

Alberto Quintanilla

From: Dona Stelle <coillm@yahoo.com>
Sent: Monday, December 11, 2023 4:12 PM
To: David Wage
Subject: Air B&B fine city council meeting

To whom it may concern, we do not agree with Fremont trying to put fines on Air B&B STR. Air B&B homes in Fremont have to follow strict rules by the owners and also by the AIR B&B company itself. The clients are checked thoroughly by Air B&B company. If any of the clients break any of the rules of the house or Air B&B, they are taken off the AIR B&B list permanently. They are rated on a star system by the owner of the home. "If they get one star, they are followed by a write-up. Other Air B&B owners receive this information before accepting the client." Therefore, STR is safer than a hotel. Air B&B collects a deposit from the clients. Also, the neighbors of an Air B&B end up making friends with clients around the world. We are against Fremont putting fines on Air B&B. The company of Air B&B helps everyone, the community, families, and businesses. These short-term rentals are a great and safe way to have visitors enjoy all this city has to offer. Fremont's revenue is only increasing because of Air B&B people. Owners are also assisting in your revenue increasing it by staying at the hotels in Fremont when their homes are in use. These people offer their homes to people from around the world to have a warm place to stay while they visit family, go to work, or have a family vacation. Why put fines on people trying to make the world a better, more communitive, and friendly place? So, we do not believe that fines should be put on Air B&B owners.

Sincerely,

A Fremont homeowner

Alberto Quintanilla

From: Paul stelle <paulstelle7@gmail.com>
Sent: Monday, December 11, 2023 3:46 PM
To: David Wage
Subject: Air B&B Fine city council meeting

To whom it may concern, we do not agree with Fremont trying to put fines on Air B&B STR. Air B&B homes in Fremont have to follow strict rules by the owners and also by the AIR B&B company itself. The clients are checked thoroughly by Air B&B company. If any of the clients break any of the rules of the house or Air B&B, they are taken off the AIR B&B list permanently. They are rated on a star system by the owner of the home. "If they get one star, they are followed by a write-up. Other Air B&B owners receive this information before accepting the client." Therefore, STR is safer than a hotel. Air B&B collects a deposit from the clients. We are against Fremont putting fines on Air B&B. The company of Air B&B helps everyone, the community, families, and businesses. These short-term rentals are a great and safe way to have visitors enjoy all this city has to offer. Fremont's revenue is only increasing because of Air B&B people. Owners are also assisting in your revenue increasing it by staying at the hotels in Fremont when their homes are in use. So, we do not believe that fines should be put on Air B&B owners.

Sincerely,

A Home Owner in Fremont.

Alberto Quintanilla

From: Chidrup Jhanjhari <c@jhanjhari.com>
Sent: Friday, December 8, 2023 12:37 PM
To: David Wage
Subject: Comments for Fremont STR proposed regulations

Dear Members,

I am writing to express our profound concern regarding the recently proposed regulations by the Fremont city council. As longtime residents of Fremont for over a decade, we have witnessed a substantial surge in the cost of living. We vehemently oppose the new rules and restrictions aimed at limiting property listings to primary residences and not allowing STR for ADUs.

Having been active Airbnb hosts for several years, we have experienced firsthand the positive influence of opening our homes to guests, not only in our lives but also in contributing to the local economy. Unfortunately, if these restrictive measures are approved, sustaining our presence in Fremont may become untenable, compelling us to explore opportunities in other cities. It is disheartening to consider leaving a community we have been an integral part of.

Our track record as Airbnb hosts in Fremont speaks volumes. We have not encountered any issues, and, in fact, have hosted our neighbors on numerous occasions. The proposed regulations seem draconian in nature, leaving us perplexed about their underlying intent.

We implore you to reconsider these regulations, as they threaten to have a detrimental impact on honest hosts and residents like us. Instead of fostering a sense of community and shared prosperity, these rules appear to hinder the positive interactions and economic contributions that short-term rentals can bring to Fremont.

We appreciate your time and consideration in reviewing our concerns and trust that, upon reflection, a more equitable and community-minded approach can be adopted.

Sincerely,

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Thanks and Regards,

Chidrup Jhanjhari
Email: c@jhanjhari.com

Alberto Quintanilla

From: Sameer Nizamuddin <4229tehana@gmail.com>
Sent: Friday, December 1, 2023 8:18 PM
To: David Wage
Subject: Comments on draft ordinance

Hi David - Comments/suggestions on ordinance below

- 1) less than 7 day stays to have same treatment as IRS (non passive). At the Federal level this is how its been setup
- 2) Existing Airbnbs to be grandfathered in without the restrictions
- 3)
 - 3a) Instead of abolishing airbnbs that don't have hosts on the property, suggest we cap this at 2-3 properties - Prevents the concern around affordability
 - 3b) another option is to allow futuee airbnbs at purchase prices 20-30% higher than median (you'd essentially have investors target the mid range and high end homes vs entry level)
 - 3c) I'm typically looking at 4/5 beds which are anyway not entry level homes impacting affordability

Few reasons to continue to partner-

- 1) Direct correlation between airbnbs and income to city
- 2) partner with airbnb and StR hosts to market Fremont services bringing in further income (e.g. we frequently share local business referrals to our guests)
- 3) we typically don't see the party crowd, so overall safety and quality isn't a concern (we are homeowners in Fremont as well)

Sameer Nizamuddin

Alberto Quintanilla

From: Anita Neuman <fitnfire58@gmail.com>
Sent: Thursday, November 30, 2023 6:32 PM
To: David Wage
Cc: Anita Neuman
Subject: JADU prevented from use as short term rental

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Offering my thoughts regarding the proposed regulation that would restrict JADU from use as a short term rental.

In 2017, I built a fully permitted JADU inside of my home in the Riverwalk community. The JADU and my primary residence have two walls in common. There were no extensions to the exterior dimensions, however a door was added per the permit. The JADU is approximately 400 square feet, and reduced my home by approx 450 square feet, changing the primary residence to a two-bedroom, two-bath home occupied by me.

The permit required a separate address, and separate mail box. The permit also prevents the primary owner from renting out the primary side of the property - where I currently live. The proposed regulation is in direct conflict with the permit in that the regulation disallows the JADU from short term rental, and requires the primary property to be converted for short term rental use.

My 25 year old daughter and her girlfriend live in the JADU, full time. That's two cars parked on the street, garbage, mail, noise, guests, and so on for two people in the JADU, plus what's created by me and my boyfriend (both seniors over 65) on the primary side. At some point, the women will move out, and I have long had plans to rent out the JADU, while remaining in my primary residence. This plan was intended to supplement my retirement savings while aging in place. While I haven't fully evaluated what makes more sense for me - long or short term rentals, I reject the idea that short term rental options are off the table should this regulation be approved as is. We can easily see that long term rentals stress the neighborhood more than short term rental would, by the mere fact that short term rentals have more vacancy, and less trash, fewer parked cars, fewer Amazon deliveries, and so on.

It is conceivable that if the ordinance goes through as is that I would be forced to move into the JADU, and rent the larger primary side of my home as a full time rental. This is not the retirement I envisioned for myself.

Please note that I'm opposed to the restriction not allowing JADU to be used as short term rentals. The JADU was supposed to be my supplemental retirement income, and is now at risk.

Best Regards,
Anita Neuman
37812 Freesia Ct.
Fremont, CA 94536 (here since 2000, in Fremont since 1996)

510.220.3432

Alberto Quintanilla

From: Elaine Szeto <elaineszeto@raail.com>
Sent: Wednesday, December 6, 2023 1:25 PM
To: David Wage
Cc: Jenny Kassar; Dennis Szeto
Subject: Short-term rental draft

Hello, David,

Thank you for your work on the proposed short-term rental ordinance.

My husband and I do support required permits for STRs, using one's primary residence only, allowing only 2 persons per bedroom, having a 24-hour contact for complaints, and no street parking.

Have this ordinance in place probably would have prevented the code violations that we saw at the STR across the street--extreme noise, trash, illegal parking, etc.

I hope this draft is accepted by city council on 12 /12. Frel free to share these comments with city council before 12/12. I hope it would be widely publicized if adopted.

Sincerely,

Elaine Szeto
Homwowner

Alberto Quintanilla

From: Shane <shane.toor@gmail.com>
Sent: Monday, December 11, 2023 7:21 PM
To: David Wage
Subject: Support for STRs at the Fremont City Council Hearing

Dear City of Fremont Council,

I hope this message finds you well. I would like to express my strong support for Short Term Rentals (STRs) and their positive impact on our local community.

As a host, I've had the privilege of opening up my home to guests through Airbnb, and I've witnessed firsthand the numerous benefits it brings to our area. Here are some additional points that highlight the importance of supporting STRs:

1. **Economic Boost:** STRs contribute significantly to our local economy by attracting tourists and generating income for local businesses, from restaurants to shops. These guests often spend money in our community, helping to sustain jobs and improve the overall economic well-being of our region.
2. **Cultural Exchange:** Hosting guests from diverse backgrounds fosters cultural exchange and understanding. It allows us to showcase our local culture and traditions while learning from others. This enriches our community by promoting tolerance and appreciation for different perspectives.
3. **Property Maintenance:** Many hosts take great pride in maintaining their properties to a high standard. Hosting encourages property owners to invest in home improvements and upkeep, which benefits the entire neighborhood by improving overall property values.
4. **Community Engagement:** Responsible STR hosts often become active members of their local communities. They participate in neighborhood activities, support local charities, and contribute positively to the social fabric of our area.
5. **Regulation Compliance:** I support sensible and fair regulations that ensure the safety and well-being of both hosts and guests. By working together with local authorities, we can establish guidelines that address any concerns while still allowing the benefits of STRs to flourish.

I firmly believe that responsible and well-regulated STRs can coexist harmoniously with our neighborhoods. The proposed regulations, including registration and penalties for violations, can help strike the right balance between preserving the character of our community and reaping the benefits of short-term rentals.

It's essential that the City Council hears from hosts like me who have seen the positive aspects of STRs firsthand. I will make sure to submit my comments before the December 12th meeting, and I encourage other hosts to do the same.

Thank you for your ongoing support and advocacy for our hosting community. Together, we can make a difference in ensuring that STRs continue to benefit our local area.

Warm Regards,

Shane Toor