:** Thu, 19 May 2016 15:01:20 +0000  
**From:** Mike Butrum <[mbutrum@lotsar.org](mailto:mbutrum@lotsar.org)>  
**To:** [gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com) <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>  
**CC:** David West <[dwest@lotsar.org](mailto:dwest@lotsar.org)>

Gwen,

Here are the ordinances from Goleta, Ca we spoke about. There are two that Krista, my colleague in California discussed while we were in DC last week. Short Term Rentals and a Density Program. Both of these made a great deal of sense to me so I thought I should share.

Look forward to getting together next week on the 27th at 10:00 at Edna's on Merrimon Ave.

Hope this helps.

Mike

---

**From:** Krista Pleiser <[KPleiser@sbaor.com](mailto:KPleiser@sbaor.com)>  
**Sent:** Wednesday, May 18, 2016 11:43 AM  
**To:** Mike Butrum  
**Subject:** RE: Short Term Rentals and Inclusionary Zoning

Hi Mike,

I'm really happy to be helping!! Attached is a one pager on the STR ordinance in the City of Goleta that we helped craft. Here is the link for the City of Santa Barbara's Average Unit Density Program [http://www.santabarbaraca.gov/services/planning/mpe/aud\\_program.asp](http://www.santabarbaraca.gov/services/planning/mpe/aud_program.asp). The great thing about this is it came out of several local housing conferences that we had. SBAOR was the lead sponsor on all these conferences and we really were able to spend a day and get together the housing advocates and public policy planners to delve into the housing issues. If you want to know more about these conferences, let me know.





## Santa Barbara - AUD Program

[www.santabarbaraca.gov](http://www.santabarbaraca.gov)

Average Unit-Size Density Incentive Program. On July 30, 2013, the City Council approved the Average Unit-size Density (AUD) Incentive Program Ordinance.



If there is anything else that you need, please feel free to contact me!!!

### **Krista Pleiser**

Government Affairs Director & Professional Standards Administrator

Santa Barbara Association of REALTORS®

1415 Chapala Street \* Santa Barbara, CA 93101

(805) 884-8609 Direct

(805) 963-3787 Main

(805) 966-9664 Fax

[kpleiser@sbaor.com](mailto:kpleiser@sbaor.com)

For more information please visit [www.sbaor.org](http://www.sbaor.org)

This communication is intended for the individual or entity to which it is addressed. The information contained herein may be confidential and/or privileged information. Any unauthorized dissemination of this email is strictly prohibited.

---

**From:** Mike Butrum [<mailto:mbutrum@lotsar.org>]

**Sent:** Tuesday, May 17, 2016 12:02 PM

**To:** Krista Pleiser <[KPleiser@sbaor.com](mailto:KPleiser@sbaor.com)>

**Subject:** Short Term Rentals and Inclusionary Zoning

Krista,

You spoke at the GAD meeting in DC last week. You sounded like a kindred spirit and I was most impressed with your comments. Moreover, I'm hoping you can forward Santa Barbara's solutions or suggestion on how you handled Inclusionary Zoning and Short Term Rentals.

If I understood you correctly, it appears that the various sides came to some compromise to achieve some positive results. Asheville has been going round and round and now it appears the NIMBY's are winning.

If you can forward any documents or your thoughts on these topics, it would be greatly appreciated. I hope I can assist you in some way as well.

Many thanks for your participation. I look forward to hearing from you Krista.

Mike Butrum

GAD - Land of the Sky Assoc of REALTORS  
37 Montford Ave  
Asheville, NC 28801  
828 275 2422

## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com>  
**Sent:** Thursday, May 19, 2016 11:24 AM  
**To:** Esther Manheimer;Keith Young;Todd Okolichany  
**Cc:** Maggie Burleson  
**Subject:** Draft of the Task Force request

Something to mull over... Since I've only identified 3 groups, would it be better to just select people that represent these groups rather than let the groups select? I'm trying to make sure we get people who will be really cooperative rather than entrenched... Just a thought.

The City of Asheville is recruiting a community Task Force to help shape decisions about Accessory Dwelling Unit (ADU) vacation rentals. Currently, Asheville ADUs (such as garage apartments and cottages) can be legally used for long-term rentals in residentially zoned areas, defined as anything rented for more than a month. A long-term rental is a month or more while short-term rentals are for less than a month. Also, the City does not allow full-home short-term rentals in residential neighborhoods but does permit home stays in certain circumstances.

Task Force members will be expected to attend approximately six meetings between July and September 2016 to research, discuss and recommend programmatic and land use regulations to better manage how ADUs are permitted as home stays within the City. Regular attendance is crucial for this effort. The first meeting is tentatively scheduled for \_\_\_\_\_.

The City seeks a range of collaborative, solution-oriented participants to serve on the Task Force of 11 people. The City Council will appoint a group that will work respectfully together to create well-informed recommendations for programmatic and land-use regulations in the Fall of 2016. The City recommends stakeholder groups nominate individuals to apply to represent their collective interests. Applicants should understand both sides of the debate, the vacation home rental industry, the land use process and/or have other pertinent experience.

There will be approximately 8 at-large Task Force seats to be filled by members of the community. The City intends to distribute those seats evenly among:

- Concerned neighbors who are impacted by the ADU short-term rentals
- Members of the community who own, manage or benefit from such rentals
- Renters
- Neutral but interested individuals

There will be three other seats filled by representatives from the following stakeholder groups:

- Asheville Short-Term Rental Advocates
- Asheville Neighborhood Advisory Committee
- Asheville Board of Realtors

(Then details about who to contact, etc.)

## Ben Fulmer

---

**From:** Mike Butrum <mbutrum@lotsar.org>  
**Sent:** Thursday, May 19, 2016 11:01 AM  
**To:** gwenwisler@avlcouncil.com  
**Cc:** David West  
**Subject:** Fw: Short Term Rentals and Inclusionary Zoning

Gwen,

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***Krista Pleiser***

Government Affairs Director & Professional Standards Administrator

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**Sent:** Tuesday, May 17, 2016 12:02 PM  
**To:** Krista Pleiser <[Kpleiser@sbaor.com](mailto:Kpleiser@sbaor.com)>  
**Subject:** Short Term Rentals and Inclusionary Zoning

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Many thanks for your participation. I look forward to hearing from you Krista.

Mike Butrum  
GAD - Land of the Sky Assoc of REALTORS  
37 Montford Ave  
Asheville, NC 28801  
828 275 2422

## Ben Fulmer

---

**From:** morricat@juno.com  
**Sent:** Saturday, February 27, 2016 2:26 PM  
**To:** <rodgersdl@gmail.com>  
**Cc:** <AshevilleNCCouncil@ashevillenc.gov>; <stuch@ashevillenc.gov>; <aglines@ashevillenc.gov>; <GJackson@ashevillenc.gov>; <vsatvika@ashevillenc.gov>; <tokolichany@ashevillenc.gov>  
**Subject:** Re: Fwd: ADU Housing citizens or tourists?  
**Attachments:** Fwd: ADU Housing citizens or tourists?

Hello City Council and Planning Department Staff,

I have read with interest many citizen's comments about using ADU's for short term rentals and temporary vacation housing. The vocal advocates for this proposal seem to be primarily interested in maximizing their profit potential and don't particularly care about the impact on neighbors or their neighborhoods. They mention the convenience of having more money from the rentals and don't seem to want to do long term rentals to alleviate the housing crisis because they would not make as much money that way.

I believe this is a slippery slope to blurring the lines for us all, degrading livable communities to transient housing, increasing traffic concerns and very doubtfully generating the desired tax revenue desired by the city. Enforcement would be a nightmare, turning citizens into the watchdogs. How would enforcement ever be accomplished when the "proof" drives away when the STR ends within a day. I suggest those that want STR's look to establish their domiciles where they can be B&B's, boarding houses, or hotels.

Regards, Catherine Morris, West Asheville

**Ben Fulmer**

---

**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Tuesday, February 16, 2016 8:30 AM  
**To:** Brian Haynes; Cecil Bothwell - Email; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Subject:** More Annual Reports  
**Attachments:** HRC.pdf; Multimodal Transportation Commission.pdf; SACEE.pdf; Public Art & Cultural Commission.pdf; Board of Adjustment.pdf; Downtown Commission.pdf; Noise Ordinance Appeals Board.pdf; Board of Education.pdf

Attached please find additional 2015 annual reports which highlight the activities of the particular board for the past year. Others were provided to Council prior to your retreat.

Please let me know if you have any questions.

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)



## Ben Fulmer

---

**From:** Dawa Hitch <DHitch@ashevillenc.gov>  
**Sent:** Thursday, January 21, 2016 12:20 PM  
**To:** councilgroup  
**Cc:** Gary Jackson;Cathy Ball;Jaime Matthews;Sasha Vrtunski  
**Subject:** Equitable Development Report  
**Attachments:** AshevilleEquitableDevelopmentReport\_Final.pdf

Mayor and Council Members,

The attached document is the Draft Environmental Protection Agency (EPA) Equitable Development Report. The report includes a cover sheet which describes how the information will be used. Staff is sharing this information with City Council and workshop participants ahead of the posting for the general public.

In a presentation at this Tuesday's City Council meeting, Planning staff will summarize the report and how it will be used in the City's day-to-day work.

All my best,  
Dawa

**Dawa Hitch**  
City of Asheville  
Director of Communication &  
Public Engagement  
828.259.5981  
[www.ashevillenc.gov](http://www.ashevillenc.gov)



## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com>  
**Sent:** Wednesday, December 16, 2015 9:07 PM  
**To:** Gwen Wisler  
**Subject:** Fwd: Mayor's Institute on City Design Report  
**Attachments:** MICD 63\_Final Meeting Summary (1).pdf

----- Forwarded Message -----

**Subject:** Mayor's Institute on City Design Report  
**Date:** Wed, 16 Dec 2015 16:41:34 +0000  
**From:** Jaime Matthews <[JMatthews@ashevillenc.gov](mailto:JMatthews@ashevillenc.gov)>  
**To:** councilgroup <[AshevilleNCCouncil@ashevillenc.gov](mailto:AshevilleNCCouncil@ashevillenc.gov)>  
**CC:** Gary Jackson <[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)>, Todd Okolichany <[TOkolichany@ashevillenc.gov](mailto:TOkolichany@ashevillenc.gov)>, Cathy Ball <[cball@ashevillenc.gov](mailto:cball@ashevillenc.gov)>

Good Afternoon,

Please see message below from Esther regarding the attached report from the Mayor's Institute of City Design:

All: Please find attached a report from the Mayors' Institute I attended earlier this year. The report provides information about the Institute, and then makes recommendations about Asheville's project at pages 15-18. Several other cities presented projects as well. We asked this team of experts to make recommendations regarding the Hunt Hill/South Charlotte Street area, an area where the city owns a great deal of land. Let me know if you have any questions.

Esther

Jaime Matthews  
Business Services Manager  
City Manager's Office  
City of Asheville, North Carolina  
828-232-4541  
[jmatthews@ashevillenc.gov](mailto:jmatthews@ashevillenc.gov)

**Ben Fulmer**

---

**From:** Jaime Matthews <JMatthews@ashevillenc.gov>  
**Sent:** Wednesday, December 16, 2015 11:42 AM  
**To:** councilgroup  
**Cc:** Gary Jackson; Todd Okolichany; Cathy Ball  
**Subject:** Mayor's Institute on City Design Report  
**Attachments:** MICD 63\_Final Meeting Summary (1).pdf

Good Afternoon,

Please see message below from Esther regarding the attached report from the Mayor's Institute of City Design:

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Esther

Jaime Matthews  
Business Services Manager  
City Manager's Office  
City of Asheville, North Carolina  
828-232-4541  
jmatthews@ashevillenc.gov

## Ben Fulmer

---

**From:** Shannon Tuch <stuch@ashevillenc.gov>  
**Sent:** Friday, October 16, 2015 1:46 PM  
**To:** sjobowers@gmail.com  
**Cc:** Gary Jackson;Cathy Ball;Todd Okolichany;Alan Glines;Jason Nortz;councilgroup  
**Subject:** FW: Short Term Rentals  
**Attachments:** Public Input Timeline.docx

Dear Ms. Bowers –

Councilwoman Wisler forwarded me your emails so that I may help respond with some information. As the Councilwoman mentioned, this is a complicated issue and one that the City has been working on for some time now. I've attached a summary timeline of all of the meetings and public discussions that have occurred on the subject of Homestays and Short Term Rentals indicating the extent of the discussion that has occurred to date, and what is planned in the next couple of months. Once you review, I hope you will see that we have tried very hard to provide ample opportunity for public input and education. Additionally, staff and Council has received numerous emails and other communications from citizens and other stakeholders expressing opinions or valuable considerations, and we continue to research what is happening in other communities. All of this information has been taken into consideration and weighed against many desired outcomes and goals. Also worth mentioning is that we have also provided other communications have including public notices for these meetings, website information pages, publicly posted staff reports and research, etc. The media has also been a partner in helping to get the word out.

I am personally familiar with the multiple property complaint you refer to, as well as the property in Kenilworth that has been grandfathered for STR's. The former is not the first complaint of this kind that we have received, which I believe helps to illustrate the polarity of strong opinions on this issue; and the latter is a unique situation where a STR community was constructed at a time when these uses were allowed, and has remained in operation ever since. This is the only use of this kind that I have encountered since working for the city and given the level of interest in this subject lately, I believe the property owner did a wise thing in requesting this research and formal documentation of their status as a legally established but, non conforming use. Unfortunately, most of the STR/homestay complaints we receive did not establish legally and are not eligible for the same consideration.

Enforcement of a reported illegal STR or Homestay begins with our staff verifying the activity, we don't just take someone's word for it and have to have first hand knowledge. Most commonly, this is done by researching the website posting and if there's enough information to verify the activity, a Notice of Violation is sent. These notices identify the violation but provides a time frame to correct – usually 30 days for a STR/homestay. It also invites the recipient to contact our staff to discuss how to, or different options for resolving the violation. It also explains that if the recipient believes that the notice was sent in error, to please contact the staff to explain and we can void the case if indeed in error. In most instances, we achieve compliance and do

not ever have to issue a citation (fines). Our goal is not to issue citations but, rather, work with folks on achieving compliance while addressing the concerns expressed by others.

I hope this information is helpful and please feel free to contact me with any other questions you may have.

Sincerely,

Shannon Tuch, Principal Planner/Zoning Administrator  
Planning & Urban Design  
City of Asheville  
828.259.5817  
stuch@ashevillenc.gov

---

**From:** Gwen Wisler AVL City Council [mailto:gwenwisler@avlcouncil.com]

**Sent:** Tuesday, October 13, 2015 1:19 PM

**To:** Gary Jackson; Shannon Tuch

**Subject:** Fwd: Short Term Rentals

Shannon:

Do you have the list of all the outreach staff and Council did around this issue?

Thanks,  
Gwen

Begin forwarded message:

**From:** Samantha Bowers <[sjobowers@gmail.com](mailto:sjobowers@gmail.com)>

**Date:** October 13, 2015 at 11:16:19 AM EDT

**To:** Gwen Wisler AVL City Council <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>

**Subject: Re: Short Term Rentals**

Hi Gwen-

Thank you for your kind response. I would be most interested in assisting officials create a task force where all perspectives are represented allowing for a compromise to be reached. The town of Woodfin took this approach, and they were successful, albeit I would suggest a City staffer and an attorney be assigned to avoid any non-legit ideas.

You and Council are right; we need to get this right. This is a multifaceted issue with many layers. I think the community can come to a reasonable compromise and help alleviate the burden on Council.

I appreciate your willingness to listen.

Take care,  
Samantha

On Fri, Oct 9, 2015 at 2:24 AM, Gwen Wisler AVL City Council

<[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)> wrote:

Ms Bowers:

Thank you for your email. Very complicated issue. Council is trying to get this one "right" and the process is taking time.

Different zoning districts have different regulations: that's true. A strictly residential neighborhood should and does have different rules than mixed use. If the City is issuing notices of violations in error, I am confident this will be corrected. However I'm sure you would agree that the city has an obligation to follow up on complaints. Also homeowners and residents have an obligation to follow the regulations regardless of whether they agree with the regulations. Assisting elected officials with getting to a better place is the viable alternative to disagreeing with rules.

Thank you,

Gwen Wisler

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else is a flat out violation and anyone with any chip on their shoulder can effectively take away their neighbor's livelihood?

Thanks for listening and thank you for your dedication to our City. This is an issue I have been following closely for three years now.

In service,  
Samantha Bowers  
[828.230.0233](tel:828.230.0233)

<STR Advocates - White Pages.pdf>

<MiddleClassReport-MT-061915\_r1.pdf>

<Sales jump \$1M with Airbnb 'on the books' in Asheville area.pdf>

## Ben Fulmer

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**From:** Gary Jackson <GJackson@ashevillenc.gov>  
**Sent:** Tuesday, October 13, 2015 2:33 PM  
**To:** Gwen Wisler  
**Subject:** RE: Short Term Rentals

Quite common. Not confined to this issue alone.

---

**From:** Gwen Wisler AVL City Council [<mailto:gwenwisler@avlcouncil.com>]  
**Sent:** Tuesday, October 13, 2015 2:31 PM  
**To:** Gary Jackson  
**Subject:** Re: Short Term Rentals

I know! It is quite frustrating to me that people act like we're making decisions in a vacuum! Geez!  
Gwen

On Oct 13, 2015, at 2:27 PM, Gary Jackson <[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)> wrote:

Gwen:

We should be able to put together a significant timeline of forums, public hearings, etc., but as noted below we also have analytics available through social media. Our reach has been extensive.

Gary

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**From:** Dawa Hitch  
**Sent:** Tuesday, October 13, 2015 2:25 PM  
**To:** Gary Jackson; Shannon Tuch  
**Cc:** Cathy Ball  
**Subject:** RE: Short Term Rentals

Shannon: I'm thinking it would be helpful to include information about our storytelling/outreach efforts. We can provide analytics for how many people we reached through blog posts, how many blog posts, videos, Facebook posts, Facebook engagement, Twitter engagement, project pages, etc. I can also summarize if we don't want to get in the weeds. I'm not sure if you have any of this information. Should we connect?

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**From:** Gwen Wisler AVL City Council [<mailto:gwenwisler@avlcouncil.com>]  
**Sent:** Tuesday, October 13, 2015 1:19 PM  
**To:** Gary Jackson; Shannon Tuch  
**Subject:** Fwd: Short Term Rentals

Shannon:

Do you have the list of all the outreach staff and Council did around this issue? While Ms Bowers seems genuinely concerned about this, I suspect the public input (starting from scratch) portion has been completed. I wanted her to know about all of the previous opportunities for input that were available.

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<STR Advocates - White Pages.pdf>

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**Ben Fulmer**

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<Sales jump \$1M with Airbnb 'on the books' in Asheville area.pdf>

**Ben Fulmer**

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**From:** Samantha Bowers <sjobowers@gmail.com>  
**Sent:** Thursday, October 08, 2015 3:27 PM  
**To:** <AshevilleNCCouncil@ashevillenc.gov>  
**Subject:** Short Term Rentals  
**Attachments:** STR Advocates - White Pages.pdf; MiddleClassReport-MT-061915\_r1.pdf; Sales jump \$1M with Airbnb 'on the books' in Asheville area.pdf

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Samantha Bowers  
[828.230.0233](tel:828.230.0233)

## Ben Fulmer

---

**From:** Emily Richter <emilykrichter@gmail.com>  
**Sent:** Monday, August 24, 2015 2:36 PM  
**To:** <AshevilleNCCouncil@ashevillenc.gov>  
**Subject:** Short Term Rentals Advocacy Letter  
**Attachments:** STR Advocates.pdf; MiddleClassReport-MT-061915\_r1.pdf

Hello Honorable Mayor and Council Members:

I am writing today in regards to the upcoming Short Term Rental ordinance changes. I would like to start by saying most people are good people, well-meaning people. Let's be mindful to not speak in a way that labels citizens first as criminals waiting to break the law. Overreaching regulations harms both the economy and individual liberty. As Mayor Esther Manheimer said, "Innovation districts are a way of wrapping our arms around the future in a strategic way instead of just letting it happen haphazardly. We are trying to guide growth into the right places and generate good quality, high paying jobs." Common-sense solutions for policymakers should support innovative housing opportunities like Short Term Rentals which keep dollars local, create living wage jobs and send customers to small businesses.

To continue, when citizens see unjust principles they act in civil disobedience. "An individual who breaks a law that conscience tells him is unjust...is in reality expressing the highest respect for the law," said Martin Luther King Jr. Furthermore, Mahatma Gandhi said, "An unjust law is itself a species of violence. Arrest for its breach is more so." (Switch law to ordinance for application in STR context.) This is a time for policymakers to make the decision to either support economic mobility or continue to criminalize citizens with, as one council member said, 'draconian' rules.

Another Council member noted on a Facebook thread, events or polls showing a majority of people in favor of STRs does not sway him, "Those who are marginalized and underresourced are notoriously difficult to effectively poll." I agree yet add there are many locals scared to speak up and share their stories on why Short Term Rentals are important to them and how their individual scenario should be protected. People reach out to me and say the STR source of income is vital, and risking losing it by speaking out would be detrimental to their family's security. This local subset is also being marginalized and socially excluded. With these untold stories, there is a higher percentage in favor of STRs on some level than shown in the below examples.

- **June 2014-** 379 signatures, iPetitions-Community requests delay of enforcement and a review of Asheville's policy on STRs
- **March 25, 2015** - Majority of the 200+ people at public forum showed hands in favor of STR
- **August 11, 2015** - 81% out of 1,138 votes on the recent A-CT poll are opposed to stricter rules for STR. (Granted, you need to take into account some of the votes are duplicates as a Councilman said even he has played that game. Nevertheless, I would wager the outcome would still show a majority).

Though people speak against STRs as being filled with loud parties, the recent July 2015 Noise Ordinance Appeals Board meeting was canceled as no appeals or complaints had been filed. The fear-based antic that Short Term Rentals are degrading neighborhoods is exaggerated. Let us not "barricade ourselves behind preconceived notions or well-practiced cynicism," said President Obama. Instead of shouting, let's listen and be willing to try new things. As stated in the CoA Comprehensive Housing Strategy, we need to prevent further



loss of Asheville's economic middle by providing greater variety of housing choices for middle-income families and for Asheville's workforce.

In August 2015, the affordable housing essays written by affordable housing professionals posted by Mountain Xpress did not address Short Term Rentals as a means of supplying or controlling the affordable housing stock. There are 59,000 homes in Asheville with 582 active rentals on Airbnb, which comprises 1% of the housing stock. Increasing enforcement versus altering the ordinance to allow STRs with reasonable regulation will not address the affordable housing crisis, it will exacerbate it by removing a solid source of income for hundreds of homeowners. A guiding principle in the CoA Comprehensive Housing Strategy says to form new partnerships to deliver housing that meets the needs of the community, not to pit neighbor against neighbor as suggested increased enforcement may create.

Meanwhile, saying there is a compromise by loosening Homestay's ordinance is not a transparent statement. The current suggestions do not support locals securing a 'piece of the tourism pie.' Specifically, requiring hosts to stay overnight with guests excludes 64% (370 listed as 'entire home rental,' meaning owner absent) of rentals listed on Airbnb. Furthermore, majority of listings are locally owned and managed, not third party managed from a distance. Short Term Rentals regulated clearly can serve as a permanent affordable homeownership option that preserves the stability of neighborhoods while assisting the prevention of gentrification.

Even more, Henry David Thoreau said, "I heartily accept the motto, 'That government is best which governs least.'" By the same token, I suggest ordinance changes follow suit with Ockham's razor. The principle states, among competing hypotheses that predict equally well, the one with the fewest assumptions should be selected. As stated in the CoA Comprehensive Housing Strategy, we need to foster mixed-income, mixed-use neighborhoods in amenity rich locations to maximize locational efficiency.

A closing thought to the future, with sales tax revenues potentially shifting away from Asheville with House Bill 903, why increase STR enforcement, resulting in a decreased Occupancy Tax windfall from Airbnb's collecting and remitting on hosts' behalf? We all can agree, this is a necessary pool of revenue for our County with a portion needing to be allocated to the Housing Trust Fund. Allow the Short Term Rental community to unite hundreds strong, without fear of retribution, to focus efforts on campaigning for that change with the Tourism Development Authority.

Please refer to the attached STR Advocates and Middle Class Report for more information.

In service,  
Emily Richter

Emily Richter ASID, LEED AP  
Designer  
571-215-9384  
[www.emilykrichter.com](http://www.emilykrichter.com)  
[www.marcharkness.net](http://www.marcharkness.net)

## Ben Fulmer

---

**From:** Cecil Bothwell <cecil@braveulysses.com>  
**Sent:** Saturday, July 04, 2015 5:49 PM  
**To:** Jocelyn Olcott  
**Cc:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** Re: short term rentals resolution?  
**Attachments:** STR op-ed.doc; ATT00002.txt

Jocelyn,

As I noted in an op-ed in the Asheville Citizen-Times (attached below), the whole idea of a meaningful ban on STRs is nuts.

Your observation that it would depend on neighbor snitches is exactly correct - and no amount of City oversight can eliminate that. If we assign a staff member to monitor AirBnB and other similar sites, we will know who is advertising - but that's free speech. All contractual arrangements between renters and landlords are private - so the simple fact that an offer is made does not create a legal proof that the offer was accepted.

Next step? I guess we station more employees in the bushes to wait and see if some renter actually shows up, and then check every day to see whether its a 30+ day rental or a 3 day affair. Then court, where a landlord can argue that the rental was for 30 days but the renter only stayed for 3 ...

We are up against a sea-change in commerce due to the shift in technology. Hoteliers hate AirBnb, many citizens love it both as owners and renters. We need to accept change and see what actually happens.

My guess is that the intrusion of STRs into neighborhoods will be minimal. Noise complaints will handle occasional problems. We ought to focus on more serious matters.

I will be pressing for full legalization of STRs in all zoning districts.

Happy 4th!

-c

**Ben Fulmer**

---

**From:** Cecil Bothwell <cecil@braveulysses.com>  
**Sent:** Monday, June 15, 2015 10:55 AM  
**To:** councilgroup  
**Subject:** FYI - op ed I submitted to AC-T per STRs  
**Attachments:** STR op-ed.doc

## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com>  
**Sent:** Thursday, May 14, 2015 12:53 PM  
**To:** Tom Adams  
**Subject:** Re: Short-term Rental Issue in Asheville

Tom:

Thank you for your email. City Council discussed this issue Tuesday evening and gave staff guidance on changing some of the City's rules. In general, the Citizen-Times [article](#) gets our position right.

Best,

Gwen Wisler

On 5/14/2015 12:38 PM, Tom Adams wrote:

Dear City Council,

I understand the council is currently considering modifying the existing laws around short-term rentals and "homestays", and I would like to offer my opinion on the matter. First and foremost, I certainly hope that council does not make it even more difficult for Airbnb hosts to try and eek out a living in already difficult economic situation here in Asheville by renting out a room in their home or an apartment on the property at which they reside. As someone who will require that additional income to remain a member of this community, I think it is critical that residents be allowed to use their property to sustain themselves. As it stands today, to the best of my understanding, most Airbnb hosts are actually operating illegally, given that they are not formally registered as a "homestay", like the Bed and Breakfast operators in town. It would behoove council to legalize this activity, thereby removing the threat of losing that income at the hands of one unhappy neighbor. I certainly would not be opposed to paying a tax on this activity as a result, in order to level the playing field a bit with the existing B&B operators.

On the other hand, I do agree that greater restrictions do need to be placed on short-term rentals in residential neighborhoods like mine, since most of these rentals, to my understanding, are not actually owned by residents. I think actually living on the property that you rent out is an important requirement in order to prevent private investors from buying up residential homes strictly for vacation rentals.

In summary, I'd like to see the following:

1. Legalize Airbnb where the host actually lives in the dwelling or lives on the property containing a detached rental apartment.
2. Require Airbnb hosts to pay a small occupancy tax.
3. Require all short-term rentals in residential neighborhoods to have the owner live on the property, whether in the home itself, or another structure on the property.

These opinions are based on my current understanding of the issue, which is likely incomplete, but I think this letter conveys the general spirit of my position. Feel free to correct or clarify any points I have made herein.

Thank you,

Sincerely,

Tom Adams  
Asheville resident

## Ben Fulmer

---

**From:** Greg Goodman <greglgoodman@gmail.com>  
**Sent:** Tuesday, April 21, 2015 7:44 PM  
**To:** <AshevilleNCCouncil@ashevillenc.gov>  
**Cc:** Greg Goodman  
**Subject:** Comments on Short Term Rental & Home-Stay Regulations from March 25, 2015 City Meeting at the Civic Center

Dear Honorable Council Members & Mayor:

Please excuse my tardiness in submitting my observations/comments made during the above referenced meeting. I spoke at the meeting, but wanted to submit my comments 'for the record'. My comments follow my general observations of the meeting. Those general observations follow:

1. Until the meeting began, I was under the impression that it was specific to 'short term rentals (STR)'--however, I am appreciative of the Mayor's opening remarks that included descriptions of the difference between STRs and 'home-stays'.
2. However, as the meeting progressed, there seemed to be a great deal of confusion regarding the differing meanings of what is considered to be a STR versus home-stay.
3. It appeared to me that most of the vocal STR advocates were actually operating/interested in home-stay regulations.
4. It may be in everyone's best interest to modify the name 'home-stay' to 'owner occupied home-stay' or some other descriptive phrase to minimize future confusion.

A summary of **my comments made at the March 25 meeting specific to and/or regarding STRs** follow:

1. My family and I oppose STRs within residential zoned neighborhoods based on my experiences with STRs within my neighborhood (Albemarle Park, zoned RS-2). Short term house rentals, by nature of the relatively large house size and rental fee, attract gatherings of large numbers of people and associated automobiles--frankly, our neighborhood is not designed or built to support this type of use. This additional infrastructure burden (car trips, extended hours, trash, water, sewage load) effectively turns an RS-2 house into an RS-4 or RS-8 zoning island inside of the RS-2 zone.
2. When the owner of a 'residence' decides to vacate the house and maximize their return on investment via STR, in my mind that house is no longer a residence, but is a business or commercial venture that is not appropriate for a residential zone, certainly not an RS-2. However, STRs may be appropriate for RS-4 or higher depending on the neighborhood.
3. The transient nature of STR tenants results in a basic lack of accountability not present with long term rentals, bed & breakfasts, and home-stay situations. For the latter cases, there is an on-site owner or manager available to discuss issues in a neighborly manner. STRs can be (and I believe will become) anonymous investments with unknown or indirect contact information that is not compatible with residential neighborhoods.
4. Finally and in general, Asheville suffers from a lack of housing for its citizens. Allowing STRs further decreases available housing stock for Asheville's citizens..

I did not publicly comment on the City's proposed home-stay regulations at the above referenced meeting. I would like to offer the following **comments on proposed home-stay regulation**:

1. The spacing restrictions between home-stay structures (500' I believe) is too stringent. I believe that any owner occupied residential structure (regardless of zoning) should be allowed to operate a home-stay. This will allow underutilized structures to be more efficiently occupied and addresses my STR #3 comment regarding owner accountability to their neighbors. I do not believe that Asheville lacks an adequate number of bedrooms to house its population--I believe that we have too many un-occupied/under-utilized/collector/second houses. Please query the County property tax records for the number of bedrooms in Asheville--if there are more than enough for our population, this could be an enlightening piece of information.
2. The minimum sizing restrictions (2,500 SF) to qualify as a home-stay is too restrictive. I believe that the minimum square footage should be in the 800-1,000 SF range with one home-stay allowed for each additional 400-500 SF of floor space. Therefore there is no limit to the percentage of the house used for home-stay. Larger houses could therefore support more home-stays so long as they have adequate numbers of bedrooms. This would allow for a more efficient use of existing housing stock within the City.

Thank you for the opportunity to speak at the March 25 meeting and to submit my comments. I hope you find them useful and will consider them as you finalize STR and home-stay regulations. You may email or call me if you would like to clarify any of my comments.

Sincerely,

Greg Goodman

60 Cherokee Road

Asheville, NC 28801

828.254.9547

## Ben Fulmer

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**From:** Gwen Wisler <gwenwisler@avlcouncil.com>  
**Sent:** Wednesday, June 25, 2014 10:00 AM  
**To:** Gwen Wisler  
**Subject:** Fwd: Various Bd/Com Minutes  
**Attachments:** ABC Bud Amdt #4.pdf; ABC Minutes 4-29-14.pdf; Finance Com 3-25-14.pdf; TDA Min 4-23-14.pdf; BOA Minutes 3-25-14.pdf; 5-7-14 P&Z Minutes.docx; 5-15-14 P&Z Mid-Month.doc

----- Original Message -----

**Subject:** Various Bd/Com Minutes

**Date:** Fri, 6 Jun 2014 12:33:20 +0000

**From:** Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)>

**To:** Cecil Bothwell - Email <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)>, Chris Pelly <[chrispelly@avlcouncil.com](mailto:chrispelly@avlcouncil.com)>, Esther Manheimer <[esthermanheimer@avlcouncil.com](mailto:esthermanheimer@avlcouncil.com)>, Gordon Smith <[gordonsmith@avlcouncil.com](mailto:gordonsmith@avlcouncil.com)>, Gwen Wisler <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>, Jan Davis <[jandavis@avlcouncil.com](mailto:jandavis@avlcouncil.com)>, Marc Hunt <[marchunt@avlcouncil.com](mailto:marchunt@avlcouncil.com)>

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)



## Ben Fulmer

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**From:** Joey Robison <JRobison@ashevillenc.gov>  
**Sent:** Friday, April 11, 2014 5:14 PM  
**To:** Marc Hunt;gwen@gwenwisler.com;Jan Davis  
**Cc:** Alex Carmichael;All Department Directors;Anne Marie Doherty;Brenda Mills;Caroline Long;Cathy Ball;Christy Edwards;councilgroup;Dan Phairas;Gary Jackson;gracecurry1@charter.net;Jaime Matthews;Joey Robison;John Sanchez;Judy Daniel;maxlalexander@gmail.com;Nikki Reid;Sam Powers;sarah.urbannest@gmail.com;Shannon Tuch;Stephanie Monson;Tom Downing;Tony McDowell  
**Subject:** PED Agenda and Staff Reports for April 15 Meeting (additional information provided)  
**Attachments:** Staff Report - Short Term Rentals Update.docx; Staff Report - ROW Acquisition.docx; Draft ROW acquisition policy.docx; Flow Chart for ROW Acquisition.pdf; Staff Report - Standards and Specifications Manual.doc; Staff Report - DevIncentivesUpdate.doc; Staff Report - AprilPED\_TIGER VI Grant Application.doc; PED\_Feb18\_2014\_minutes.doc; PED\_April15\_2014\_Agenda.docx

Good afternoon,

Please find attached the PED agenda and staff reports for the April 15, 2014 meeting, along with the draft minutes from the February meeting. The meeting will be held in the 1st floor conference room from 3:30-5 p.m.

As we are currently experiencing issues with accessing and editing the PED webpage, this information - along with the full Standards and Specifications Manual, which is too large for many of you to receive via email - will be posted to the PED webpage as soon as possible, and no later than 10 a.m. Monday morning. I apologize for the inconvenience. For your convenience, the agenda is pasted into the body of this email below.

Thank you,

Joey Robison  
Executive Assistant  
Assistant City Manager's Office  
City of Asheville

P.O. Box 7148  
Asheville, NC 28801  
828.232.4517  
jrobison@ashevillenc.gov

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Meeting Agenda  
Planning & Economic Development Committee City of Asheville, NC

April 15, 2014  
3:30 p.m.  
1st Floor Conference Room

1. Approval of the January 21, 2014 Meeting Minutes 3:30
2. Updates (No formal action needed)
3. Unfinished Business (Formal action requested)
4. New Business (Formal action requested)
  - a. Review of City's Right-of-Way Acquisition Policy- Cathy Ball 3:35
  - b. Approval of the City's Standards and Specs- Ken Putnam 3:50
  - c. Draft consultant findings for development incentives review project- Will Lambe, UNC SOG DFI 4:05
  - d. TIGER VI grant application- City Staff 4:30
  - e. Update on Short Term Rental Policy and Homestays - Judy Daniel
5. Presentations and Public Comment 4:35  
(3 minutes for up to 5 individuals)
6. Adjourn - Next meeting scheduled for Tuesday, May 20, 2014.

## Ben Fulmer

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**From:** chrispelly4asheville@gmail.com on behalf of Chris Pelly <chrispelly@avlcouncil.com>  
**Sent:** Tuesday, September 09, 2014 12:39 PM  
**To:** Gordon Smith;councilgroup  
**Subject:** Re: Final draft for NAC West Asheville Community meeting Agenda  
**Attachments:** 9.22.2014 Handout.docx

Gordon,

Thanks for the heads-up. Agenda now attached.

Chris

On Tue, Sep 9, 2014 at 12:36 PM, Gordon Smith <[gordonsmith@avlcouncil.com](mailto:gordonsmith@avlcouncil.com)> wrote:  
Chris,

Agenda, location, time, etc. was not attached. Send it along?

Thanks,

Gordon

On Mon, Sep 8, 2014 at 4:40 PM, Chris Pelly <[chrispelly@avlcouncil.com](mailto:chrispelly@avlcouncil.com)> wrote:  
Marsha,

Agenda looks good and the meeting looks interesting.

Am sharing with the rest of City Council

Thank you!

Chris

On Mon, Sep 8, 2014 at 1:24 PM, Marsha Stickford <[MStickford@ashevilleenc.gov](mailto:MStickford@ashevilleenc.gov)> wrote:

Hi Folks,

Here is the finalized draft of the agenda for the September 22 Neighborhood Advisory Committee West Community Meeting. Please let me know if there are any changes that need to be made before I print them up for the meeting.

Thanks, Marsha

Marsha Stickford

Neighborhood Coordinator

Volunteer Coordinator

City of Asheville North Carolina

P.O. Box 7148

Asheville, NC 28801

[828.259.5506](tel:828.259.5506)

fax [828.259.5499](tel:828.259.5499)

[mstickford@ashevillenc.gov](mailto:mstickford@ashevillenc.gov)

[www.ashevillenc.gov](http://www.ashevillenc.gov)



*Think Green! Please do not print this e-mail unless necessary*

## Ben Fulmer

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**From:** Alan Escovitz <aescovitz@charter.net>  
**Sent:** Monday, December 01, 2014 5:13 PM  
**To:** <gwenwisler@avlcouncil.com>  
**Subject:** The City's consultant's report  
**Attachments:** STR report 11\_17\_14.docx


Gwen,

Attached is a copy of the (draft) City's consultant's report "Short-term Rental Programs, Policies and Practices: Applications for the City of Asheville, NC".

Regards,  
Alan

Alan Escovitz, Ph.D.  
102 Macon Ave.  
Asheville, NC 28801

 Phone 828-254-4400

 Mobile 614-208-9400

 Email [aescovitz@charter.net](mailto:aescovitz@charter.net)

## Ben Fulmer

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**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Thursday, April 17, 2014 9:38 AM  
**To:** Cecil Bothwell - Email;Chris Pelly;Esther Manheimer;Gordon Smith;Gwen Wisler;Jan Davis;Marc Hunt  
**Subject:** Various Bd/Com Com  
**Attachments:** HRC Min of 3-12-14.doc; Bd & Com Minutes of 2-11-14.docx; 3-14-14 Downtown Com Minutes.docx; Recreation Board Min 3-10-14.pdf; PED Min 2-18-14.doc; HCD Min 3-18-14.docx; SACEE Min 3-19-14.doc

Sending one day early due to holiday tomorrow.

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

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**From:** Maggie Burleson <MBurleson@ashevillenc.gov>  
**Sent:** Friday, April 04, 2014 8:36 AM  
**To:** Cecil Bothwell - Email;Chris Pelly;Esther Manheimer;Gordon Smith;Gwen Wisler;Jan Davis;Marc Hunt  
**Subject:** Various Bd/Com Mintues  
**Attachments:** Public Safety Com Min 2-24-14.docx; Public Art and Cultural Commission 9 26 13.docx; Public Art & Cultural Com Min 10-24-13.docx; Public Art & Cultural Com Min 1-23-14.docx; Tree Com Min 1-21-14.doc; Tree Com Mim 2-17-14.doc; Tree Com Min 3-17-14.doc; TDA Min of 2-26-14.pdf; Civic Center Commission Minutes 2 4 14.docx; Multimodal Transp Com Min 8-28-13.pdf; Multimodal Transp Com Min 9-25-13.pdf; Multimodal Transp Com Min 10-23-13.pdf; Multimodal Transp Com Min 12-4-13.pdf; Multimodal Transp Com Min 1-22-14.pdf; abc mIN 2-25-14.pdf; Firemen's Relief Fund Min 9-30-13.doc; CRC Min 2-27-14.docx; Public Art & Cultural Com Miin 2-27-14.pdf; Finance Com Min 1-28-14.pdf; 2-5-14 P&Z Minutes.docx

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

**Ben Fulmer**

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**From:** Marc Hunt <marchunt@avlcouncil.com>  
**Sent:** Monday, February 17, 2014 9:08 AM  
**To:** Gwen Wisler  
**Subject:** attachments  
**Attachments:** PED\_February18\_2014\_Agenda (2).pdf; CBD Approved MSD.pdf; Large Scale MSD.pdf; Staff Report PED\_Update on 68-76 Haywood Street.pdf; Staff Report PED\_Short Term Rentals.pdf; Staff Report PED\_ MSDs.pdf



**Ben Fulmer**

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**From:** Brian Postelle <BPostelle@ashevillenc.gov>  
**Sent:** Thursday, December 12, 2013 3:49 PM  
**To:** Brian Postelle  
**Subject:** FW: MAYORS' 2013 HUNGER AND HOMELESSNESS REPORT RELEASED TODAY -- 25 CITY SURVEY (INCLUDES YOUR CITY)

Please see the attached press release and report from the U.S. Conference of Mayors. Asheville is a participating city.

Local contact:

Heather Dillashaw  
The Asheville-Buncombe Homeless Initiative  
City of Asheville  
P.O. Box 7148  
Asheville, NC 28802  
hdillashaw@ashevillenc.gov  
828/259-5851

Thank you.

## Ben Fulmer

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**From:** Jaime Matthews <JMatthews@ashevillenc.gov>  
**Sent:** Tuesday, December 10, 2013 3:22 PM  
**To:** councilgroup;'gwenwisler@avlcouncil.com'  
**Cc:** Dawa Hitch;Brian Postelle  
**Subject:** FW: MAYORS TO RELEASE NEW HUNGER & HOMELESSNESS REPORT TOMORROW - WED, DEC 11, 11am EST

Mayor and City Council,

Attached is the US Conference of Mayors new report on Hunger and Homelessness. Asheville is one of the participating cities. We will send the release to our media lists tomorrow and out via social media.

This is embargoed until tomorrow morning.

Thank you,  
Jaime

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**From:** Elena Temple-Webb [mailto:etemple@usmayors.org]  
**Sent:** Tuesday, December 10, 2013 1:46 PM  
**To:** Jaime Matthews; Mayor Terry Bellamy; Dawa Hitch; Tom Downing; Press.Office@cityofboston.gov; Virginia Mayer; Huffman, Peggy; kmcmillan@ci.charlotte.nc.us; Harris, Randy; Bonfiglio, Catherine; Weisser, Caroline; Hamilton, Sarah; Green, Melissa; McCall, Valarie; ataylor@city.cleveland.oh.us; mharper@city.cleveland.oh.us; Mayor's Office of Communications; Blackmon, Paula; Wilkinson, Brett; Libro, Frank; Amber - Mayor's Office Miller; Amelia Morris; mayor@norfolk.gov; Hamilton-Morris, Amelia K.; molly.fowler@lacity.org; Desiree Peterkin-Bell; oliver.delgado@lacity.org; Vicki Curry; Poynter, Chris D; Janel.lacy@nashville.gov; bonna.johnson@nashville.gov; Tumar Alexander; sethiscott@phoenix.gov; tammy.vo@phoenix.gov; karen.peters@phoenix.com; maryg@plano.gov; dortiz@providenceri.com; jamie.castillo@sanantonio.gov; Joe.campbell@ci.stpaul.mn.us; Raymond, Art; Christine.Falvey@sfgov.org; Francis Tsang; Mayor Ed Lee; mayorsoffice@trentonnj.org; McCoy, Doxie (EOM); njohnson@santabarbaraca.gov; dewanna.lofton@memphistn.gov; Barbara Vaughn  
**Cc:** Gene Lowe; Gail Thomas; Elena TEMPLE  
**Subject:** MAYORS TO RELEASE NEW HUNGER & HOMELESSNESS REPORT TOMORROW - WED, DEC 11, 11am EST

Hello all. You may be aware that tomorrow (Wed/Dec 11) The US Conf of Mayors is releasing its annual H and H Report and YOUR CITY IS INCLUDED in the survey results. Pls see attached the EMBARGOED REPT + RELSE for your review for messaging and in case you/your mayors gets calls.

Of course, you are encouraged to send the attached/below advisory to your local press corps so they may participate in the presser call. **Finally, you are invited to listen to the press conference. The LISTEN ONLY number is [1-888-427-9411](tel:1-888-427-9411) Passcode: 5382795.**

Participating on the call will be Tom Cochran, Executive Director of the U.S. Conference of Mayors, Memphis, TN Mayor A.C. Wharton, USCM Hunger and Homelessness Task Force, Santa Barbara, CA Mayor Helen Schneider, Chair of the USCM Task Force on Hunger and Homelessness, and Laura Zelling, Deputy Director of the United States Interagency Council on Homelessness.

Thank you and pls advise if you have questions.

Elena

[202-286-1100](tel:202-286-1100)

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FOOD STAMP CUTS AND VETERANS' SERVICES EXAMINED IN NEW REPORT  
ON HUNGER AND HOMELESSNESS

*The U.S. Conference of Mayors to Release 2013 Hunger and Homelessness Survey*

25-CITY SURVEY RESULTS ANNOUNCED ON CONFERENCE CALL -- Wed, Dec 11<sup>th</sup> at 11 a.m.  
EST

Washington, D.C. – With a backdrop of significant cuts in federal food assistance programs and continuing economic problems in cities across the nation, The U.S. Conference of Mayors (USCM) will release its 2013 Status Report on Hunger and Homelessness Report on Wednesday, December 11 at 11:00 a.m. (EST) during a CONFERENCE CALL featuring mayors from around the country.

The report comes shortly after the expiration of Recovery Act provisions which increased food stamp benefits and while Congressional negotiations on the 2014 Farm Bill suggest that further cuts to the Supplemental Nutrition Assistance Program are imminent. For the first time, it includes a series of questions about efforts to respond to homelessness among veterans.

For more than 30 years, The Conference of Mayors has reported on the status of hunger and homelessness in our nation's cities, as well as individual programs offered to help those needing emergency assistance.

**\*\* NOTE: AN ADVANCED EMBARGOED COPY OF THE REPORT AND RELEASE WILL BE AVAILABLE AT [WWW.USMAYORS.ORG](http://WWW.USMAYORS.ORG) THE EVENING OF Tuesday, December 10th! \*\***

WHO: Memphis, TN Mayor A.C. Wharton, USCM Hunger and Homelessness Task Force Chair  
Santa Barbara, CA Mayor Helene Schneider, USCM Hunger and Homelessness Task Force Chair  
Tom Cochran, USCM CEO and Executive Director  
Laura Zeilinger, Deputy Director, United States Interagency Council On Homelessness

WHAT: NATIONAL CONFERENCE CALL to release the USCM 2013 HUNGER AND HOMELESSNESS REPORT

WHEN: Wednesday, December 11, 2013 at 11:00 a.m. (EST)

**WHERE:**      Media Call-In Number: [1-888-455-2263](tel:1-888-455-2263) | Passcode: 5382795

PARTICIPATING CITIES (25):

Asheville, NC

Boston, MA

Charleston, SC

Charlotte, NC

Chicago, IL

Cleveland, OH

Dallas, TX

Denver, CO

Des Moines, IA

Los Angeles, CA

Louisville, KY

Memphis, TN

Nashville, TN

Norfolk, VA

Philadelphia, PA

Phoenix, AZ

Plano, TX

Providence, RI

San Antonio, TX

Santa Barbara, CA

St. Paul, MN

Salt Lake City, UT

San Francisco, CA

Trenton, NJ

Washington, D.C.

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Elena Temple Webb  
Director of Communications  
US Conference of Mayors  
1620 I Street, NW  
Washington, DC  
[202-861-6719](tel:202-861-6719)  
[etemple@usmayors.org](mailto:etemple@usmayors.org)  
[www.usmayors.org](http://www.usmayors.org)