

From: Spitzer <spitzpran@gmail.com>
Sent: Monday, October 11, 2021 6:57 PM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: File #CPC AP 21-00157

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

As a resident of Old Colorado City on 13th Street close to 116 South 14th Street which is seeking authorization for short-term rental I would like to oppose reversing that denial. I support the city having denied that short-term rental application. My reasons are twofold: first that short-term rentals change the nature of a neighborhood because they engender so much transience. The consequence is that it becomes not a neighborhood but a place where people come and go rather than a place where people live. The shared lives and sense of community that result from neighbors living side by side is diluted and then lost. Secondly, converting housing to short-term rentals reduces the available housing for people who do want to take up residence,. Affordable housing becomes harder and harder to come by and increasingly expensive. That definitely impoverishes neighborhoods and negatively impacts people live in them and those who aspire to live in them.

Therefore I think the policies limiting short-term rentals in residential areas that Colorado Springs has established are wise and beneficial to maintaining our communities and the quality of life we cherish here. Exceptions should not be made.

Thank you for attending to my comments.

Susan Spitzer
22 N. 13 the St.

From: Spitzer <spitzpran@gmail.com>
Sent: Thursday, October 14, 2021 12:01 PM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: Re: File #CPC AP 21-00157

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Thank you so much for your reply. I think the city's policies are wise, to have grandfathered those that were functioning as b&bs but not to perpetuate them when the property changes ownership. The reasons are the same as I gave that it transforms the nature of a neighborhood to have transience as the regular occupants or should I say irregular occupants and especially it's damaging to the establishment of neighborhoods and maintenance of neighborhoods to have single-family houses boufht up for commercial purposes and therefore unavailable and/or raising prices for families who want to live there. We already have a shortage of affordable housing.

Thank you for considering my voice I support the denial of that application.

From: John Elizabeth ROBERTS <TwoAuthors@msn.com>
Sent: Monday, October 11, 2021 1:24 PM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: File # CPC AP 21-00157

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Ms. Hiben:

We are writing to oppose the appeal of a Short-Term Rental application at 116 S. 14th Street. We urge that the original denial be upheld.

Our neighborhood already has numerous short-term rental properties. There is also a nearby Bed & Breakfast, the Holden House, as well as motels along Colorado Avenue and in nearby downtown Colorado Springs. Visitors have plentiful options for short-term stays already.

What is missing in this neighborhood is affordable long-term rental housing. We have lived here for 18 years now and seen tremendous changes in the neighborhood, both positive and negative. Among the negative trends is that before the City regulated the number of short-term rentals, many smaller houses were bought by investors who turned them into short-term rental units. This drives up long term rents because of reduced supply of housing available for long-term tenants.

Moreover, it changes the character of a neighborhood. Too many short-term rentals creates a transient atmosphere in what is primarily a family neighborhood. It drives up property prices because investors can make substantially more money off short-term rentals, which makes higher housing prices economically sustainable if the houses are converted into short-term rentals. The result is that middle-income families cannot afford to buy or rent long-term. We are seeing this happen on the Westside. To promote affordable housing, both for buyers and long-term renters, it is essential to limit the number of short-term rentals.

For the above reasons, we strongly encourage that the denial be upheld when this appeal is considered.

Sincerely,

John B. Roberts II , Writer & Artist
Elizabeth A. Roberts, Writer & Aspiring Artist

From: Trail's End Homebuilders <TrailsEndHomebuilders@hotmail.com>

Sent: Thursday, October 14, 2021 11:35 AM

To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>

Subject: Re: 116 S 14th

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

We support them having the license. They take very good care of the property and are good neighbors

Jennifer Walker

Trail's End Homebuilders LLC

From: Valerie Allan <vallahome@gmail.com>
Sent: Wednesday, October 20, 2021 10:35 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: File CPC AP 21-00157

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Regarding the short term rental proposal at 116 S. 14th St.

As a neighbor to 116 S. 14th St (my address is 1321 W Cucharras St) I prefer that the short term rental permit at 116 S. 14th St be **denied**.

In fact, I prefer no short term rentals be allowed unless there is off street parking provided for 2 vehicles.

Thank you for your consideration.

Valerie Allan