

My name is \_\_\_ and I'm with the TX Neighborhood Coalition that includes representatives from Grapevine and Arlington.

'How is it that Grapevine and cities everywhere are restricting Short-term Rentals?' Well, the answer begins with a simple question: "Do you personally want to live next to a short term vacation rental and party house?"

I walked 2 streets around my house in GV, knocked on 100+ doors asking, "do you want an STR vacation house as your neighbor." Almost 100% said "absolutely not" & "that shouldn't be legal here." Outside research backs this up. A local poll had it at 84% and BBC reported 95%.

An STR opened up behind our home earlier this year. Basically, a hotel pool, lights and party deck within 20 ft of our back door. 14 vacationers stuffed into a single family house and changing out every 2-3 days; noise and bachelor parties up to 9 hrs every day – morning/noon/night - we heard them in our house; 90+db readings (100db is a jet taking off at 300 m). In 6 mos this STR brought over 600 transient vacationers with unknown backgrounds into our 400 person neighborhood. Unfortunately HOAs and noise ordinances are ineffective against these abuses.

Now not all STRs are party houses, but many are. In GV 75% were not owner occupied – and it's impossible for absentee investors to regulate their guests. Each STR directly impacts 5-7 surrounding neighbors. To put this in perspective, 200 STRs in GV negatively impacted 1000+ homeowners and the 59% growth rate meant these negative impacts double every 2 years. Many neighbors just suffer in silence, and without cities enforcing zoning, we neighbors are helpless. Therefore cities such as GV are reacting before the problem becomes insurmountable.

This is not about STRs vs the hotel industry. This is about the big Airbnb conglomerate versus individual homeowners. And it is a property rights issue. When homeowners buy in residential areas we expect a certain bundle of rights to a quiet and safe environment where we can peacefully raise our families and our kids can safely walk the streets. A commercial STR hotel operating next door infringes on these property rights.

So 2 Questions to ask yourself when voting on this issue:

- (1) Do the property rights of a small number of STR investors take precedence over the property rights of thousands of homeowners?
- (2) Do you personally want to live next to a full time vacation rental party house?