

From: Matthew Logan

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Message:

I am writing you to voice my concern about the impending restrictions on short term rentals. I, like most of the hosts I have spoken to, are not opposed to the registration and lodging tax that will be applied to STRs but the restrictions to owner occupy (185 day rule) Ordinance (2019-343). The results of the survey that was published by the Planning Commissioner Mark Olinger does not reflect the owner occupancy clause in the new restriction. In the last year alone, We have hosted the cast and crews of three traveling Broadway shows at Altria. We host people literally from all over the world, over twenty-two countries. The couple that cleans the apartment is paid through an account that is taxed, providing two part time employment opportunities and they help the local economy. Our guests enjoy staying in the rowhouse and walking to restaurants and shops. We provide off street parking. Our guests do not choose to stay in hotels but rather in a Richmond neighborhood and feeling the pulse of the city that we are all proud of. Almost every guest eats out every meal supporting the 9.5% meals tax. If the “owner occupancy” clause goes into effect, I would expect about 80% or more of the hosts will stop hosting and change to a long- term rental which the City will not directly benefit from. Landlords of 12-month rentals do fit in the current zoning but the reality is they will little to no daily cleaning of the exterior and maintenance or manage the behavior of the tenants. STR hosts check on their properties multiple times during the week. The restrictions will automatically make the business lose money rather than provide the city with a tax base not presently collected. STRs provide a lodging that is a different experience than a sterile hotel stay, which are often in a part of town that has either fast food or the hotel restaurant. Our guests come to Richmond and seek out small businesses not the large chain restaurants. Thank you Matthew Logan