

Dear Neighborhood Leader,

Thank you for your commitment to our community.

I am writing on behalf of the North Dallas Neighborhood Alliance (NDNA) which represents neighborhood associations in Dallas City Council Districts 11 and 12.

NDNA's overarching mission is to protect and enhance neighborhoods.

As President of NDNA, I am concerned about the spread of Short Term Rentals (STRs) in our single family neighborhoods.

This letter is meant to be:

- 1) part educational, and
- 2) a request for your involvement and action.

EDUCATIONAL:

If you are not already familiar with STRs, please read the attached documents "What is an STR and Why Should I care," and "Dallas STR Solution."

I understand that at this point you may have had little involvement or even knowledge of STRs. However, in other parts of Dallas, and the country, STRs are numerous and spreading.

NDNA is trying to get in front of this issue. Now is our best chance of stopping or at least regulating STRs and their spread in our neighborhoods.

STRs are mini hotels. They are residential homes that are available for rent for periods of thirty days or less, often just for one or two nights. As a commercial lodging activity STRs - like hotels - are an illegal use in our residential neighborhoods. Understandably you may question why there is such concern over a few STRs. Why would STRs ever come to my neighborhood?

STRs are lucrative. Most STRs are owned by investors who have no connection to the neighborhood where their STRs are located. Plus there is a strong financial backing (Airbnb and VRBO) supporting STRs. Dallas is a prime growing market for STR investors (please see the attached "Investment Firms Cash In on STRs").

Imagine your neighborhood if you had two or three STRs within a block of your house.

Most often the arguments against STRs focus on the extreme - although not so rare - STR "party" house. As an example, in my quiet North Dallas neighborhood, on June 13, 2021 over 100 minors showed up for a party in a Airbnb STR - rented for one night - that ultimately resulted in shooting and significant property damage.

<https://candysdirt.com/2021/06/19/north-dallas-airbnb-gets-totally-trashed-after-a-party-ends-early-gunshots-fired/>

However, the "quiet" STR is just as damaging to a neighborhood. As STRs become more pervasive and concentrated, the sense of "neighborhood" is lost. You no longer have neighbors knowing each other and looking out for one another. An STR without an owner in residence, has no concern about the quality of local schools; non-onsite owners do not/cannot vote or get involved in community activities. An STR is a hotel.

We bought our homes in single-family zoned neighborhoods - and have a bond with the city - that certain uses are allowed in single family zoning and other uses are not.

Because STRs in Dallas are relatively new, the City of Dallas has done little to stop or regulate them. However grassroots community organizations such as NDNA are now finally starting to voice concerns to city leaders. The issue of STRs is now being considered by the City of Dallas' Quality of Life Committee which will soon make recommendations to Dallas City Council. Ultimately the Council will vote on what measure to take to regulate or hopefully ban STRs from single family neighborhoods in Dallas.

Thank you!

Matt Bach

NDNA Board Member