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To Whom It May Concern:

As a resident of the neighborhood, and as a citizen on Colorado Spring I strongly support the denial of a Short Term Rental Permit at 116 S. 14th St, Apt 1, and applaud the Planning COmmission for upholding that denial for good reason. The current appeal of the Planning Commission decision to uphold that denial should likewise be rejected.

The primary consideration is that housing for people and families who work and live in the Springs, or who hope to, is in very short supply. Affording housing is especially hard to come by. Every unit--apartment, duplex, single or multi-family dwelling that is converted to short term rental removes that many more units of housing for those who want and/or need to reside here. It exacerbates that shortage and further drives up the cost of housing (of both rental and purchase). For that reason alone it is important to deny such requests on behalf of the city and its residents. and would-be residents. It is also the moral thing to do.

In addition, transient occupants by the very nature of their transience undermine the cohesion of residential neighborhoods. Whether long term renters or owners, we form relationships and support each other and are invested in the life and wellbeing of our shared environment. We each in our individual ways contribute to its nature and its nurture. Increasing the number of people with no such involvement or care challenges the ability of neighborhoods to maintain their cohesion and communal residential nature. This reality is another important reason to support the Staff's initial denial.

Thanks you for soliciting and considering my input.

Susan Spitzer
homeowner on 13th St