

OKC planning commission:

As an Airbnb host in Oklahoma City, I am writing to express my concern about the excessive regulations being considered for short-term rentals in our city. I believe it is important to find a balanced approach that supports responsible hosting while avoiding unnecessary red tape.

I host on Airbnb because it allows me to generate additional income for my family and support our financial goals. **I am a teacher**, and I have 2 sons. On my salary, it's not feasible for me to save up enough money to support my kids if they choose to go to college. Therefore, my husband and I saved up every dollar we could to purchase a short-term rental so it could be an investment for my kids' education. We are not a large corporation making tons of money. We're a single family trying to provide a secure future for our kids.

We know our neighbors and regularly talk to them and ask if everything seems to be going okay for them with a short-term rental next door. They all say that they love the home. We've given them tours of the house, and they say our guests are all very friendly. The woman across the street lives next door to a long-term rental. She says her neighbors are rarely home, the grass is 3 feet high, and the home is unkept. (She suggested we purchase it and make it a STR because she loves how we run our STR.) Additionally, there are other long-term rental homes in the neighborhood that have lawns that are not well maintained and bring the appearance of the overall neighborhood down. We, however, keep the inside and outside of our short-term rental impeccable as we need to keep high standards for our guests and neighbors. Additionally, another neighbor has repeatedly asked us for help on getting started on starting their own short-term rental because she has been impressed at the type of guests that we get who care for the house and aren't partying.

I LOVE hospitality. It's what I'm good at. **Most of the guests who stay at our home are families.** Typically, they are in town to visit their extended family and need a separate place that can fit their entire family. Other times, it's people traveling for athletic camps or concerts or to watch a Thunder game. Because we specifically market our home toward families, we also provide a welcome book full of recommendations of places to eat and things to do locally that support businesses and contribute to the economy. (If you're wondering, the best salsa in OKC is OSO on Paseo.)

Although I can see the purpose of limiting the number of short-term rentals per block, I urge you to see the other perspective. Firstly, I'd argue that a restriction in short-term rentals may increase the number of long-term rentals in a neighborhood. Long-term rentals do not have restrictions or regulations and, in my experience, the tenants do not contribute to the "community" of the neighborhood. Furthermore, when these properties are managed by property management companies, the value of the property decreases. For a short-term rental, the lawn is always manicured, the home is cleaned often, and maintenance and repairs are done frequently. Secondly, there is a complication with the timeline of purchasing a home, applying for a STR license, and getting BOA approval. I imagine a situation where my husband and I put an offer on a house for an STR in September, close on the house in October, renovate the house until

December, and then apply for STR licensing and BOA approval in January. This process takes several months. During this time, unbeknownst to us, somebody could have applied and been approved for an STR license on our block. **If this happened, it would turn our family upside down financially.** In many cases, a STR is financially feasible where a LTR is not financially feasible due to the mortgage interest rates. So simply transitioning to an LTR is not an option. **Furthermore, there's not a streamlined way to identify homes that have STR licenses.** Even just looking on Airbnb to identify STRs in the neighborhood (licensed or unlicensed) is not reliable. If a home is booked, it appears unavailable. Additionally, perhaps the home is listed on VRBO and not Airbnb.

I urge you to consider the potential negative consequences of excessive regulations on short-term rentals. Let's work together to find common-sense solutions that strike a balance between responsible hosting and the economic benefits that home sharing brings to our community.

Thank you for your attention to this matter.

Lindsey J. Long

From: [Johnson, Thad A](#)
To: [Chronister, Lisa M](#); [Allen, Marilyn](#)
Subject: FW: Short-term Rental Properties
Date: Wednesday, August 21, 2024 9:24:12 AM

Thad A. Johnson
Senior Planner

Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, OKC, OK 73102
Ph: (405) 297-2495 – Fax: (405) 316-2495

-----Original Message-----

From: Courtney Clark <ccourtney13@gmail.com>
Sent: Tuesday, August 20, 2024 7:28 PM
To: PL, Subdivision and Zoning <Subdivisionandzoning@okc.gov>
Subject: Short-term Rental Properties

[You don't often get email from ccourtney13@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To the Oklahoma City Planning Commission,

My name is Courtney Simpson, and I work as a cleaner for short-term rental properties in Oklahoma City. I am writing to share my support for the continuation of short-term rentals in our community, as they play a crucial role in providing steady employment and economic opportunities for people like me.

As a cleaner, I rely on the consistent work provided by short-term rental properties to support myself and my family. These jobs are more than just a paycheck; they offer me flexibility, the ability to work in various neighborhoods, and a sense of pride in contributing to the hospitality industry. The demand for clean, well-maintained properties helps ensure that I have regular work, which is vital for my financial stability.

Short-term rentals also have a positive ripple effect on the local economy. When guests stay in these properties, they support nearby businesses, such as grocery stores, restaurants, and entertainment venues, creating a demand that, in turn, supports more jobs in the community. This cycle of economic activity helps keep our neighborhoods vibrant and thriving.

Moreover, short-term rental properties are often well-maintained, as homeowners invest in keeping them in good condition to attract guests. This focus on upkeep benefits the surrounding community by enhancing the appearance and value of the neighborhood.

I understand that there may be concerns about short-term rentals, but with proper regulation and communication, I believe that these properties can coexist peacefully with long-term residents. For many of us working in this field, short-term rentals are a vital source of income and an important part of our lives.

I urge you to support the continued operation of short-term rentals in Oklahoma City, recognizing the positive impact they have on workers like me and the broader community.

Thank you for your consideration.

Sincerely,
Courtney Simpson
(405)413-8503

09/02/2024

Melissa Atkinson
9900 NW Expressway
Yukon, OK 73099

Subject: The Need for Fair Regulation of Short-Term Rentals

Dear Planning Commission,

I am writing to voice my concern regarding the upcoming policy changes for short-term rentals in Oklahoma City. While I understand and fully support the need for regulation, I urge you to consider the importance of fair and balanced policies that allow responsible hosts to continue operating.

Short-term rentals provide valuable accommodations for visitors, support the local economy, and contribute to the vibrancy of our neighborhoods. Fair and balanced regulations are crucial for maintaining the benefits that short-term rentals bring to our city. I feel it is crucial that any new regulations do not unfairly penalize responsible hosts who work hard to maintain their properties and ensure that their guests respect the community. As a responsible host, I support fair regulations that ensure short term rentals continue to be a valuable asset to Oklahoma City, fostering economic growth and community well-being. Dear Planning Commission,

I am writing to express my concerns about the upcoming policy changes to short-term rentals in Oklahoma City. As a responsible host, I am committed to ensuring that my guests respect the neighborhoods they stay in and contribute positively to our local economy.

[The recent decision to impose a 180-day moratorium on new short-term rental applications in areas where 10% of the block already contains such rentals has raised several concerns¹²](#). While I understand the need to address issues related to noise, safety, and neighborhood integrity, I believe that a blanket moratorium may not be the most effective solution.

Short-term rentals provide essential accommodations for visitors and support local businesses, contributing to the vibrancy and economic health of our community. It is crucial to find a balanced approach that addresses the concerns of residents while allowing responsible hosts to continue offering their services.

I urge you to consider policies that promote responsible hosting and fair regulation, rather than imposing broad restrictions that could negatively impact the local economy and the livelihoods of many hosts. By working together, we can develop solutions that benefit all stakeholders and ensure the continued success of short-term rentals in Oklahoma City.

Please consider the broader impact of these policies on our city and support regulations that are fair and reasonable.

Thank you for your attention to this matter.

Sincerely,

Melissa Atkinson

09/02/2024

Melissa Atkinson
9900 NW Expressway
Yukon, OK 73099

Subject: Positive Impacts of Short-Term Rentals in Oklahoma City

Dear Oklahoma City Planning Commission,

I am writing to share my observations on the positive impacts of short-term rentals in Oklahoma City. As a responsible local host, I have witnessed firsthand how these rentals contribute to our local economy and community.

Short-term rentals provide essential accommodations for visitors, allowing them to experience our city in a unique and personal way. This influx of guests has a significant positive impact on local businesses, from restaurants and shops to entertainment venues and cultural attractions. Many of my guests have expressed their appreciation for the local recommendations I provide, and they often spend their time and money supporting our neighborhood establishments, including many locally owned businesses. Additionally, due to our close proximity to medical centers, our short-term rental affords many of our guests the opportunity to be close to medical centers and the opportunity to relax, recover, convalesce and rest in more home-like accommodations.

Moreover, short-term rentals offer homeowners like myself an opportunity to generate additional income, which can be reinvested into maintaining and improving our properties. This not only enhances the quality of our neighborhoods but also contributes to the overall economic health of our city.

I believe that with fair and balanced regulations, we can continue to harness the benefits of short-term rentals while addressing any concerns related to noise, safety, and neighborhood integrity. By promoting responsible hosting practices, we can ensure that short-term rentals remain a valuable asset to Oklahoma City, fostering economic growth and community well-being.

Thank you for your time and consideration.

Sincerely,

Melissa Atkinson

09/02/2024

Melissa Atkinson
9900 NW Expressway
Yukon, OK 73099

Subject: Advocacy for Responsible Short-Term Rentals in Oklahoma City

Dear Oklahoma City Planning Commission,

I am writing to voice my support for responsible short-term rental hosting in Oklahoma City. As a host, I ensure that my guests respect the neighborhoods they stay in and contribute positively to the local economy.

I believe that, with proper regulation, short-term rentals offer significant benefits to our city. They provide essential accommodations for visitors and bolster local businesses. I urge you to recognize the positive impact of responsible hosting on our community and to endorse policies that allow us to continue offering this service.

Thank you for your time and consideration.

Sincerely,

Melissa Atkinson

09/02/2024

Melissa Atkinson
9900 NW Expressway
Yukon, OK 73099

Subject: Encouraging Thoughtful Policy for Short-Term Rentals in OKC

Dear Planning Commission,

I am writing to respectfully request that the upcoming policy changes for short-term rentals in Oklahoma City be approached with careful consideration. As a host dedicated to the well-being of our neighborhoods, I understand the necessity of regulation. However, it is crucial that these policies reflect the realities of responsible hosting. I know the Planning Commission has a difficult, if not impossible task of balancing different perspectives when it comes to short-term rentals. As a responsible local host, I take tremendous pride and ownership in assuring responsible hosting and equally responsible guests. I realize not every host shares this mindset. I believe as a local host with deep roots of being born and raised in this incredible state, that I embrace a mindset that desires to collaborate with the City of Oklahoma, and the Planning Commission, to find beneficial paths forward for all involved.

Short-term rentals provide an important source of income for many local residents and offer unique and flexible lodging options for visitors. Thoughtful policies can ensure that we continue to support tourism while preserving the character and integrity of our neighborhoods. Short-term rentals allow local hosts to make connections and forge forward with the stewardship Oklahoma has come to be known for.

Please consider the benefits of short-term rentals and work towards regulations that protect both our community and our ability to host responsibly.

Thank you for your time and dedication to this issue.

Sincerely,

Melissa Atkinson