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COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON LICENSES AND INSPECTIONS

Remote location using Microsoft® Teams
Wednesday, April 5, 2023
10:00 a.m.

PRESENT:

COUNCILMAN MICHAEL DRISCOLL, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.

ALSO PRESENT:

COUNCILMAN ISAIAH THOMAS

RESOLUTION: 230112

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2 COUNCILMAN DRISCOLL: Good
3 morning. Before we begin the public
4 hearing, I will make the following
5 announcement:

6 Due to the continuing threat
7 to public health from COVID-19, City
8 Council Committees are currently
9 meeting remotely. We are using
10 Microsoft Teams to make these remote
11 hearings possible. Instructions for
12 how the public may view and offer
13 public testimony at public hearings
14 of Council Committees are included in
15 the public hearing notices that are
16 published in Daily News, Inquirer and
17 Legal Intelligencer prior to the
18 hearings and can also be found on
19 PHLCouncil.com. I now note that the
20 hour has come.

21 Mr. Golden, will you please
22 call the roll to take attendance.
23 Members that are in attendance will
24 please indicate that you are present
25 when your name is called. Also,

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1 please say a few brief words when
2 responding so that your image will be
3 displayed on screen when you speak.

4 Mr. Golden.

5 THE CLERK: Councilmember
6 Johnson.

7 (No response.)

8 THE CLERK: Pardon me. I was
9 muted. Councilmember Johnson.

10 (No response.)

11 THE CLERK: Councilmember
12 Gilmore Richardson.

13 COUNCILWOMAN GILMORE

14 RICHARDSON: Good morning, Mr. Chair.
15 Good morning, colleagues. I am
16 present.

17 THE CLERK: Councilmember
18 Jones.

19 COUNCILMAN JONES: Good
20 morning, Mr. Chairman, members of the
21 Committee, viewing public. I am
22 present.

23 THE CLERK: Councilmember
24 Vaughn.

25 (No response.)

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1 THE CLERK: Vice-Chair

2 Squilla.

3 COUNCILMAN SQUILLA: Good
4 morning, Mr. Chair and colleagues.
5 Present.

6 THE CLERK: And, Chair
7 Driscoll.

8 COUNCILMAN DRISCOLL: Present.
9 Thank you. A quorum of the Committee
10 is present and this hearing is now
11 called to order. This is the public
12 hearing of the Committee on Licenses
13 & Inspections regarding Resolution
14 No. 230112.

15 Mr. Golden, will you please
16 read the title of the resolution.

17 THE CLERK: Resolution No.
18 230112, authorizing the Committee on
19 Licenses & Inspections to hold
20 hearings examining the impact of new
21 regulations on short-term rental
22 markets in Philadelphia.

23 COUNCILMAN DRISCOLL: Thank
24 you. Before we begin to hear
25 testimony from the witnesses we have

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1 for today, everyone who has been
2 invited to the meeting to testify
3 should be aware that this public
4 hearing is being recorded. Because
5 the hearing is public, participants
6 and viewers have no reasonable
7 expectation of privacy. By
8 continuing to be in this meeting, you
9 are consenting to being recorded.

10 Additionally, prior to
11 recognizing Members for the questions
12 or comments they have for witnesses,
13 I will note for the record at this
14 time that we will use the chat
15 feature available in Microsoft Teams
16 to allow Members to signify that they
17 wish to be recognized. In order to
18 comply with the Sunshine Act, the
19 chat feature must only be used for
20 this purpose.

21 Mr. Golden, will you please
22 call the first panel we have to
23 testify this morning on Resolution
24 No. 230112.

25 THE CLERK: Mr. Chair,

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1 Councilmember Thomas would like to be
2 recognized before we move into the
3 panels.

4 COUNCILMAN DRISCOLL:
5 Councilmember Thomas.

6 COUNCILMAN THOMAS: Yes. Thank
7 you, Mr. Chair. And thank you to the
8 members of this Committee for
9 allowing me to grace you with my
10 presence and join you today --

11 COUNCILMAN JOHNSON: Good
12 morning, Mr. Chairman.

13 COUNCILMAN DRISCOLL: Good
14 morning, Councilmember.

15 COUNCILMAN THOMAS: We're
16 looking at this issue from the
17 perspective of what has come to us as
18 it relates to concerns based on what
19 we've tried to do. We know that
20 there's been huge issues in the City
21 of Philadelphia as it relates to
22 Airbnbs and not just Philadelphia,
23 but really all across the country.
24 And as legislators, we've tried our
25 best to find that fine balance

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1 between regulating what needs to
2 exist to make sure that neighborhoods
3 stay while simultaneously allowing
4 people to do business in the City of
5 Philadelphia.

6 As Councilmembers, we talk all
7 the time about what does it mean to
8 grow business and to put people in a
9 position to make Philadelphia a
10 little more business-friendly to
11 address issues like poverty and lack
12 of entrepreneurship. And at the end
13 of the day, this is one of those
14 industries that is new, it's
15 innovative, it's constantly changing.
16 And as government, we're trying our
17 best to keep up with where we're
18 going as it relates to what's
19 happening not just here in the City
20 of Philadelphia, but how industries
21 across the country are essentially
22 changing.

23 So I commend my colleagues and
24 this legislative body as always for
25 the willingness to listen to the

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1 concerns of individuals who are in
2 the industry, and I always appreciate
3 the flexibility and willingness to
4 have a conversation to be able to
5 figure out what is the best means to
6 move forward to serve the people in
7 the City of Philadelphia.

8 So I just wanted to say thank
9 you, Mr. Chair, for allowing me a
10 little bit of gratitude to talk about
11 the purpose behind the introduction
12 of this resolution and the reason
13 that we're having this conversation
14 today. And with all that's going on,
15 on the official side and on the other
16 side, I appreciate people taking the
17 time to listen to the concerns of
18 folks who are telling us that we need
19 to hear what they have to say.

20 Thank you, Mr. Chair. And of
21 course thank you, colleagues. I
22 appreciate all you have done. And I
23 also just want to recognize
24 Councilmember Squilla as well. It's
25 been a pleasure to work with him and

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1 his team as it relates to this issue
2 to be able to figure out what is the
3 best means to move forward. So thank
4 you everybody.

5 COUNCILMAN DRISCOLL: Thank
6 you, Councilmember Thomas and
7 Councilmember Squilla, for your
8 efforts on this very important issue.

9 Mr. Golden.

10 THE CLERK: Mr. Chair, the
11 first panel are the owners and
12 operators. And those members are
13 Angela Ramiro, Jessica Burke and
14 Romero Williams.

15 COUNCILMAN DRISCOLL: Good
16 morning. Are you connected and ready
17 to proceed?

18 MR. WILLIAMS: Good morning.

19 MS. RAMIRO: Yes. Good
20 morning, Council.

21 COUNCILMAN DRISCOLL:
22 Whoever's going to go first, please
23 state your name for the record and
24 proceed with your testimony.

25 MS. RAMIRO: Good morning,

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1 Council. Thank you so much for the
2 opportunity to share my experience.
3 My name is Angela Ramiro. I'm in
4 District 1. And first, I kind of
5 want to share a little bit more about
6 my background. I'm a first-
7 generation college student. I'm a
8 Latina and I moved from Columbia to
9 the States when I was 19.

10 I spend a lot of my time
11 cleaning houses and studying at
12 night. And I finally was able to
13 graduate from my degree, get somewhat
14 of a corporate job so I can start
15 saving so I eventually could start my
16 own business down the line. I love
17 Philadelphia. It's a very vibrant
18 city. I love diversity. It has a
19 lot of things to offer. I figured
20 this would be a great place to kind
21 of set roots. My boyfriend also
22 lives here.

23 I wanted to start a short-term
24 rental business. I love hospitality.
25 I love hosting people and sharing all

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1 the beautiful things that the City
2 has to offer. And so, what I did was
3 I invested pretty much my life
4 savings into buying an apartment
5 building, so like a triplex here in
6 the East Kensington area, which is a
7 developing area as you all are aware.

8 The apartment was very run
9 down outside. There was a lot of
10 people just doing drugs and things
11 like that. After I remodeled the
12 apartment, put cameras, put lights,
13 the apartment no longer has that.
14 Now, it really lit up this corner.
15 And I was able to operate my short-
16 term rental business for the last six
17 months before the ordinance.

18 And I think for me it really
19 represented an opportunity for
20 economic empowerment. Obviously I
21 don't come from money. I know wealth
22 that my family gave me. So being
23 able to be economically empowered and
24 being able to have access to that
25 wealth that I've been lucked out

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1 generationally for. And also, I do
2 have to provide for my family and so
3 being able to -- or my mom
4 specifically, so being able to have
5 my small business to help support her
6 was really great.

7 I do have to say I did go into
8 debt to buy some things like
9 furniture and things like that, so I
10 do have that debt and I have student
11 debt as well. And so, I think when I
12 was operating there was a lot of good
13 things that I brought to the
14 community.

15 So I employed five people,
16 anywhere from contractors to cleaning
17 staff. And I was able to bring
18 people to the East Kensington
19 community that will bring tourism
20 dollars because I had a little
21 booklet essentially that brought -- I
22 had recommendations of where to go
23 and all my guests loved going to the
24 local places. So I was not only
25 bringing tourism dollars, but also

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1 kind of changing the face of this
2 neighborhood.

3 Because to be honest, a lot of
4 the people where they saw it's East
5 Kensington would message me and say,
6 hey, is the area safe, should I even
7 go there. And I was like, yeah, the
8 area is safe, come over, you'll have
9 a great time. And at the end they
10 did have a great, and they wanted to
11 come back.

12 And I think -- as Councilman
13 Thomas was saying, I think I commend
14 Mr. Councilman Squilla for regulation
15 or leading this regulation. I think
16 we need regulation. It's because of
17 the lack of regulation that has
18 allowed the bad actors, which
19 community people don't want but also
20 we as business owners don't want
21 either because they give us a bad
22 reputation which we don't want,
23 right.

24 I think the way it was rolled
25 out has made it very difficult to do

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1 business. It has been very confusing
2 every time to go -- every time I go
3 to L&I they give me a conflict, a
4 different thing to do. So I've kind
5 of been out for a spin.

6 I tried to start getting my
7 license back in the middle of last
8 year. I was told I needed to get a
9 limited lodging license when I
10 actually needed to get a visitor
11 accommodation license, so I spent a
12 whole good six months believing that
13 I had the right license when I
14 actually didn't.

15 When I realized that I didn't,
16 I went and tried to get another
17 license which was the limited lodging
18 which is different. And then I
19 wasn't told that I needed to file
20 this appeal with the ZBA. And so,
21 that expired, my license -- not my
22 license. My process expired because
23 I couldn't file the appeal.

24 And now that I understand the
25 whole process, it's essentially the

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1 process that a developer has to go to
2 build a new condo, right. Like I was
3 yesterday in one of the prep
4 community meetings for the community
5 meeting, and they were asking me if I
6 had plans for my property, if I had a
7 lawyer, if I had a marketing and a
8 presentation.

9 I'm not a large scale
10 developer that can kind of come up
11 with all these resources to do all
12 this stuff. And in addition to that,
13 I've had to shut down now because I
14 don't have the license and I've had
15 debt. The debt that I talked about
16 that I went in to start my business,
17 I have all of those obligations that
18 are essentially making it very
19 difficult for me now. I'm in the
20 process of looking for a job because
21 now I don't know if I can start this
22 business again down the line, right.

23 So I think it's just the CMX-3
24 part makes it very difficult because
25 we have to go through the Zoning

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1 Board approval, which I started the
2 process again middle of last year.
3 Finally was able to understand the
4 process at the end of last year. And
5 now, my hearing is in September, at
6 the end of September.

7 So theoretically I have to be
8 not operating for a whole year, so I
9 can't just wait around and see what's
10 going to happen to see if even I'm
11 going to approve. I have bills to
12 pay. And so, it's just been kind of
13 crushing honestly because I was very
14 excited to start my own business and
15 I was doing really well.

16 I had great reviews. People
17 loved it. It was awesome. And I
18 think what is hard is the CMX-3. And
19 obviously, you guys are regulators,
20 you know best. But what my view is
21 that because it's making it so hard
22 for people to get this license, I
23 have heard also from other people
24 that it took them seven or eight
25 months, it's preventing or deterring

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1 people to actually want to go through
2 the process because they hear the
3 horror stories of the people who are
4 trying to do it.

5 They're like, well, I'm not
6 going to do that. I'm just going to
7 operate in the gray area, right. And
8 then that I think the inadvertent
9 consequences that you're going to get
10 the bad actors in that gray area too.
11 So if we can make it easier for
12 everyone to get licenses but also
13 make it harder, like if you have an
14 issue once you get your license
15 revoked, that way everyone will make
16 sure that -- everyone will understand
17 that they're going to be held to a
18 higher standard of quality, which we
19 all want. I think that might be a
20 lot easier.

21 With that being said, I have
22 spoken with Councilman Squilla before
23 about the situation because I'm in a
24 financial need, because I'm like I
25 need to pay my debt and I don't have

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1 any money, how do I do this. And he
2 has been willing to work with me and
3 find a solution. So that's also
4 said -- just thought to say that I do
5 feel like we're all trying to do the
6 right thing and I did want to commend
7 Councilman Squilla for his
8 willingness to hear me out and
9 support me to find a solution for my
10 case.

11 COUNCILMAN DRISCOLL: Thank
12 you for your testimony, Angela.

13 MS. RAMIRO: Thank you.

14 COUNCILMAN DRISCOLL: Do we
15 have the next testifier?

16 MS. BURKE: I'm happy to go
17 next if that's --

18 COUNCILMAN DRISCOLL: You're
19 recognized, Jessica.

20 MS. BURKE: Good morning,
21 Councilmembers. My name is Jessica
22 Burke. My husband Robert Burke is
23 trying to be on the call as well
24 although he's in Philadelphia for
25 work this week. He's actually

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1 staying at our house that we're
2 hoping to continue to use as a short-
3 term rental. And I'm in Colorado
4 where we live with our family so we
5 will be on different Zoom screens.

6 Our property is located in
7 Representative Johnson's District,
8 District 2 near Fiddler Square.

9 Thank you for allowing us to share
10 our experience as short-term rental
11 owners and our experience attempting
12 to remain compliant with the current
13 legislation.

14 First, being able to use our
15 home as a short-term rental is what
16 has allowed my husband to keep his
17 job in Philadelphia. My husband is a
18 research physician at the Veterans
19 Hospital in Philadelphia and he's a
20 professor at Penn. We decided to
21 move to Colorado just after the
22 pandemic for family reasons and we
23 really strategized ways for Bob to
24 keep the job he loves, working with
25 the vets that he loves. But we knew

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1 we could not afford two houses on our
2 own and we definitely cannot afford
3 for him to stay at a hotel every
4 other week to work in Philadelphia.

5 So after careful planning, we
6 purchased a small rowhome that also
7 needed significant renovations that
8 we calculated we would be able to
9 afford if we rented it out short-term
10 for part of each month when Bob is
11 not staying in it. Luckily things
12 basically worked out as we had
13 planned and hoped.

14 Bob is able to stay there a
15 couple of times each month. He's
16 there every other week and we rent it
17 out regularly when he's not there,
18 and that has allowed Bob to keep his
19 job in the City which supports our
20 family. Our neighbors, we have very
21 good relationships with our neighbors
22 and they've also in our view and I
23 think in their view benefited from
24 our short-term rental.

25 We've had a series of guests

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1 who are visiting family or friends
2 and the neighborhood housing in
3 Philadelphia is not that cheap and
4 often you don't have huge places so
5 we have a lot of people who live very
6 nearby. We've also had people moving
7 in or out right around us. It's
8 allowed us to expand our network
9 within our area, but we honestly
10 offered a solution to some of their
11 problems that they're having or
12 whatever.

13 When Representative Squilla
14 began due diligence for the current
15 legislation several years ago, I
16 participated in a Zoom call with him
17 and other short-term rental owners at
18 the time. And my recollection of
19 that meeting is that the goal of the
20 legislation was to create a way to
21 oversee and most importantly control
22 problematic rentals.

23 And I recall that most of us
24 were in agreement on that call.
25 Generally, us good hosts don't love

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1 bad hosts. Not only do they not give
2 us a great name, but I don't want to
3 live in a community with a party
4 house with no way to reach the owners
5 either. I mention this to point out
6 that there are many people like Bob
7 and I, short-term rental hosts, who
8 are in favor of appropriate
9 legislation and regulation of short-
10 term rentals and we want to be a part
11 of the process and we want to operate
12 within a fair system.

13 So when the legislation came
14 out, Bob and I began the process of
15 trying to be compliant. We
16 assumed -- Angela sort of alluded to
17 this too -- we assumed that because
18 Bob lives in the house every other
19 week and we use it as a personal
20 residence, that we would be able to
21 get a limited lodging license.

22 As you likely know, the
23 limited lodging license pathway in
24 the current legislation is for
25 residents to rent their home for up

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1 to six months a year. However, when
2 we went to L&I we were told that that
3 did not apply to us. Because our
4 Philadelphia home is not our primary
5 residence and because we don't have
6 driver's licenses registered at the
7 home, we could not use the limited
8 lodging license pathway.

9 So one change I would
10 encourage in future legislation if
11 there remained a distinction between
12 limited lodging and visitor
13 accommodation licenses is to allow
14 homeowners the ability to obtain at
15 least one visitor -- obtain one
16 license and to accept more than one
17 proof of residency.

18 Technically right now we could
19 rent out our home full-time to
20 someone else and they could get a
21 limited lodging license and rent
22 short-term, but we as homeowners who
23 are paying the bills who live there
24 regularly cannot. So then Bob and I
25 began the process to get the visitor

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1 accommodation license, which is the
2 pathway available to the people who
3 aren't able to get the limited
4 lodging license.

5 As you all know and, again as
6 Angela mentioned, that pathway
7 currently requires you to have a
8 CMX-1 zoning or greater. If you
9 don't have this, you need to get a
10 zoning variance approved. And one of
11 the first steps of that process is to
12 go before your local community
13 organization, your RCO, for community
14 approval for the required zoning
15 change.

16 So our meeting was scheduled
17 for last November. We spent a lot of
18 time in September and October talking
19 to our neighbors. We met with them,
20 we explained the situation. They all
21 had an opportunity -- I mean, you
22 know the process, but we brought
23 signatures from literally everyone
24 who lives around us. No neighbors
25 opposed and were in support of

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1 continuing our short-term rental and
2 we made our case.

3 The decision that the RCO sent
4 us in the mail was that they opposed.
5 They didn't provide a reason. They
6 were not willing to hear our case
7 again after we brought even more
8 signatures from neighbors and asked
9 for reconsideration, so it made me
10 kind of curious. And I dug into the
11 available records at the time of our
12 RCO zoning meetings. There's not a
13 record of them supporting anyone's
14 request ever for a zoning change for
15 a short-term rental.

16 I can't speak to experience
17 with subsequent steps. Our zoning
18 hearing with the City is scheduled
19 for later than this call. But I can
20 say that we have put in countless
21 hours and dollars. We paid the City
22 to have our process expedited. It's
23 still taken this -- it's coming up on
24 more than a year to attempt to comply
25 with the current legislation. And

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1 we've done this because we have loved
2 sharing our home with visitors to the
3 City and because honestly having a
4 short-term rental has allowed my
5 husband to keep his job.

6 We support the idea of
7 regulating short-term rentals in
8 Philadelphia, but we strongly believe
9 that the legislation needs amending.
10 First, we believe that the criteria
11 available for the limited lodging
12 pathway needs to be re-evaluated.
13 And most importantly, the zoning
14 requirements in the current
15 legislation is hugely burdensome, not
16 only on us, also the Zoning Board.

17 And again, more important even
18 than that the zoning legislation does
19 nothing to achieve the legislative
20 goal of regulating bad actors. Thank
21 you very much for allowing me to
22 speak.

23 COUNCILMAN DRISCOLL: Thank
24 you very much, Jessica.

25 And who will be our next

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1 testifier.

2 MR. WILLIAMS: Good morning.

3 My name is Romero Williams and thank
4 you for allowing me to speak today.

5 COUNCILMAN DRISCOLL: Thank
6 you.

7 MR. WILLIAMS: My properties
8 are in District 5. And I want to
9 give a little background, a very
10 brief background on how I got into
11 short-term rentals. It was the
12 pandemic so 2020 and I was laid off
13 from my job, which I believe probably
14 most people were and that was very
15 hard for me at the time, and I was
16 actually able to go back to that job
17 when things were opening back up for
18 the world, and then we got shut down
19 again.

20 So I lost my job twice. And I
21 had to think fast because I have a
22 daughter and a family so short-term
23 rentals was my answer. So I got into
24 short-term rentals and it actually
25 has saved me during that situation

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1 and it has also allowed me to take
2 care of my family and continue my
3 life on from that situation.

4 And I know Councilman Squilla
5 talks to or spoke about residential
6 neighborhood problems as far as it's
7 like parties and other complaints
8 that he may have gotten, maybe people
9 have gotten shot at Airbnbs maybe in
10 residential neighborhoods, which I
11 agree, and we definitely don't want
12 to allow that at all. Like my other
13 partner said that no one wants to see
14 that. We want to be held to a higher
15 standard.

16 But I do believe that we can
17 have a little bit of common ground
18 when it comes to residential
19 neighborhoods specifically because I
20 know these laws are pertaining to
21 more, pushing CMX-3 and higher, but
22 residential neighborhoods there are
23 good things going on as well
24 supporting the local businesses.

25 I have given so many alley-

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1 oops to all the local coffee shops,
2 food trucks and breweries around me
3 and they have thanked me so much. I
4 have business cards in there. They
5 have business cards at my properties
6 and it's actually been a good
7 relationship. I personally have a
8 good relationship with people in the
9 neighborhood as well. Like, I'm the
10 type of host where I want people to
11 know what's going on. I do not want
12 to run a shady business at all.

13 And since the legislation came
14 in, I actually had to move to more so
15 midterm because that's what can allow
16 me at the time, so 31 days and more.
17 It's been tough because short-term
18 rentals are where the profit margin
19 is, so my profit margin is kind of
20 way down and it's been tough. So if
21 we can try to come to some sort of
22 common ground and hopefully I can get
23 you to see you not just residential
24 neighborhoods are such a big problem.
25 There are good things going on in

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1 them as well. And I do believe there
2 should be regulations. But if we can
3 be in the middle somewhere, that
4 would be really great. Thank you for
5 letting me speak.

6 COUNCILMAN DRISCOLL: Thank
7 you, Romero. And do we have one more
8 testifier this morning?

9 THE CLERK: That's it for this
10 panel.

11 COUNCILMAN DRISCOLL: For this
12 panel?

13 THE CLERK: Yes.

14 COUNCILMAN DRISCOLL: I'll
15 open up the questions from
16 Councilmembers.

17 COUNCILMAN THOMAS: Mr. Chair,
18 this is Councilmember Thomas.

19 COUNCILMAN DRISCOLL: You're
20 recognized, Councilman.

21 COUNCILMAN THOMAS: Thank you,
22 Mr. Chair.

23 I just wanted to thank this
24 particular panel for their testimony
25 and willingness to share their

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1 experiences as well as their
2 recommendations. It was very much
3 appreciated. I didn't have any
4 questions for this panel. I thought
5 that they were very detail-oriented.
6 They were sharp with their
7 recommendations. And also, the
8 anecdotes helped as well too.

9 So thank you, Mr. Chair. I
10 just wanted to thank the folks that
11 testified today.

12 COUNCILMAN DRISCOLL: Thank
13 you, Councilmember. And I agree with
14 you. Their testimony was very
15 insightful.

16 Hearing no further questions
17 from members of this panel,
18 Mr. Golden, will you please call the
19 second panel we have to testify this
20 morning on Resolution 230112.

21 THE CLERK: The second panel
22 is made up of neighbors and community
23 organizations. The panelists include
24 Jonathan Broh from the Washington
25 West Civic, Joe Baker from Franklin

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1 Bridge North Neighbors and Matthew
2 Fontana from the CCRA.

3 COUNCILMAN DRISCOLL: Good
4 morning. Are you connected and ready
5 to proceed?

6 MR. BROH: Can you hear me?

7 MR. BAKER: Yes, Joe Baker
8 here.

9 COUNCILMAN DRISCOLL: Okay.
10 So whoever's going to go first,
11 please state your name for the record
12 and proceed with your testimony.

13 MR. BAKER: I'll go.

14 MR. BROH: Joe, you can start.

15 MR. BAKER: Go ahead.

16 MR. BROH: Joe, you can start.

17 MR. BAKER: Good morning. My
18 name is Joseph Baker. My perspective
19 is as a retired person living in the
20 1st District. I'm a retired merchant
21 seaman, and I'm here representing the
22 Franklin Bridge North Neighbors
23 Association. Bob Gurmankin, the
24 President of the Association, is not
25 available and he asked me to fill in.

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1 The Franklin Bridge North
2 Neighbors Association represents the
3 area roughly from the Benjamin
4 Franklin Bridge north to Callowhill
5 Street and Front Street to Sixth
6 Street. Our neighborhood has
7 experienced several problems stemming
8 from the issues of short-term
9 rentals.

10 There are 50 short-term rental
11 locations within a block of where I
12 am right now. At about 50 yards from
13 where I'm sitting, a new building is
14 planned to contain 110 new short-term
15 rentals with two large roof decks.
16 And according to the developer, that
17 building will not have anyone onsite
18 full-time. I only see our problems
19 getting worse, not better. Unless
20 this industry is regulated and
21 policed.

22 A well-run and regulated
23 short-term rental can exist in a
24 neighborhood such as ours without
25 much notice. But that is not what's

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1 happening. What is happening is that
2 we are repeatedly experiencing
3 problems from the simply annoying
4 things such as putting trash out on
5 the sidewalk on any day of the week
6 to disruptive endangerments, that
7 includes loud parties filling out
8 into the street in the early hours of
9 the morning with loud music,
10 shouting, screaming, fights, cars
11 racing the wrong way on 3rd Street,
12 people jumping on cars and, yes, at
13 least three times gunfire.

14 The owners of the problem
15 properties are not responsive or they
16 are responding to us with it's not my
17 problem. Our Councilman told us that
18 short-term rentals cannot be used as
19 event spaces, hosting large groups of
20 partying people, but that is exactly
21 what's happening at the short-term
22 rentals across the street from my
23 building.

24 What are we to do? How can we
25 shut down these nuisance properties.

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1 We've explained our problems to the
2 police and to our Councilman. We
3 participated in the effort to modify
4 the City's ordinance regulating
5 short-term rentals. We were
6 optimistic this January when we saw
7 the new ordinance take effect. So
8 far we've been disappointed. The
9 problems continue and there is no
10 clear path to enforcement of the
11 ordinance. People are buying
12 properties strictly for the purpose
13 of using them for short-term rentals.

14 In essence, the City is
15 experiencing an unpleasant dispersal
16 of short-term rental units, I call
17 them hotel rooms, throughout
18 residential neighborhoods. I
19 understand some people feel the
20 modified ordinance is too
21 restrictive. I have to say it's not
22 restrictive enough.

23 All short-term rentals should
24 require a license. All short-term
25 rentals should require that someone

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1 be onsite or at least nearby to
2 handle complaints. Financial
3 penalties should be swift and severe
4 for violations. We should be able to
5 shut down the building across the
6 street from me for multiple and
7 frequent parties that exceed any
8 occupancy regulations and resulted in
9 fight and gunfire.

10 This short-term rental
11 ordinance needs teeth. The police
12 need to be authorized to empty these
13 places out when there are problems.
14 It's also pretty transparent that
15 short-term rentals operated by owners
16 who don't have a license are costing
17 the City money. Greed is not an
18 excuse to disrupt neighborhoods and
19 destroy the quality of life we strive
20 for.

21 Thank you for this opportunity
22 to vent my frustration. The City has
23 the right to regulate short-term
24 rentals and it should do so in a
25 forceful and orderly manner. Thank

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1 you.

2 COUNCILMAN DRISCOLL: Thank

3 you, Mr. Baker.

4 Jonathan.

5 MR. BROH: Thank you. My name

6 is Jonathan Broh. I'm the Zoning

7 Committee Chair of the Washington

8 Square West Civic Association. Our

9 community and civic association,

10 we're generally not supportive of

11 short-term rentals and we believe

12 that the current process is

13 appropriate, as there should be

14 careful scrutiny of Airbnbs and

15 short-term rentals and strong input

16 from the community, especially in

17 residential neighborhoods.

18 Wash West is kind of large

19 scale of residential types, including

20 Trinities, walk-ups and so forth and

21 these unit types make great Airbnbs.

22 Unfortunately, for each one of these

23 Airbnbs, the community and the City

24 at large loses a permanent residence

25 or an apartment or a house and so

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1 forth.

2 And at the time all we're
3 hearing is a housing crisis and that
4 we're seeing less ability for people
5 to find apartments and houses. We
6 think the Airbnb and limited lodging
7 just exacerbates this problem.
8 Specific to the problems of Airbnbs,
9 as mentioned previously, the concerns
10 of loud parties, concerns of trash
11 pick-up.

12 Again, we have a lot of small
13 streets and we have people dropping
14 off and picking up or cleaners
15 blocking the streets. We have
16 doctors who live on the streets who
17 have been unable to leave their
18 streets in emergency situations
19 because of cars blocking them on the
20 streets.

21 And the worst case was in
22 September of 2021 we literally had
23 not just gun fire, but a gun battle
24 at 13th and South Street where 40 gun
25 casings were found where some folks

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1 had rented an Airbnb for a party and
2 it had got out of hand. With regard
3 to things that could possibly be
4 done, I think the City has a bunch of
5 different type of neighborhoods
6 obviously. And so, possibly a
7 consideration of an overlay for
8 certain residential districts that
9 would allow short-term limited
10 lodging or short-term rentals could
11 be appropriate for various districts
12 or I think that Airbnbs and short-
13 term rentals are enough product type
14 that they might even want to carry
15 their own zoning classification so
16 that you would have RSA-5LL or
17 something like that, so that there's
18 a zoning classification that
19 specifically allows for short-term
20 rental.

21 And we understand that that
22 process of changing zoning is
23 difficult. My neighborhood right now
24 is actually remapping. So it's
25 something that if time was spent for

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1 the neighborhood and the
2 Councilperson can be accommodated and
3 then you can end up with a situation
4 where folks in that neighborhood if
5 they are supportive of the Airbnbs,
6 then they can have the Airbnbs in the
7 areas they want. And the parts of
8 town that don't want Airbnbs, then
9 they can keep the current process
10 where you need to go through the ZBA
11 for a variance.

12 I will comment that a lot of
13 the problems right now is probably
14 the ZBA, being that it's a six-month
15 wait is really just an untenable
16 situation which doesn't has anything
17 specifically to do with the
18 ordinance, but is a problem with the
19 process currently.

20 And of the people that
21 presented, I would think that
22 possibly the second who were the
23 Airbnb owners it seemed like all
24 three of them had potential within
25 our neighborhood to be approved. I

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1 can't speak to the specifics of it.
2 So I'm just saying when we hear of
3 operators that do operate Airbnbs
4 properly and are otherwise taking
5 viable residences away from the
6 neighborhood, that is something that
7 we would support. Thank you for my
8 testimony.

9 COUNCILMAN DRISCOLL: Thank
10 you, Mr. Broh.

11 Mr. Fontana, are you prepared
12 to testify?

13 THE CLERK: I believe Support
14 is having trouble getting through to
15 Mr. Fontana.

16 COUNCIL TECH SUPPORT: We're
17 calling him now.

18 THE CLERK: Okay. Perfect.

19 MR. FONTANA: Hello? Hello?

20 COUNCILMAN DRISCOLL:
21 Mr. Fontana?

22 MR. FONTANA: Yes.

23 COUNCILMAN DRISCOLL: It's --
24 you're welcome to testify.

25 MR. FONTANA: Thank you. I'm

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1 sorry. I'm in a hospital at the
2 moment. My reception is not
3 outstanding. Well, thank you and
4 thank you members of the Committee.
5 I'll be pretty brief and
6 straightforward.

7 So I'm testifying here. My
8 name is Matthew Fontana. I'm a
9 member of the Executive Board of the
10 Center City Residents Association.
11 I'm testifying today on behalf of the
12 CCRA to provide the CCRA's position
13 with regard to regulations that were
14 put forth that helped to govern the
15 use of Airbnbs across the City.

16 And I spoke with our executive
17 team last night and what they wanted
18 me to convey today is that CCRA is
19 actually very pleased with the
20 ordinance that was put forth. CCRA
21 since that ordinance been put forth
22 has found a marked decrease in the
23 number of complaints that we have
24 gotten about Airbnb usage and it
25 would run the gamut, you know, abuse,

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1 noise to too many people in a home,
2 destruction of property, things like
3 that, but we have seen a marked
4 decrease in those complaints.

5 And so, the CCRA's position is
6 because things have improved, not to
7 change anything. We're looking to
8 see the ordinance remain largely as
9 is. And so, that's the full scope of
10 my testimony today unless anyone has
11 any particular questions.

12 COUNCILMAN DRISCOLL: Thank
13 you, Mr. Fontana.

14 I'll ask the members of the
15 Committee if you have any questions
16 or comments for this panel?

17 COUNCILMAN THOMAS: Yes.
18 This --

19 COUNCILMAN DRISCOLL:
20 Councilmember Thomas.

21 COUNCILMAN THOMAS: Yes, this
22 is Councilmember Thomas. I just
23 wanted to again thank this panel for
24 their testimony, their perspective.
25 This is the information that we need.

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1 This is why we have these
2 conversations so we can figure out
3 what is the best way to assure that
4 we're servicing the people of
5 Philadelphia.

6 So I just wanted to thank this
7 panel as well for offering their
8 perspective. It's very much
9 appreciated and thank them for
10 representing their neighborhoods and
11 fighting for their communities.

12 COUNCILMAN DRISCOLL: Thank
13 you, Councilmember Thomas.

14 Hearing no further questions
15 from Members for this panel and there
16 being no other panels to testify, we
17 will take a brief break to let
18 members of the public that wish to
19 testify on the resolution before the
20 Committee today.

21 THE CLERK: Thank you,
22 everyone.

23 (Brief recess.)

24 COUNCILMAN DRISCOLL: Thank
25 you. And, Mr. Golden, will you

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1 please call the first public
2 commenter we have to testify this
3 morning on the resolution before the
4 Committee today.

5 THE CLERK: The name of our
6 first commenter is Brian Anderson.

7 Mr. Anderson.

8 MR. ANDERSON: How you doing
9 guys. My name is Brian Anderson.
10 I'm Brian Anderson and I'm a
11 superhost. I had missed the majority
12 of the meeting. I didn't get the
13 link. It didn't get me to it. But I
14 just had something that I wanted to
15 state and hopefully that it'll touch
16 the hearts of the people.

17 I'm a superhost. I have about
18 three units, and these units to help
19 to fuel my life. I know a lot of the
20 changes had hurt us. Some people
21 where they couldn't rent or sometimes
22 you have those bad apples that spoil
23 the bunch. But as far as being a
24 superhost in an Airbnb community, I
25 don't have a bad review and I take

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1 this thing seriously as if I'm my own
2 hotel.

3 Warren Buffett had bought
4 Coca-Cola years ago for about \$400
5 million. He bought stocks in the
6 company. With him doing that, what
7 wound up happening was it was already
8 a great company. So what he did was
9 he raised the price just a dollar,
10 right, to make things happen so it
11 wasn't catastrophic to the bottom
12 line.

13 A lot of things that go on in
14 the Airbnb -- and again, sometimes
15 the bad apples do spoil the bunch.
16 But if we weren't able to host with
17 people and have these beautiful
18 experiences and me being a superhost,
19 I don't have a bad review on my
20 record at all, it would be
21 catastrophic if I wasn't able to do
22 it or if I wasn't able to have this,
23 it would kill my income and it would
24 hurt my family in the long run.

25 When Warren Buffet bought

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1 Coca-Cola, he raised the stock \$1.
2 I'm not sure if it's an issue of the
3 dollar because Airbnb takes out for
4 city wage taxes and Philadelphia
5 taxes and things of that sort. I'm
6 just trying to give my testimony of
7 how great Airbnb has been to me and
8 my family and my life. And if it's
9 something that was to shut it down or
10 you wouldn't be able to rent out,
11 everything would collapse.

12 I mean, the property owners
13 would collapse. If you're renting to
14 a leasing company, that would
15 collapse because you wouldn't be able
16 to make the revenue to provide for
17 your family, right, because this
18 thing is about getting wealth for
19 your family and taking care of your
20 family.

21 So I don't want to talk too
22 long, but my experience that I had
23 with Airbnb has been nothing but
24 great experiences. Now, I know some
25 people, the younger guys, they may be

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1 having parties in different states
2 and things like that. But if you
3 have the right security footage in
4 your Airbnb, you can avoid that for
5 people destroying your property or
6 making things to where it's
7 uncomfortable for the City of
8 Philadelphia, Pennsylvania and also
9 yourself as being a host.

10 So I come today to say Airbnb
11 has changed my life. It would be
12 catastrophic to my bottom line if I
13 wasn't able to do it or if they
14 changed the rules to where basically
15 nobody could do it or they made it so
16 difficult to do -- so my advice was,
17 well, maybe what the City of
18 Philadelphia should do is maybe come
19 up with a method to where, hey, if we
20 have to pay an extra \$3 or \$10 that
21 goes toward the City to make
22 everything comfortable or we have to
23 make sure that we have security
24 cameras at our units to make things
25 where they need to be, like whenever

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1 you go into my units, it's a Ring
2 camera but it's also a camera in the
3 living room. But my instructions say
4 please unplug the camera for your
5 privacy whenever you walk in so you
6 can see the people and greet the
7 people and have the customer service
8 with the people and have great
9 experience.

10 Again, I have no bad reviews
11 with Airbnb. I only get good reviews
12 and I never have a problem with any
13 of my tenants that stay. I hope that
14 touched somebody and I hope that this
15 thing doesn't get too difficult to
16 where we have to shut down because it
17 really helps provide for my family,
18 and I'm pretty sure it helps
19 everyone's family. And I thank you
20 for your time and I appreciate it.
21 Thank you for my testimony.

22 THE CLERK: The next witness
23 is Bruce Williams.

24 MR. WILLIAMS: Hello. I just
25 wanted to say thank you for Airbnb

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1 and working with the City and things
2 like that. My question is I just
3 wanted to get a little more clarity
4 on the resolution they're trying to
5 implement which is 230112. Just
6 looking to get clarity and also when
7 will it go into effect, and that's
8 pretty much it. Thank you.

9 COUNCILMAN DRISCOLL:

10 Mr. Golden, next commenter.

11 THE CLERK: The next person
12 signed up to comment is Joyce James.

13 MS. JAMES: Good morning.

14 COUNCILMAN DRISCOLL: Good
15 morning.

16 MS. JAMES: My name is Joyce
17 James. I'm a lifelong and voting
18 resident of Philadelphia. I attended
19 Girls High School, Community College
20 of Philadelphia and retired from
21 teaching in Philadelphia public
22 schools about 12 years ago. I'm also
23 a superhost with Airbnb.

24 Resolution No. 230112 has
25 crippled my attempt to augment my

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1 retirement income and improve my
2 quality of life and maintain my home
3 in good repair. I cannot here right
4 now go into the details of all the
5 issues from people who spoke in the
6 first group that talked about some of
7 them.

8 But I started March 25, 2022
9 this process with an online meeting
10 with L&I because I was out of town at
11 the time. I've also contacted and
12 received help from Councilmember
13 Katherine Gilmore Richardson. She
14 referred me to another Councilmember
15 whose name I can't recall who also
16 was helpful, and finally to David
17 Solini from L&I.

18 I've made at least four trips
19 to the Municipal Services Building,
20 spent countless hours on telephone
21 calls and trying to manage that
22 eCLIPSE system, which is the pits.
23 That eCLIPSE was so difficult for me
24 to try to manage, and I really wanted
25 to give up just trying to deal with

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1 the eCLIPSE system, but that's a
2 conversation for another day.

3 But I do think that when you
4 go to the Municipal Services
5 Building, a City employee should be
6 able to help you with your problem
7 and not constantly refer you back to
8 an online system. But anyway I spent
9 money on a lead paint inspection that
10 I had done, paid \$100 in fees at MSB
11 for something else. I cannot afford
12 the investment of getting a zoning
13 variance, which may or may not be
14 approved and that also has been
15 addressed by other people that that's
16 a problem.

17 I do not believe that
18 residents -- this resolution
19 shouldn't apply to a person who is
20 renting out space in the home that
21 they live. I do not feel as though I
22 should placed in the same category as
23 someone coming into the City turning
24 much needed moderately priced housing
25 into unregulated boutique hotels.

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1 I understand that definitely
2 needs regulation as people have
3 spoken about the problems that that
4 brings to a neighborhood. But then
5 there is the human side of this
6 story. And, that is, that I'm not
7 here -- first of all, I'm not here to
8 defend Airbnb. I'm not here on
9 behalf of Airbnb. I'm not even sure
10 that the way they operate now is
11 something that I support.

12 But the original intent of
13 people helping people not just to
14 find a reasonably priced short-term
15 rental but to engage with the people
16 where you're visiting. I feel like
17 I'm an ambassador for Philadelphia.
18 I'm an African American woman and a
19 stay at my house gives people from
20 all over the world and from other
21 races a chance to interact with a
22 Black woman that sometimes they might
23 never have a Black person before in
24 their life.

25 This is a chance for them to

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1 see my home, how I live, to see my
2 neighborhood and how well my
3 neighbors and I get along. A chance
4 to promote peace and understanding.
5 No hotel can offer that. No
6 impersonal unregulated boutique hotel
7 offers that. And the City of
8 Brotherly Love and Sisterly Affection
9 should not make it difficult or
10 impossible for our citizens to offer
11 that good will to the world.

12 As a member, Councilman Thomas
13 mentioned earlier that the City wants
14 to be friendly to business, and
15 that's true, I agree with that. But
16 that should be a very strict
17 difference between business and these
18 boutique hood hotels downtown that
19 are causing problems. And a person
20 who lives in the space that they're
21 renting out is a big difference.

22 I live in this neighborhood.
23 I'm going to be sure that the people
24 who come in here are decent and that
25 there aren't any unnecessary

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1 problems. So just don't lump what
2 I'm doing in with these little
3 unregulated boutique hotels. Thank
4 you very much.

5 COUNCILMAN DRISCOLL: Thank
6 you, Ms. Johnson.

7 MS. JAMES: James.

8 COUNCILMAN DRISCOLL: James.
9 Next commenter.

10 THE CLERK: The next commenter
11 signed up to testify is Bonita
12 Cummings.

13 MS. CUMMINGS: Good morning.
14 Can you hear me?

15 COUNCILMAN DRISCOLL: Yes.

16 MS. CUMMINGS: Good day. My
17 name is Bonita Cummings and I am the
18 Director of Strawberry Mansion
19 Community Concern. I'm an elected
20 committee woman in the 28th Ward and
21 a member of the Philadelphia citywide
22 RFCO Coalition. Good day, Chairman
23 Driscoll and members of the
24 Committee. I'm here in reference to
25 Resolution No. 230112, the Committee

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1 of Licenses and Inspections.

2 So good day, Chairman Driscoll
3 and members of the Committee on
4 Licenses & Inspections. On February
5 3, 2023 a letter expressing concerns
6 regarding short-term rentals visitor
7 accommodation licenses sent to every
8 Councilmember, the Mayor, state and
9 federal officials and Anne Fadullon
10 and Eleanor Sharpe of City Planning.

11 We don't get much time to be
12 comprehensive in our testimony, so I
13 first want to thank Councilmember
14 Sharon Vaughn for acknowledging
15 receipt of our letter that expressed
16 concern of the damaging impact short-
17 term rentals and visitor
18 accommodation license will have.
19 Anything possible housing, short-term
20 rentals, Airbnbs, et cetera can be
21 put in a neighborhood or community.
22 However, just because you can don't
23 mean you should.

24 Resolution No. 230112 is meant
25 to be interpreted as if it was about

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1 balance and equity for people of
2 color. However, Resolution No.
3 230112 and Bill No. 210081, which was
4 signed June 23, 2021 actually
5 promotes poverty onto the most
6 vulnerable residents of the City of
7 Philadelphia being young Black women
8 and immigrants, et cetera.

9 It is young Black women and
10 old women who go to work in
11 housekeeping in hotels around the
12 City and counties and not
13 middle-class White women. Short-term
14 rentals impact the hotel industry and
15 will affect their livelihood. The
16 responsibility of determining short-
17 term rental and visitor accommodation
18 has been given to RCOs.

19 RCOs are volunteers and should
20 not have the responsibility of making
21 hodgepodge decisions as to where
22 these places go. This is a major,
23 major economic decision impacting the
24 devastation, the financial welfare of
25 vulnerable young and old mostly women

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1 and creating abandoned hotel
2 buildings which many commercial
3 properties due to COVID are now
4 vacant.

5 This should be a multi-
6 comprehensive decision. Chairman
7 Bergman of the Zoning Board will be
8 forced to oversaturate blocks with
9 transient short-term use properties,
10 causing major disruptions in family
11 life and residential blocks. Once
12 one is allowed, the attorney will
13 argue that the block has won and how
14 can we deny another one on and on.

15 Therefore, we are respectfully
16 requesting the Mayor, City Council,
17 state and federal officials, Licenses
18 & Inspections Commissioner, Planning
19 Commission, Zoning Board and the
20 hotel industry and union to call for
21 a cease or moratorium of the zoning
22 variance process for visitor
23 accommodation license short-term
24 rentals until such time as we can get
25 a comprehensive plan.

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1 We want follow-up and look
2 forward to a response for our request
3 before it is too late. The
4 communities understand the need for
5 business and that people go into
6 business, but what we don't have is
7 the ability to become licensed
8 inspection, regulate these process
9 and again most importantly they
10 impact from an economic standpoint
11 the ability for young women, those
12 that haven't been able to go to
13 college and get degrees and that
14 utilize the hospitality industry as a
15 means of supporting their families.

16 We become saturated in our
17 blocks, residential blocks with
18 excessive permission of renting
19 approval of these types of short-term
20 rental properties. So we ask that
21 you cease right now this zoning
22 process that has already has
23 hodgepodge 10, 15, 20 of these
24 properties into a residential block.
25 Even into a geographical boundary it

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1 can become oversaturated and it can
2 cause major financial difficulty,
3 particularly for our young women who
4 need their hotel jobs. So I thank
5 you for allowing me to have a voice
6 today.

7 COUNCILMAN DRISCOLL: Thank
8 you, Ms. Cummings.

9 Our next commenter.

10 THE CLERK: The next person
11 that signed up is Albert Meinster.

12 MR. MEINSTER: Yes. Thank
13 you. My name is Albert Meinster and
14 I'm a member of the Board of the
15 Society Hill Civic Association. And
16 I'm here not to speak for the
17 Association, although what I have to
18 say will be the result of
19 conversations with other members of
20 the Board and certainly with my
21 neighbors.

22 I must say that after
23 attending quite a few PSA 3 meetings
24 with the 6th and 9th District police,
25 the existence of these Airbnbs or

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1 short-term rental properties are a
2 cancerous intrusion in our
3 neighborhoods. And I support
4 Councilman Squilla's proposed
5 ordinance with all of its
6 restrictions and I think perhaps the
7 restriction should go further and the
8 immediate attention to violations
9 should be just that, immediate.

10 You'll have to excuse me if I
11 sound a bit disjointed. I haven't
12 written anything down. But again,
13 these short-term rentals are
14 pernicious. They tend to drive the
15 middle class out of our community.
16 And from what I heard of those who
17 testified for the most part they seem
18 to be people who have made very poor
19 business decisions and in a ghoulish
20 sense are trying to make good on
21 their decision by using their
22 properties as Airbnbs.

23 So I support the legislation
24 and would like to see it made even
25 firmer and again with more immediate

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1 enforcement, Councilmembers. Thank
2 you for listening to me.

3 COUNCILMAN DRISCOLL: Thank
4 you, Mr. Meinster.

5 Our next commenter.

6 THE CLERK: Mr. Chair, our
7 next commenter is Michael Greir.

8 MR. GRIER: Good morning, City
9 members and thank you for your time.
10 My name is Michael Grier. My wife
11 and I own an RSA one-zoned property
12 on East Arizona Street in District 7.
13 We purchased this property as a
14 second home five and a half years ago
15 to give us a chance to enjoy and
16 experience the rejuvenation of the
17 City of Philadelphia.

18 Our primary residence is in
19 Northeastern Pennsylvania close to
20 where we work, but we do want to
21 continue to be a short-term rental
22 host in Philadelphia, which we have
23 done since December 2017 and with
24 zero issues or complaints. We enjoy
25 our time in Philadelphia. The

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1 culture, the restaurants, the sports
2 are key highlights.

3 Having a second home has given
4 us an opportunity to enable our
5 friends and family to stay in
6 Philadelphia and we also have
7 permitted at no cost other families
8 to stay in the three-bed, three-bath
9 property while supporting the medical
10 treatments at our tremendous
11 hospitals.

12 We also own our property for
13 our neighbors for their use when they
14 have families visiting, as the
15 closest hotel for our location is
16 several miles away. By staying at
17 our second home, our neighbors can
18 have visitors stay very close by as
19 well. We care about our neighbors,
20 our neighborhoods. We certainly do
21 not want nor endorse any trouble or
22 disruption at our property. And
23 while we are not in Philadelphia
24 full-time as our primary residence,
25 for us it's still home.

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1 It's critically important that
2 we treat this resolution fairly and
3 permit operations in RSA-1 zoning.
4 Being able to have RSA-1 property,
5 which we own as a short-term rental
6 will enable us to continue to enjoy
7 the City, enable us to give back to
8 others and help us to continue to
9 support the rejuvenation of
10 Philadelphia. Thank you for your
11 time.

12 COUNCILMAN DRISCOLL: Thank
13 you, Mr. Grier.

14 Next commenter.

15 THE CLERK: The next person
16 signed up to comment is Christian
17 Carrone.

18 MR. CARRONE: Thank you for
19 giving me the opportunity to testify.
20 By restricting short-term rentals
21 with the ordinance implemented in
22 January, the City is hurting
23 visitors, residents and itself.
24 Rental income is important for my
25 livelihood and I represent a large

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1 realtor corporation.

2 Like other members of the
3 public who have testified, I am a
4 small business owner. I own a couple
5 of investment properties in District
6 8 in the Northwest. The income that
7 I was earning from short-term rentals
8 was vital to my livelihood and my
9 retirement. I'm a highly rated
10 Airbnb host.

11 Many of our guests are
12 grandparents, parents and siblings
13 who want to see their family. They
14 stay in the Northwest to be near
15 their family members. They
16 appreciate a clean, comfortable
17 Airbnb as a home away from home.
18 We've had no problems with any
19 parties or any other disruptions in
20 our neighborhoods. We know our
21 neighbors. We treat them with
22 respect and we feel that we offer a
23 good service for the guests that stay
24 with us.

25 Other Philadelphia residents

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1 rely on short-term stays for
2 accommodation for a number of
3 reasons. They might be moving
4 between long-term rentals or perhaps
5 they can't afford long-term rentals.
6 Myself I stayed in Airbnbs for a
7 number of months while I was looking
8 for a home to buy so it was a very
9 convenient way to learn more about
10 the various neighborhoods in the
11 City.

12 So the City is hurting these
13 residents by making it more difficult
14 for them to find affordable, flexible
15 housing options. It would be too
16 expensive for me personally to stay
17 in a hotel during the several months
18 that I was getting familiar with the
19 City.

20 Lastly the City is hurting
21 itself by effectively closing down
22 the majority of short-term rentals by
23 imposing complicated time-consuming
24 and expensive rezoning process. The
25 City cuts off a steady stream of tax

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1 revenue. Many tourists who come to
2 Philadelphia need affordable
3 accommodation.

4 Expensive Center City hotels
5 are not an option for some visitors.
6 With this ordinance, the City is
7 pushing visitors to stay in
8 neighboring counties where more
9 affordable hotels and motels are
10 plentiful. The City not only loses
11 that valuable hotel tax revenue and
12 also loses revenue from restaurants
13 and ancillary services that people
14 would find in the counties. They're
15 not going to eat in restaurants in
16 Philadelphia necessarily if they're
17 staying outside the City.

18 I have no problem registering
19 my property and obtaining a rental
20 license as I have done. I do have a
21 problem with a poorly considered and
22 implemented process that arbitrarily
23 impacts my livelihood, the community
24 and the City as a whole.

25 I ask that you support the

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1 short-term rentals by removing the
2 rezoning process from the short-term
3 rental process. Thank you for
4 listening.

5 COUNCILMAN DRISCOLL: Thank
6 you, Mr. Carrone. Next commenter.

7 THE CLERK: Our next commenter
8 is Lakia Thompson.

9 MS. THOMPSON: Hello. My name
10 is Lakia. I'm a registered nurse. I
11 have lived in the City of
12 Philadelphia all my life. I have
13 been a registered nurse for the last
14 18 years, and my husband and I have
15 decided to purchase a property. It's
16 a three-story multi-building with two
17 apartments and a store in the
18 Brewerytown section. It was an
19 abandoned building, and we decided to
20 try to help uplift the upcoming
21 neighborhood by purchasing the
22 building and fixing it up and
23 starting an Airbnb and putting a
24 store downstairs.

25 Since then, we've been an

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1 Airbnb owner since 2018 and we've had
2 no complaints. I think, if anything,
3 we have uplifted the neighborhood.
4 We frequently get the neighborhood
5 cleaned. We keep our storefront
6 clean. We clean the block. We have
7 made very friendly neighborly
8 suggestions. We clean the alleyways.

9 I have also employed young
10 women in my business which goes
11 against what someone actually said
12 about us taking jobs from young
13 women. I actually employed a young
14 African American woman who actually
15 cleans my Airbnb between every guest.
16 And since then she has actually
17 started her own cleaning business.
18 So now she's her own business owner
19 and she actually cleans Airbnbs all
20 over the City. So my business has
21 actually helped someone else grow a
22 business.

23 During COVID we actually just
24 gave the Airbnb out to any doctors or
25 nurses or any healthcare

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1 professionals that wanted to stay
2 there rent-free. And during this
3 time since my building is now
4 multi-focused, I can't think of the
5 name, but I am actually not in the
6 Airbnb business right now because of
7 this new variance. And I have to sit
8 in front of Licenses & Inspections to
9 get rezoned, and I've been waiting
10 for about three months to get an
11 appointment with L&I.

12 So I am now actually just
13 letting travel nurses or any travel
14 healthcare professional actually rent
15 the building at a much lower cost.
16 This has impacted my family because
17 I'm a nurse, my children don't
18 actually qualify for a lot of the
19 college grants and things like that,
20 so I'm actually saving for my
21 children for their college fund so
22 they can have a future. So these
23 variances and these new rules that
24 you guys have put out is really
25 impacting my family and making it

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1 harder for us to save and make sure
2 that our children have a better
3 future.

4 So I'm hoping that there is
5 something that can be done with the
6 new rules and the new regulations
7 that can help everybody, the
8 neighborhoods, the City, the Airbnb
9 owners come up with a better
10 solution. I appreciate your time.
11 Thank you.

12 COUNCILMAN DRISCOLL: Thank
13 you, Ms. Thompson.

14 Our next presenter.

15 THE CLERK: The next person
16 signed up for public comment is Lewis
17 Baum.

18 MR. BAUM: Yes. Hello. My
19 name is Lewis Baum and I thank you
20 for this opportunity. I'm a member
21 of the 46th Ward Democratic RCO and
22 the citywide RCO coalition. While
23 many people represented by these
24 groups would concur with the views I
25 present, they are my own.

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1 The whereas parts of
2 Resolution 230112 speak eloquently to
3 the concerns about tourism enhancing
4 City revenue and addressing the
5 desires of those who want to run
6 Airbnbs. But for me, my neighbors
7 and many Philadelphians the issue is
8 the livability, safety, stability and
9 visibility of our community.

10 We are the residents,
11 taxpayers and voters who have chosen
12 to live in the rowhouses and twins
13 and apartments of Philadelphia's low
14 density residential communities. We
15 ask for revisions to current law to
16 better allow enforcement of present
17 requirements such as owner occupancy.

18 We ask for proactive
19 enforcement of those requirements,
20 and we ask for a documented process
21 to reliably engage the City for
22 action when neighbors have a problem
23 with safety, nuisance and violations.
24 Finally, we ask for the enforcement
25 for nonowner occupied properties that

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1 may or may not use a licensed booking
2 agent.

3 The problem is not just bad
4 actors. Every building unit that
5 becomes a short-term rental property
6 is one less homeownership or one less
7 long-term apartment available for
8 use. This lowers availability and
9 raises prices. Please recognize that
10 well-to-do areas may have the time
11 and resources to deal with these
12 issues, but the less well-to-do areas
13 need your help of preserving
14 integrity and functioning of their
15 neighborhoods. This means an active
16 City government dealing with the bad
17 actors.

18 Many residents do not want
19 short-term occupancies in our
20 neighborhoods at all, but others
21 accept what is already the law,
22 allowing for homeowner occupants to
23 sometimes rent a room and the
24 occasional traditional supervised bed
25 and breakfast to keep historic houses

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1 viable and enjoyable.

2 The line needs to be brightly
3 drawn to prevent multiple properties
4 in an area from being taken over for
5 short-term rental and needs to
6 include the people who are running
7 properties as a primary business.

8 This is especially true in
9 neighborhoods undergoing
10 gentrification, because it is obvious
11 that the conversion of properties to
12 short-term rentals drives long-term
13 neighbors out.

14 Many Philadelphia properties
15 have been purchased by outsiders and
16 corporations. The disruption of a
17 homeownership and the incursion of
18 short-term renters destabilizes our
19 communities, changing them from
20 places of mutual support and caring
21 to commercial enterprises.

22 The well-known problems of
23 noise, nuisance and lawlessness ruin
24 neighborhood integrity and require
25 the undue effort on the part of

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1 neighbors to attempt resolution. The
2 fundamental question is should one
3 owner have the right whether it is by
4 law or via city inaction to repurpose
5 one or more properties such that the
6 direction and character of a
7 neighborhood is permanently altered
8 despite objections of those who have
9 invested their lives in those
10 neighborhoods.

11 The nonowner occupied short-
12 term rentals are illegal under
13 Philadelphia code. Make no mistake,
14 this is not a recent change. About
15 eight years ago Philadelphia began to
16 allow homeowner occupants to rent a
17 room in the limited lodging program.
18 More detailed license requirements
19 became effective last year.

20 The required reporting for
21 this program has brought to light
22 what everyone knew, that there are
23 quite a number of illegal operations.
24 However, the requirement in the code
25 preventing these operations in low

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1 density residential neighborhoods has
2 been in the code for years. This
3 reflects the will of the people who
4 elect our City government.

5 There are many complaints
6 about delays at L&I and the ZBA.
7 This is a problem across all users of
8 those organizations. These problems
9 need to be fixed. Like many other
10 causes for ZBA backup, the short-term
11 rental back-up would be reduced if
12 the ZBA accurately enforced the
13 unnecessary hardship requirement
14 according to code. Then people would
15 not purchase property that inflated
16 prices because they feel it's a good
17 chance of getting a variance for
18 whatever they want to do.

19 The details of any new
20 legislation are too complex to dive
21 into here. But our communities stand
22 ready to help where it counts. We
23 stand ready and I stand ready to
24 assist the City with what should be
25 in any new regulations before a bill

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1 is submitted. That's when it counts.

2 Thank you very much.

3 COUNCILMAN DRISCOLL: Thank
4 you, Mr. Baum.

5 Our next commenter.

6 THE CLERK: The next person
7 signed up to comment is Mary Ann
8 Petras Gilbert.

9 MS. GILBERT: Hello?

10 COUNCILMAN DRISCOLL: Morning.

11 MS. GILBERT: My name is Mary
12 Ann. I am a host in District 5. I
13 just want to say a few things about
14 what makes Airbnb and short-term
15 rentals special for me and why I
16 think it's important that we keep
17 this in Philadelphia. First off, I
18 get to meet people from all over the
19 world, all kinds of backgrounds, all
20 ways of life, and this alone has
21 expanded my family's knowledge and
22 appreciation of the diversity of
23 everyone in this world, which I think
24 is very important right now.

25 It allows me to spend more

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1 time at my home with my family and
2 I'm a widowed single mom, so it's
3 important that I be here. I'm
4 sometimes the first impression that
5 people get when they come to
6 Philadelphia, and I'm not going to
7 lie, we don't have the best
8 impression on people.

9 A lot of first questions that
10 I get when people are booking are how
11 safe is it, and I have to tell them
12 that my neighborhood is incredible.
13 We have such a tight community. All
14 of my neighbors, blocks away have
15 stayed, hosted their families so that
16 they can come and visit because they
17 don't have the room.

18 I actually live and work in
19 this 1880's wool mill, which is an
20 amazing historic building and have
21 the proper everything to be doing
22 this because I've got the CMX and all
23 that stuff. But I feel that a lot of
24 bad hosts out there have made it not
25 a favorable situation for the rest of

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1 us.

2 Some of the other things that
3 I would just like to highlight is
4 that I actually live here so I meet
5 every single one of the guests that
6 come to my house. I greet them, I
7 give them recommendations where to
8 get the cheesesteak in my opinion,
9 where to go shopping, the historic
10 sections to go visit, what they
11 should see, what they don't have to
12 bother seeing if they're
13 uninterested.

14 I've hosted families for
15 college visits and graduations,
16 births of babies, weddings, funerals,
17 cancer treatment. I mean, everything
18 across the board I've hosted. I have
19 not hosted parties. I don't have
20 people throwing trash. I don't have
21 people parking illegally and doing
22 these things that people are
23 complaining about. I have heard of
24 these people.

25 My husband's a contractor, my

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1 current husband. He's downtown
2 repairing a lot of these bad hosts'
3 properties and tells me of the horror
4 stories that these people are doing.
5 They're not there. They're not
6 available. They don't care what
7 happens, just get the next guest in,
8 and that is not what 90 percent of
9 the hosts here are doing.

10 And I think that the
11 legislation while it's necessary, I
12 fully support regulating this because
13 those are the people that are giving
14 all of us a bad name and most of us
15 are doing right. Most of us are
16 doing our best to make the best of
17 this City and show the best of
18 everything that we have to offer as
19 opposed to just trying to make an
20 extra \$5,000 a month on top of
21 multi-millions most of these bad
22 hosts are doing. They're just buying
23 properties, and these are the people
24 I think that you need to be
25 regulating.

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1 And now, I'm starting to go
2 off and I'm going to just end it
3 there and say, thank you very much
4 for your time. Thank you for
5 considering the good host and maybe
6 making it a little bit easier for us
7 to get these licensing because I know
8 there's a lot of us that are still
9 waiting for it. Thank you.

10 COUNCILMAN DRISCOLL: Thanks,
11 Mary Ann.

12 Our next commenter.

13 THE CLERK: Mr. Chair, our
14 final person signed up to comment is
15 John Thomas.

16 MR. THOMAS: Good morning.

17 COUNCILMAN DRISCOLL: Morning.

18 MR. THOMAS: Can you hear me?
19 Hi. My name is John Thomas. Among
20 other things, I'm a lifelong born and
21 raised resident of Philadelphia, and
22 Hunting Park is where I spend most of
23 my days, not on the playground. As a
24 teen, I went and served in the Air
25 Force and I returned back to

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1 Philadelphia to start a nonprofit in
2 my community.

3 That was very successful for
4 years, worked with the Rendell
5 Administration to bring \$100 million
6 empowerment zone grants to the city
7 of theft, and as a volunteer writing
8 that particular grant, very
9 successful in bringing and helping
10 revitalize underserving areas of the
11 City, and I'm proud of the work that
12 I did.

13 In 1998 I went out to become
14 my own business owner and became a
15 consultant, and I started my company
16 in 2002. And in all of those years I
17 never needed any support whatsoever
18 in developing my business, growing
19 it, having people working with me
20 together in different community
21 projects.

22 And then in 2015 I was
23 fortunate. I've been in San
24 Francisco working with a lot of
25 start-up owners, including folks that

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1 work at Airbnb and learning about the
2 shared housing short-term rental
3 community. And in 2014 you know that
4 there was a lot of buzz to bring the
5 Pope to the Philadelphia area. There
6 was a whole lot of conversations back
7 then with City Council about where
8 these people -- they expected
9 millions of guests, where were they
10 going to stay.

11 That actually sparked in me as
12 an entrepreneur to bring together a
13 concept not like some of the other
14 short-term rentals that you've heard,
15 but another version of short-term
16 rental called rental arbitrage, where
17 I didn't have the capital to buy
18 properties, but I had permission from
19 City owners to use their properties
20 and lease them and put them on the
21 platform. That was in 2015.

22 And since 2015 we were able to
23 take one three-bedroom unit and
24 expand to eight three-bedroom units
25 all within the Chinatown area next to

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1 the convention center and we're very
2 profitable bringing in at least
3 \$20,000 and \$30,000, but paying also
4 rent between 1800 and 2800 to those
5 owners. So besides the revenue being
6 paid to owners for those properties,
7 taxes and all that were being paid to
8 the City and we were able to also
9 profit as a company.

10 Now, just so you get it clear,
11 when I'm talking about my company, I
12 am actually talking about me. I am a
13 one-owner limited liability company.
14 That opportunity was provided for me
15 as someone who grew up only knowing
16 jobs, only knowing that I could work
17 for someone else.

18 And when I got the opportunity
19 to start my company, I was very proud
20 to be independent. I was very proud
21 to be able to earn an income. And I
22 joined organizations like the
23 Philadelphia Convention Bureau,
24 Center City Bureau, you name it, all
25 the different associations to be a

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1 proud representative of my company.

2 Now, as many of you heard
3 other guests and hosts talking about
4 their business, we've had over 400
5 positive reviews. We're on all the
6 platforms Vrbo, Airbnb, Trip
7 Advisors, all positive reviews. And
8 operating eight three-bedroom units,
9 we open our properties up to all the
10 types of guests as you've already
11 heard of, people from all over the
12 world, you know. And we've hired our
13 part-time staff. We paid
14 contractors. We've recycled dollars
15 into local communities by purchasing
16 products. I know Target and Home
17 Depot have a lot of the revenue of my
18 company, right.

19 And as we all know, in 2019
20 that pandemic shutdown severely
21 impacted our business model. We went
22 from having eight units that we could
23 operate to having to reduce down to
24 two and barely keeping up with the
25 rent. We were forced to give up our

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1 six leases. Bookings were all
2 cancelled. Tens of thousands of
3 dollars were losses with furniture
4 that we had to give away, pretty much
5 in storage.

6 It impacted my company and my
7 personal reputation and I can no
8 longer rent from these building
9 owners due to the reduced revenue and
10 we no longer have those partnerships.
11 I also now have emergency SBA loans
12 that I didn't have before that are
13 now coming due and there is little to
14 no revenue from the short-term
15 rentals that was anticipated. We
16 have not rebounded from that pandemic
17 and the revenue is not with us.

18 And since the zoning process
19 was even first talked about and
20 delayed several months, even then we
21 still didn't qualify because our
22 buildings are RMX-3 so they don't
23 qualify as commercial units. We've
24 helped contribute making this City a
25 world heritage city.

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1 We helped this City win the
2 2026 MLB All Star Game with our
3 hosting. We've helped to encourage
4 2026 FIFA World Cup. These are all
5 things done by people like myself and
6 others that you've heard of who have
7 been community partners to this
8 industry and to the City.

9 So as you know, there's a
10 statement that you all may have
11 heard, don't throw the baby out with
12 the bath water. The legislation that
13 you have put in place and the
14 hindrances that it causes effectively
15 knocks off 90 percent of operators
16 such as myself from these platforms
17 with the difficulty of this licensing
18 and unnecessary process.

19 You know, the STR process
20 started back in 2016 when City
21 Council approved this entire city as
22 an Airbnb-eligible city. You were
23 one of the only cities that were able
24 to do that and it encouraged a lot of
25 people, including bad actors to come

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1 into the environment and take over
2 properties. However, there are many
3 of us that have worked our behinds
4 off to keep our businesses clean, to
5 pay people a livable wage and
6 continue to maintain a good community
7 partnership. And again, these
8 communities are my communities. I
9 was born and raised here and I still
10 live here.

11 The other thing I would like
12 to say, STR hosts are not licensing
13 experts. We're not expeditors. And
14 as you heard from many of us, we've
15 been forced to do emergency triage to
16 try to recover from our lost revenue
17 and having the time to spend to try
18 and go through like the woman shared,
19 just the eCLIPSE system alone has
20 been a hindrance. And some us have
21 just said forget it, we just don't
22 have the ability to do it.

23 I personally -- again, I'm
24 proud of the fact that I've been able
25 to pivot. I still have my coaching

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1 practice to fall back on, but it is
2 not as much revenue as I need. And I
3 personally have had to resort to 12
4 hours of Lyft and Uber driving to
5 stay afloat.

6 Developers in the City are
7 taking over every square inch of land
8 and are given the keys of the kingdom
9 in the City through tax abatements
10 and other financial incentives. And
11 although we are an industry that's
12 barely new -- I mean, if you
13 understand that this entire industry
14 was just created in 2008 with three
15 broke students who rented their
16 apartment and laid an air mattress
17 out and now they're billionaires
18 running Airbnb, so to have the
19 opportunity to deal with this issue
20 effectively, and I have the
21 recommendations that I would make,
22 but I first have to ask the Committee
23 to really think through when these
24 issues or parties and other dangerous
25 incidents.

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1 And again, I know throughout
2 the City there are complaints for
3 many different reasons. And again,
4 there are many reasons why businesses
5 leave, many reasons why residents
6 leave, one being the large gun
7 violence issue we have. But that's
8 again not an L&I issue.

9 But I would ask, was the real
10 research done to identify the actual
11 problem. These parties happen
12 because people actually lie when they
13 go on these platforms. They lie to
14 the owners and the hosts when they
15 communicate their intentions.

16 And even if we took all the
17 steps to prevent guests, we still
18 cannot stop those who have bad
19 intentions, and again as any business
20 owner that's given all of our best
21 effort. Now, having said that I will
22 give these recommendations to the
23 Committee:

24 First of all, thank you for
25 finally reaching out to the community

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1 at large and looking at this problem
2 holistically, and I think we need to
3 continue to do that. In the past,
4 the City has created oversight boards
5 when there are issues of police
6 violence, police brutality, other
7 issues that needed to be addressed in
8 the City, and I think there is the
9 need for an oversight board that
10 would include hosts, other agencies,
11 and (inaudible) and government
12 officials that could sit down and
13 really work through these issues to
14 deal with all of the categories that
15 apply through short-term rentals.

16 There's a lot of ignorance
17 that's out there about what a short-
18 term rental is. Everybody calls it
19 an Airbnb, but there are people who
20 aren't on Airbnb. So again, we need
21 to know more before we do more. And
22 the more we know, the better we can
23 address the issue and address the
24 problem.

25 Licensing needs to be

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1 appropriate to the size of the
2 operation of the operator. As the
3 woman shared, if I'm in my house
4 sharing my house with my two
5 bedrooms, I should not be considered
6 the same as a Sonder or a Lyric
7 operating their hotel operation
8 within a 30-unit building, but the
9 licensing requirements is similar or
10 almost the same. So again, we need
11 licensing appropriate to the size of
12 the operator.

13 And right now you have two
14 operators or two licensing options,
15 and there needs to be several more
16 categories or even subsets before you
17 close the door, and again eliminating
18 some of the undue hardship of getting
19 through that process and also
20 assigning additional staff for the 90
21 percent of us who still haven't
22 gotten our say.

23 And last but not least, again
24 L&I enforcement needs to be happening
25 when issues arise appropriate to the

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1 incident. Again, don't throw the
2 baby out with the bath water. For
3 someone complaining about a trash
4 issue is not the same as a gun
5 violence issue. And again, we all
6 need to look at it appropriately and
7 deal with it in an appropriate
8 response.

9 So I would hope that this
10 Committee takes a serious look at all
11 the conversations. And again like I
12 said, my business has been impacted
13 severely. I'm not asking for
14 anybody's handouts. I'm going out
15 there and doing what I need to do as
16 an entrepreneur to keep my business
17 alive, and I would love to be able to
18 still host guests in my home with the
19 rooms that I have without this undue
20 licensing that has been put in place.
21 Thank you for the opportunity.

22 COUNCILMAN DRISCOLL: Thank
23 you, Mr. Thomas, for your testimony.

24 Are there any questions or
25 comments from the members of the

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1 Committee?

2 (No response.)

3 COUNCILMAN DRISCOLL: There
4 being no further questions from
5 members of the Committee and no other
6 witnesses to testify on Resolution
7 No. 230112, I will ask if there is
8 anyone else present in this hearing
9 whose name we have failed to call and
10 that wishes to offer testimony on the
11 resolution being considered today.

12 (No response.)

13 COUNCILMAN DRISCOLL: Hearing
14 none, I want to thank the panels and
15 the witnesses for their participation
16 today. We value your opinions. I
17 now invite all panels and witnesses
18 to please disconnect from the hearing
19 before we conclude the business
20 before the Committee today. We will
21 now pause the proceedings briefly as
22 multiple participants leave the
23 hearing.

24 This concludes the public
25 hearing of the Committee. Any other

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1 comments from members of the
2 Committee?

3 (No response.)

4 COUNCILMAN JONES: Yes,
5 Mr. Chairman. I just want to commend
6 you for your chairmanship of this
7 hearing and this worthwhile
8 discussion. And we all heard there
9 were ways to view this issue, but
10 only one way that we can move
11 forward. And I just want to thank
12 you for being so patient. Good job.

13 COUNCILMAN DRISCOLL: Thank
14 you, Leader Jones.

15 Well, this concludes the
16 business before the Committee on
17 Licenses & Inspections today. Thank
18 you all very much for your
19 attendance.

20 Have a nice day.

21 COUNCILMAN THOMAS: Thank you,
22 Mr. Chair. Thank you for your
23 leadership on this particular issue.

24 COUNCILMAN DRISCOLL: Thank
25 you, Councilman Thomas.

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1 (Committee on Licenses and
2 Inspections concluded at 11:38 a.m.)

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C E R T I F I C A T I O N

I, hereby certify that the
proceedings and evidence noted are contained
fully and accurately in the stenographic
notes taken by me in the foregoing matter,
and this is a correct transcript of the
same.

TANEHA CARROLL
Court Reporter - Notary Public

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certifying reporter.)

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