

Wendy Heffner <wheffner@littletongov.org>

Fwd: Our comments for the 10.8.18 city council mtg on the short term rental ordinance

1 message

Peggy Cole <pcole@littletongov.org>
To: Wendy Heffner <wheffner@littletongov.org>
Cc: lbang@firmusmgmt.com

Thu, Sep 27, 2018 at 1:52 PM

City Clerk Heffner,

Please include this email message from Leah and Jim Bang in the record for the Public Hearing on short-term rentals on October 8.

Thank you.

Peggy Cole, PhD
Council Member at Large

----- Forwarded message -----

From: **Leah Bang** <lbang@firmusmgmt.com>

Date: Thu, Sep 27, 2018 at 11:17 AM

Subject: Our comments for the 10.8.18 city council mtg on the short term rental ordinance

To: pcole@littletongov.org <pcole@littletongov.org>, dbrinkman@littletongov.org <dbrinkman@littletongov.org>, pdriscoll@littletongov.org <pdriscoll@littletongov.org>, kelrod@littletongov.org <kelrod@littletongov.org>, cfey@littletongov.org <cfey@littletongov.org>, kschlachter@littletongov.org <kschlachter@littletongov.org>, jvaldes@littletongov.org <jvaldes@littletongov.org>, cmmjr@littletongov.org <cmmjr@littletongov.org>, cmory@littletongov.org <cmory@littletongov.org>, caosk@littletongov.org <caosk@littletongov.org>

Hello:

We have lived on S. Foresthill Street in Littleton for 20+ years.

We (Jim and Leah Bang) are unable to attend the October 8 city council meeting but wish our voices to be heard as long term tax paying citizens of Littleton. Below is what we want to say:

"We are aware that you are crafting an ordinance regarding short term rentals and have taken out of the ordinance the words 'requiring the property be the primary residence of the person offering the property'.

We ask that you keep this wording in the clause!!!! Personally, we do not wish to have short term rentals in our neighborhood or long term rentals in our neighborhood for that matter, short term rentals will really just cause more problems. Words cannot describe how horrible it is living next to long term rentals, or section 8 houses, let alone short term rentals, or properties rented by 3rd party management companies where the owner does not have a vested interest in the property and the tax paying home owners of Littleton have to suffer by living next to these properties. You should be more concerned with the home owners of Littleton who live in the city day in and day out than helping

out transients or renters who don't plan on living in Littleton long term. Do you have any idea how many home owners have moved out of our neighborhood because of the influx of rental properties? We are the only ones left.

We get so tired of calling code enforcement/police and having to live next to dumps. We have worked all of our lives, very hard, to afford the little house we have and if Littleton continues down this path we will not retire here. We already tell people not to move to Littleton and buy a house here because the city doesn't seem to care about the home owners. Two houses down we had a group of 15 (4 families) living in a 1600 sf home as section 8 housing. 5 adults and 10 children. What a slap in the face to the surrounding home owners this was. This home was a rented by a 3rd party management company who wouldn't even return our calls when all of the neighbors were complaining about this group. They trashed the property, left trash outside in the front yard every single day, 10 small children were running around outside unsupervised in the dark in the cold at night without shoes, loud fights and screams were heard and our block had rats for the first time ever because of this family's trash, they didn't mow, they didn't water, the house was a dump. It was like being catapulted into a 3rd world county and yes, we get to pay for it. We complained to zoning, we called everyone and nothing was done to help out the surrounding home owners deal with these renters. Finally they moved to Colorado Springs and are some other poor home owner's problem now. They also had relatives living in a broken down car out front in our street who were dressing and undressing in the car. How would you feel living next to a rental like this when you do everything possible to upkeep your house? Another wonderful rental story: Several years back the rental house across the street was a drug den. We had drug deals going on daily, all day long. My husband worked for Glendale Police department at the time and we debated calling in South Metro Drug Task force but our son was very young and we were concerned about retaliation by the drug dealers at the time. That drug renting group lived there 1 year. It was humiliating having friends and relatives come to visit when you have trashy renters living on your block. For the renter group of 15 that was there 2 years, I lost count of how many times we all called code enforcement and the police on them. After a long day's work we just want to relax in our house, not be stressed out by what is going on over at the rental property.

I don't know where you live, but we live by Cornerstone park. We are sick and tired of rentals. Why don't you care more about the home owners and protect them? Code enforcement should be driving around daily giving tickets to these rental places that are breaking the law instead of home owners having to constantly call and complain about it.

My husband was born in Littleton in 1960. This city is going downhill. You are creating a transient neighborhood and city. Please think of the home owners.

My son, who is going to be 23, doesn't even want to live in Littleton anymore and he is looking at moving out of our house to another city. He sees what home owners have to go through to protect their properties from renters. You have more home owners right now in the city than you do rentals, but if you keep up with these ridiculous ordinances allowing for rentals soon your city will be nothing but rentals. The economy will downturn eventually because it always does and then all of your rentals will leave the city. You had better think of the home owners for once. You should be crafting ordinances to make the homes look better and the yards look better and making code enforcement do more instead of letting more rentals into the city. You should be doing more to attract long term home buyers rather than rentals. We just don't understand why you don't protect home owners more. It must be because the city council members are rich and their neighborhood doesn't have any rentals so they don't care about the rest of the suffering home owners in the city. **YOU ARE HELPING TO CREATE THE CITY'S BLIGHTED NEIGHBORHOODS AND BLIGHTED RENTAL HOMES. So what if Denver has this ordinance or Lakewood does – who cares??? You**

don't have to be a sheep and just follow what other cities are doing. If you decide to push this outrageous short term rental ordinance through please include the following text in this ordinance: "These short term rentals can only live next to the city councilmen's homes or the city attorney's house or the city manager's house."

Thank you,

Leah and Jim Bang - SO TIRED OF RENTALS!!!!

Leah.bang3@gmail.com

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Peggy Cole, PhD

City Council Member at Large

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Wendy Heffner <wheffner@littletongov.org>

Fwd: Extracting the Teeth

1 message

Peggy Cole <pcole@littletongov.org>
To: Wendy Heffner <wheffner@littletongov.org>
Cc: MICHAEL RADULOVICH <dooly3466@comcast.net>

Tue, Aug 28, 2018 at 10:17 PM

City Clerk Heffner,

Please see below.

Peggy Cole

----- Forwarded message -----

From: **Peggy Cole** <pcole@littletongov.org>
Date: Tue, Aug 28, 2018 at 10:13 PM
Subject: Re: Extracting the Teeth
To: MICHAEL RADULOVICH <dooly3466@comcast.net>

Thank you for your contacting Council.

First, let me say that Council has not made a decision. This issue is now being scheduled for our next regular Council meeting where the public will have opportunity to speak, I am forwarding your email message to the City Clerk for inclusion in the public record.

Peggy Cole

On Tue, Aug 28, 2018 at 9:54 PM, MICHAEL RADULOVICH <dooly3466@comcast.net> wrote:

Greetings Council Members,

As you all are aware, I have been involved in the recent debate about short term rentals. I was not particularly ecstatic about the study session that was held tonight. The decision to take out the language requiring a property be a "primary residence" is taking the teeth out of this ordinance for a few reasons.

First, allowing one license per person may sound good but it will ultimately end up like the liquor industry in Colorado. Right now, at least, a person can only have one liquor license in the state. Having worked in liquor distribution for a few years I saw families that would get licenses in every family member's name in order to have several stores. The most infamous of these are the Davidson/DaveCo family of stores. I fear that this will happen under this plan unless it is implemented carefully. The only way to guard against this is to be sure that the name of the applicant is the same as the name on the title or mortgage of the residence. Even then, I am not sure it would work as the language to allow a renter to run a short term rental with the permission of the landlord could easily circumvent the system. For example, I could own several residences in Littleton where my name is on the title/mortgage and "rent" homes to my children or extended family to get short term rental licenses. I do realize that this may come off as "extreme" but, having seen this in another industry, I would have no doubt it would happen in this industry given a little bit of time.

Next, the whole push for me to get behind stopping this was that I wanted to stop the "unstaffed hotel" in a residential neighborhood. This ordinance actually allows just that, the only requirement is to have a "responsible party" within an hour of the residence/city. I would like to

know why the council feels this is a good idea. Basically, every form of day by day rentals (hotel, motel, hostel, B&B, etc.) have staff ON SITE to take care of problems. The only exception that I can think of is renting a condo/home in a resort town. I am fairly certain that Littleton does not consider itself a resort town as the neighborhoods here are filled with families not snow bunnies. I would like to reiterate that Air BnB started as renting extra rooms in a home not whole home rental. The primary residence requirement keeps in the essence of what the whole system started as.

The city attorney crafted the ordinance to match what other cities in the state/region such as Denver, Boulder, Aurora, Boulder and Golden are doing. Why is Littleton not following what the rest of region is doing? If this is a property rights concern I am sure the city attorney could find some case law by now about the primary residence requirement. Most of these ordinances have been around a few years and have most likely been challenged in court. If you have property rights concerns, I would definitely have the attorney pull some case law to see if it should be a concern.

It was brought up at the session that only about 50% of the short term rentals are in compliance in Denver. I had seen studies that said it was something more like 65% or so which is, believe it or not, among the highest in the nation. Air BnB even approved of the ordinance that Denver had crafted. When the pioneers of the industry have approved of this kind of ordinance it would be wise to craft something close to it. I believe that since Littleton is far less population dense than Denver our ordinance should be more restrictive as most of the neighborhoods are bedroom communities not high rise condos.

Here are some additional suggestions on the ordinance that was decided upon tonight:

First off, I would suggest that the local contact has to a person not a property management company. I have tried to contact some of the properties that are run by the companies and I have yet to get a response from any of them even when posing as a potential renter. If they don't respond to people looking to rent how will they respond when there is a problem?

There needs to be some kind of language about what the punishment is if you are not pulling a license. I understand that the city would warn the violator first hoping to bring them into compliance but if the person continues to violate the ordinance the fine needs to be steep.

I think there needs to be serious thought on allowing a renter to rent to a third party with the permission of the landlord. If this was the case why rent a home or apartment if you are going to turn around rent it on day by day basis? As I pointed out earlier this is a way the system can be taken advantage of and I don't think it is necessary.

As always thank you for your time and effort,

Dan Radulovich

[7000 S. Gallup St](#)

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Peggy Cole, PhD
City Council Member at Large

8/29/2018

City of Littleton Mail - Fwd: Extracting the Teeth

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