

From: Sheneika Smith <sheneikasmith@avlouncil.com>
Sent: 1/4/2018 4:17:03 PM
To: Kim Roney
Cc:
Subject: Re: UNC School of Government: Conditional Use/Zoning

Very interesting!

On Jan 4, 2018 2:58 PM, "Kim Roney" <mskimroney@gmail.com> wrote:

From Sage Turner via facebook: P&Z is getting ready to meet about STRs in downtown. I've been collecting data and crunching numbers. Check this out:

44% of all housing in DT has been planned or built since 2010 (779 of 1752 units). The next largest boom in housing was the Roaring 20s, with 484 units. Notably, 47% of those 484 units were built as hotels.

79% of all residential projects since 2010 included STRs as a means to help finance the project.

Taxpayers are funding 76 affordable and 89 market rate units in DT at a cost of approx \$9M.

So... taxpayers spent \$9,00,000 for 165 units while the partial STR model created 557 units in half the time, at zero cost to taxpayers, while creating a substantial increase to the tax base.

Woah.

We need to be looking at ways to leverage the STRs as a means to increase housing supply and affordability. If leaders are going to remove the Use By Right, I sure hope they're looking at defining criteria to get approval under CZ. Perhaps 25% of units as STR, sun setting after 5 years and returning to long term rentals or homes, and 10% affordable, 10% workforce units.

On Sat, Dec 30, 2017 at 3:29 PM, Kim Roney <mskimroney@gmail.com> wrote:
Sheneika,

I found this for your consideration: <https://www.sog.unc.edu/resources/legal-summaries/conditional-zoning>

Kim

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Kim Roney - Piano Teacher

Asheville City Multi-Modal Transportation Commission & Transit Committee Member

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