

Responses: 152

What best describes your type of home?

		Response Percent	Response Count
Single-family home	<input type="checkbox"/>	84.9%	129
Townhouse in an HOA	<input type="checkbox"/>	5.9%	9
Condominium	<input type="checkbox"/>	2.6%	4
Apartment	<input type="checkbox"/>	3.9%	6
Mobile home	<input type="checkbox"/>	2.6%	4

Have you ever used short-term rental services? Select all that apply.

		Response Percent	Response Count
Used it in my travels	<input type="checkbox"/>	53.3%	81
Rented out a room in my home for less than 30 days	<input type="checkbox"/>	4.6%	7
Rented out my entire home for less than 30 days	<input type="checkbox"/>	3.9%	6
None of the above	<input type="checkbox"/>	43.4%	66

What values do you see in allowing short-term rental of residential property? Select all that apply.

		Response Percent	Response Count
Provides additional income	<input type="checkbox"/>	78.7%	107
Gives alternatives to standard hotels and motels	<input type="checkbox"/>	77.2%	105
Other	<input type="checkbox"/>	38.2%	52

If allowed, what do you see as potential issues? Select all that apply.

		Response Percent	Response Count
Noise	<input type="checkbox"/>	54.8%	69
Traffic	<input type="checkbox"/>	42.9%	54
Safety	<input type="checkbox"/>	58.7%	74
Parking	<input type="checkbox"/>	73.0%	92
Other	<input type="checkbox"/>	38.1%	48

If you are NOT supportive of allowing short-term rentals in Sunnyvale, would you be more supportive if the owner/resident lived in the unit while it is being rented?

		Response Percent	Response Count
Yes, I would be more supportive.	<input type="checkbox"/>	21.5%	29
No, I would still not support allowing short-term rentals	<input type="checkbox"/>	25.2%	34
N/A - I am generally supportive of short-term rentals	<input type="checkbox"/>	53.3%	72

Regardless of how you currently feel about allowing short-term rentals, if the City does ultimately approve of them, should short-term rentals pay transit occupancy tax (TOT) like any hotel, motel or bed and breakfast?

		Response Percent	Response Count
Yes	<input type="checkbox"/>	68.9%	104
No	<input type="checkbox"/>	31.1%	47

Should short-term residential rentals be limited to single-family homes, and not multi-family units?

		Response Percent	Response Count
Yes	<input type="checkbox"/>	15.1%	23
No	<input type="checkbox"/>	53.9%	82
N/A (should not be allowed for either type of dwelling)	<input type="checkbox"/>	30.9%	47

How do you feel about the City of Sunnyvale allowing these short-term rentals in residential areas/ homes, with some regulation?

Answered

147

Skipped

5

short term rentals some regulation Even through like **Airbnb** other renting s
ee from who house rent long been being think could **people** thanwhile residents 2 rental f
amily hotels residential One neighborhood **They** very s only housing single areas don t muc
h **more** so up into **property** owner hotelbusiness idea want place neighbors out homes **home**
rented noise guests parking **do** support **Sunnyvale** allowed where number renters room just all
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e issues safety host any had was needs all tax etc such ve her community stay 1 hosts

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I believe that short-term rentals should be legal and should have some regulation. First, it would be impossible to enforce a ban against short-term rentals. Even through easily monitored websites like Airbnb, it would be costly and inefficient to enforce the ban, and there are many other ways that homeowners can advertise for short-term renting. I can see a great benefit emerging from legalized short-term rentals for families who are relocating for a job and have not yet found a house to rent long-term or buy. There are concerns that have been voiced in other communities about short-term rentals being used as party houses for a weekend. I think this problem could be addressed, if people were worried about it, by making it mandatory that short-term rentals be for no less than 7 days. In conclusion, making short-term rentals illegal will be ineffective and will cost the city money in order to enforce the ban, while making it legal and regulated will bring financial benefit to both the city and residents.

I see a big difference between a 2 or 3 week rental to a family and nightly rentals to several individuals. The nightly rentals basically create hotels in residential neighborhoods. One homeowner in my neighborhood has sublet his house to someone who is now renting beds on a nightly basis to many people. They have a dormitory type accommodations which are very cheap, about \$30/night. It's changing

the neighborhood dynamic and kids are no longer comfortable playing outside. I would rather have nightly rentals approved only for multiple family housing and not for single family housing. Multiple family housing is generally in areas that don't have as much of a neighborhood feel and more people come and go on a daily basis. I think neighborhoods should be zoned as being approved for nightly rentals so that investors don't buy up houses in a neighborhood and turn it into a rental zone, to compete with traditional hotels.

Multiple (more than 4) people short term rentals should be restricted unless they are friends or relatives of the property owner. This does not apply in crisis or emergency situations.

Short term rentals would only devalue property values and should be kept and regulated in commercial settings only. In the long run you would be cutting into the commercial hotel and motel business, which an everyday homeowner would not know anything about, for example "health codes".

I'm open to the idea but would definitely want regulation in place to maintain standard of living for neighbors to those renting out homes short term.

If I were a neighbor to a home being regularly rented out, I would be wary of noise from partying guests and potentially less available parking space.

I do not support short-term rentals in residential areas of Sunnyvale.

In general I think people should be allowed to do what they want with their homes, within reason, but a residential neighborhood isn't zoned for nor an appropriate place for a hotel or a home acting as a hostel. I think a compromise where TOT is charged and a limit on the number of renters per day and rentals per month seems reasonable.

I think it should be allowed. Renting a home allows visitors to have a different experience than a hotel/motel room, and it would encourage people to come visit Sunnyvale and nearby areas, rather than just San Francisco. There should be some regulation and perhaps a license should be required to allow the city to inform owners of requirements and guidelines.

I think it's reasonable. The City bending to the will of Prometheus and other real estate giants to destroy small business space and build overpriced high density

housing doesn't help ordinary families afford housing. Sunnyvale residents deserve better.

I'm against short-term rentals in residential areas.

I think it's a great idea to allow them. Appropriate taxes should be paid of course. Staying in a rented room could allow the visitor to experience our city in a way locals would.

I support the regulation, but would consider adding long-term rentals, as well. Regardless, in this area, residence need the additional income obtained through renting portions of their homes. Create a policy/regulation and require a license.

I'm fine with it in a limited basis.

I support. No regulations, let the free market regulate itself.

Absolutely no.

I favor short-term rentals without regulation. Regulations can be cumbersome, expensive and difficult to enforce.

I think the city should. I think Sunnyvale has far too many restrictions on its residents. I am planning to move out within the next year because I feel it's a very unpleasant place to live. Give your residents more freedom and take action when people actually do things that disrupt the quality of life rather than having random restrictions that affect EVERYONE'S quality of life.

Also, no taxes!!!! Everything shouldn't be about how the city can milk the residents even more...we already pay taxes for the property. Why should we pay again because someone is staying here in an empty room?

I wholeheartedly agree with allowing this - so many empty rooms in Sunnyvale could be put to good use for visitors. It will happen anyway, whether the city allows it or not. Better to have it regulated.

I think that it is a great idea! It should be regulated so that it is incidental (maximum days per year) and parking impact considered. But let's do it.

I think it's a great idea! It gives more flexibility to homeowners while enabling more people to travel to the Bay Area for affordable visits.

I think it's absolutely fine. In my experience as an AirBNB guest, and from knowing people who rent out homes this way full time, I can tell you the idea that these are "party houses" or that there would be issues with safety or lowering property values because of poor maintenance are generally not true. If anything, homes rented on short term basis are maintained in BETTER condition than homes rented to families long term. The reason is the short term rentals are professionally cleaned inside and out between every guest. They have to be maintained in good condition in order to continue to attract business. Some minimum standards and regulation probably make sense. Probably as simple as requiring them to register with the city.

As a homeowner and voter, I fully support allowing these. If done responsibly, it can make Sunnyvale more affordable to residents with little to no impact on neighbors. Sunnyvale attracts mostly professional business travelers (let's face it, we are not a tourist meca). Business travelers are quiet, good guests just like residents. If residents can host them, pay taxes legally and use the proceeds to abate their living expenses without Sunnyvale allocating any precious land to building new hotels (land best used to build more residential properties), that is a win win. We need to follow San Jose, London, and the rest of Silicon Valley in updating our code to allow this.

The owner of the above house didn't live in it. Completely unaware that their tenant had turned it into an Airbnb house. Neighbors contacted owner. It was a violation of the rental agreement and the tenant was evicted. There needs to be regulations about parking and public utilities like garbage. I found my driveway blocked on several occasions by rental cars due to the increased street parking. Also, piles of garbage was left in the street or they didn't arrange for service. That must be mandatory.

I will be in support of it, w some regulations. As long as there is proper screening of tenants, parking ia provided and no parties are allowed.

Airbnb and others should be allowed.

I support it.

I do not support short term rentals in residential areas.

With regulation, meaning.. No Hostels, no houses turned into barracks.
Homes should be rented as homes, not an excuse to cram as many bunk-beds into a space as possible.

Positive.

Well i dont think it would be much of a problem although i do think that there should be a limit on how many days of the year someone can rent there home.

Regulation doesn't work without actual enforcement. Would need to ensure appropriate process and budgetary funds to do so. Also can city be liable for potential criminal or property damaging or bodily injury acts that will occur at some point as have been seen with Uber drivers?

If regulated, with an administrative fee, the City could issue permits to property owners that meet all requirements.

I would be happy to see the City allowing short-term rentals in this tight housing market. I do think there should be regulations like a designated local contact person if owners are away and getting registered with the city.

We already have short term rental from people who convert their garages to living spaces without the proper permits.Regulation would be great but I dont see that happening already, so the down fall is that the city is just a tax collector. Lax Enforcement is a huge part of why neighborhoods decline and I dont see anything being done about it .We already have homes and apartments with 12-15 people living in them, just adding more people would devastate neighborhoods.

Sound good to me.

I am not in favor of short term rentals being allowed in neighborhoods where the majority of homes are single family homes.

Very much in favor

I think it's a fine idea. Don't get too protective with the regulation; homeowners are adults.

No. This proposal would result in a neighborhood environment that does not reflect the values of the City of Sunnyvale.

Indifferent - but it would be good to have regulations around how long a homeowner has to wait after buying the house before he/she can convert it into a short-term rental unit

I think it is a great idea!

I'm ok allowing it but it would be ideal to have some rules so if the tenants abuse parking areas or noise, etc, then neighbors would be able to call and have their rights protected.

I think it should be hands off policy

I have mixed feelings. As a traveler I would appreciate the opportunity to use AirBnB. As a resident and home owner I would be concerned about potential for parties who might create noise. In general I am supportive as long as they are registered and regulated such that neighbors can file complaints or call owners if necessary.

I think it's a good idea.

I do not see what business it is of the City if people want to rent a room.....

However, it might be good for the City to charge TOT.

If problems of noise etc come up, do we not already have laws to cover these issues?

IF the City regulates this enterprise I would like to see only new laws that are enforced to everyone, all the time, and not just when the City / Police want to "pick on" someone.....

I live 2 doors away from a short term housing facility. The ability to park in close proximity to my home has been severely compromised. Short term residents have parked their vehicles across the opening to my driveway. When I've asked them to move them, the response has been they'll be gone in 20 minutes or so and, since a tow truck can't get her in that amount of time, they decline to move their vehicle. Litter has increased dramatically (particularly cigarette butts). Noise has become an issue, as the residents of this home have numerous parties.

I think it's a good idea to make housing here more affordable, as long as people don't permanently rent out their entire house the entire time. I think it's OK for townhouse and single family homes without community gate, but not condos where you'd have to give renters access to the community entrance. For townhouses,

owners should be home while it is rented so that the renters won't throw parties and disturb the neighbors.

short term rentals should not be allowed in addition to individual room rentals. we have a shared-type house (homeowner rents rooms individually) across the street from us. they never take in their garbage containers, which stay out on the street day after day. they don't take in their newspapers that get left in their driveway. their multiple cars are parked everywhere. the people who live there feel no sense of responsibility for, pride in, or loyalty to our neighborhood. in my opinion they don't contribute anything.

I see no reason to disallow it.

I am against it.

I think the City should allow, with some regulation to control the potential issues.

I think it is good

I would strongly support Sunnyvale allowing short term rentals as long as there are some regulations in place to ensure Safety and Noise control.

Should definitely be allowed. Don't restrict what we can do with our homes.

Support

I support it. It seems a shame to not take this opportunity to make some \$\$ off Santa Clara's Levi Stadium, for our own city.

Taxes could be collected to benefit Sunnyvale.

We are also very close to a huge High Tech consultant and contractor community who might prefer to stay in a room/home, with the homeowner there- over a hotel.

I am against it. The house across the street from us started to have short term rentals last summer; it's still going on. Interesting that it's not allowed in the city. In the summer, every few days for 2 months, there was a different group of people living there. It's less the rest of the year. I felt unsafe allowing my school age children to play on the front yard with strangers coming and going across the street. They could be criminals or pedophiles. If it must be allowed in a residential area, then limit the number of rentals allowed, like one per month, or have some kind of permitting process or screening of renters.

I am in favor of short-term rentals. They are useful for guests who are visiting the area and I love to use Air B&B when I travel. We have been very happy with the accommodations provided to us.

I am absolutely in favor for short-term residential rentals. When we travel for pleasure, we always check Airbnb or VRBO first. We prefer the home settings versus hotel/motel. We like the option of making our meals without having to always eat out. Families or multiple couples like to be in one location to share meals and socialize rather than being in multiple hotel rooms. The biggest challenge of traveling for us is our dog. We always look for pet friendly places that allow our dog which seems more prevalent in Airbnb than hotels. Sunnyvale attracts high tech professionals looking for a place to stay during work travels or even while they are in transition to move. It's hardly a "Party" town with these "Party Houses". Airbnb and VRBO actually IMPROVE the values of the homes. People need to maintain the property or they will end up with negative reviews and no one will rent them. Sure have some general regulations and guidelines. But no additional taxes, we already pay HUGH property taxes to own in Sunnyvale.

It would be okay to try it, say for two or three years, with a "sunset" provision. At the end of the experimental period, the law could be put to a citywide vote to see if the public supported short-term rentals on a permanent basis. Sort of like, "try before you buy."

Not appropriate for a year around short term rentals. That's basically a mixed use of property and they should be treated as such, including pay all appropriate taxes and regulations.

I don't think it should be allowed. There is a house across the street currently being rented on Airbnb and I worry about the type of unknown people coming and going. This is a safety concern for school age children. The current rental has had problems with loud parties and crowded parking in the past. This is not a vacation area. This is a neighborhood where families are living and have an expectation to be safe and secure

good to allow

OK. But we do need to regulate and make sure similar tax rates as hotels so local community will benefit.

Short-term rentals should not be allowed. Other cities have tried a variety of regulations but either these are not easily enforceable or are easily worked around.

I think it's great!!

I strongly prefer that Sunnyvale *not* allow short term residents. Maintain our sense of community with the neighbors that live here for the long term. Short term residents may not be as considerate to neighbors. Some homes may effectively be a hotel with a revolving door of tenants occupying each room to capacity, which you may not want next door. I don't see how this could help property values. This would not add to the community, pride, and character of Sunnyvale.

I don't think it would be a good idea. It can be a reduction in safety to have people coming and going from residences who have no investment in keeping up the neighborhood (noise, litter, crime).

I think it would be beneficial. Having people explore our city would potentially support our businesses. Although I don't have personal experience, it might be a fun way to meet new people in addition to generating extra income. Things such as background checks to ensure the safety of the community should be considered, as well as parking and noise after hours should be regulated.

Additional regulations with regards to proximity to neighbor children population & kids play areas (ie: cul de sacs).

I think it is a wonderful idea.

There must be some strong limits. Only a few times a year (a lot of people are already advertising for SuperBowl) so it does not greatly impact the neighbors. And only 1 tenancy at a time. Do NOT like the house in my neighborhood with multiple rooms/beds being rented out to multiple separate tenants; too much traffic, too little parking, too inconsiderate of neighbors.

With strong regulation and guidelines, I would be OK with short-term rentals. It cannot be run as a business. For example, 10 - 30 days of rent out in a year is OK. More than 60 days, it would be a business. There should be a requirement for the owner to let neighbors know of rental duration. There should be requirement for the owner to provide written notice about community guidelines, like parking, smoking, garbage, etc to the tenant.

We have someone that is doing that in our neighborhood. They are taking up extra spots on the street and blowing smoke into neighbors yards. Not desirable. Big problem when the owner rents the house to someone that does sub-leasing.

They should allow it.

I am totally not in favor under any circumstances

I'm fine with it as long as it's limited to a certain number of days per year.

It depends on the regulations. There should be a maximum number of days per month and per year that a home could be rented. The city needs to look at a lot more than AirBnB, as similar businesses are trending upward. The city needs to study the rules these businesses already set for both the rentee and the renter.

I am unable to say how I feel without full knowledge of the proposal of regulations and cost of fees, etc.

Supportive

I may be more supportive if regulations (like owner living in the house) are enforced properly.

I have typically seen airbnb houses rented by parties of 8-10 people leading to lots of partying, noise, etc. I would be strongly against such rentals.

I generally like the idea a lot but agree that there should be rules set in place for protection of the homeowner's asset(s) and for appropriate use of parking, levels of noise, etc

Regarding the tax, I would like to see a pilot started first, then if it's appropriate after other issues are nailed down, consider the tax.

Why not? I think we have way too many hotels in Sunnyvale, why not look at alternatives.

I am very supportive of this idea and it has to be well regulated - some ideas are to allow more than 3 day stay because if you are staying 1 night there are several hotels in Sunnyvale. But if you are on vacation it is much nicer to stay in a place that feels like a home. There are currently over 1,000 listing on Airbnb for short term rentals in Sunnyvale.

Short-term rentals should not be allowed in quiet, single-family-home neighborhoods, due to the traffic, noise, parking difficulties, and strangers in the areas where our children play.

There is a home on our street that is being rented out on a weekly or less bases now for several months. A few families, but mostly business types of 3 to 5 people. We strongly object to having our \$1.8 to \$2. million dollar neighborhood turned into business mans short term hotel area. Strangers coming and going at all hours, day in and day. Don't lower the value of our homes simply to line the pockets of a few others or for the city's tax win fall. James Treftz, 837 Cathedral Drive.

I think it's fine.

They should be disallowed.

The owners have to work closely with the neighbors and complaints from neighbors should be addressed immediately for short term rentals, such as noise, safety etc. and lead to a citation. Then after two or more citations and the permit gets revoked.

Short-term rentals should not be allowed under any circumstances. Their only use is to fuel the renter's greed. They detract from the neighborhood's value and its atmosphere. You have little resources for screening who is allowed to use short term rental services. Look at some of the hostels that are currently operating. You can witness people smoking all sorts of things in front of the property, often with children living close by, or hostel patrons wandering to nearby houses and peering into people's garages. Then there is the traffic. There is often no place for neighbors' visitors to park as a result of this, and sometimes, hostel patrons will park blocking a driveway, simply because there is nowhere else to park (though occasionally because they are lazy).

This would be a reasonable compromise. Areas of concern would be loud parties, which would require extra police resources to control (think superbowl parties next year, for an example). Damage to property would be an issue, and this may not be limited to the inside of the property (eg: <http://news.yahoo.com/blogs/trending-now/airbnb-hosts-return-home-to-find-their-house-completely-trashed-by-the-renters-180632402.html> and <http://techcrunch.com/2011/07/27/the-moment-of-truth-for-airbnb-as-users-home-is-utterly-trashed/>). Another concern I have is the inappropriate use of the property as an income-generating hotel/motel or business meeting location in a residential area. We are currently experiencing this in a home

in our neighborhood. There is a tenant (who is leasing from an owner) who is now subleasing the property to multiple tenants, both long and ultra-short term, through Airbnb, etc. One way to manage this type of behavior would be to place limits on WHO could offer a leasing opportunity through such channels as Airbnb, Craigslist, etc. For instance, possibly regulating that tenants cannot sublease through these channels, but only actual owners of the properties. That might prevent someone who has no vested interest in the actual neighborhood from just leasing a property then setting up a hostel/hotel situation in said property for a purely revenue-driven goal. We also need some regulations around the actual NUMBER of concurrent leasing that can be done on an ultra short-term basis. Is it really a good idea to allow one and two night rentals by six different individuals at once, even if you have the rooms to support such a setup? Along with the security and neighborhood culture preservation issue, the city would most likely lose significant tax revenue in such a situation, as it would be a nightmare to police. I'm also concerned about the ability of the Neighborhood Preservation Department, who's current responsibilities include enforcing code in this area, to be able to handle unregulated ultra-short-term leasing in such a manner without a significant resource boost. Given the possible addition of additional salaries/benefits that would be necessary to police a largely unregulated ultra-short-term leasing situation that runs afoul of neighbors, would Sunnyvale residents end up paying twice for such scenarios? We'd lose hotel tax revenue, and at the same time incur additional expenses in the budget to add more staff to enforce regulations. While I do support owners being able to manage their own properties, I feel that some stringent regulations are really needed here, first and foremost that only property owners should be able to lease through these channels and not tenants, limits on the number of concurrent leases, more finely-defined rules to ensure the city does not lose hotel tax revenue, and finally allocating/adding additional resources the Department of Preservation and DPS may need to enforce all of the above. Finally, there should be some regulations around what kind of behavior is appropriate for the short-term renters/leasers. Another item we've experienced with the situation in our neighborhood is that the tenant doing the subleasing is renting out the property for business meetings through these leasing channels. This type of behavior should be absolutely prohibited. So, clear definitions about what a short-term lease IS need to be established - eg: this means sleeping in a bed, using the kitchen, etc., but you can't advertise/hold business meetings here, etc., as an ultra-short-term lessee.

Short-term rentals in single family residential (low density) neighborhoods is not a good idea. Some people think that it should be allowed in single family but not multi family residences. I disagree. Keeping single family residential areas as single family residential areas is very important to community building. Allowing what is basically a hotel to operate in such a neighborhood seems to negate the whole purpose of having different zoning designations. Perhaps allowing them in higher density neighborhoods would be more appropriate. In my neighborhood we have already had a very negative experience with a renter (not owner occupied) turning around and essentially making the house a nightly rental hotel. It has caused problems with noise, traffic, parking, and safety. Some of the regulations recently enacted by San Francisco appear to address these concerns.

Definitely will require regulations- perhaps business licenses (thus income for the city) and hotel type taxes. Study San Francisco's current regulations, I am in favor of them.

I've been a host on Airbnb for over 4 years now and have hosted, at various locations, over 400 residents through the years. I can say without a doubt that they are phenomenal. Out of 400+ residents, I've had less than 1% that were an annoyance, and 0 that made me fearful. I believe this is due to things like having to list your ID (which I enforce). I don't support regulation of them.

there is not much for the city to regulate. long time rental are the same thing, no housing in bay area is a gigantic issue which greatly hamper the economic development. short leasing is potential for income, for more housing and for tax, it is a great thing, why you want to kill it, hotels can not monopoly which will make their prices rocket high, home short leasing is in home, home feeling, cleaner, safer, quieter and nicer.

Yes I support allowing short term rentals in Sunnyvale.

Sunnyvale should look to San Francisco in having a law that specific regulates short-term rentals and use part of the hotel tax that will be charged for short-term rentals to fully fund resources (new hire city employees) that will be needed to enforce laws governing short-term rentals in Sunnyvale. There needs to be resources hired as new city housing inspectors to specific handle all the increased volume of inspections that will be needed and have the authority to issue citations if short-term rentals are in violation.

The City of Sunnyvale should not regulate how homeowners choose to live in their homes if there is no impact to neighbors beyond the impact of long term rentals.

The stay should be a minimum of 30days or more.

How do I feel? That Sunnyvale is behind in not having addressed this new business model for accommodations. Make it easy for people to stay here so they spend money here! With the addition of Levi stadium, there is more opportunity for overnight travelers to spend time and money in Sunnyvale. However, I do not believe that the City should allow renters to further rent or sub-let their place. Renters do not have the same responsibility or liability as owners and therefore, do not have the authority to accept the risk and enjoy the benefits.

ok with regulations.

I am supportive for the short-term rentals and the income it generates. However, I oppose regulations on AiirBnB as the company already placed the selection criterion on renters and hosts.

I am an Airbnb Host.

I do not see short-term home sharing (where the Host lives in the home) any differently than trying to find a roommate, except my Airbnb rental is far less problematic & safer.

On the positive side, having an Airbnb rental is not simply about having a roommate. I love having short-term rentals as I meet a lot of utterly delightful and interesting people and it is far less stressful than having a roommate. In fact, it has been really FUN! Airbnb home sharing is really SAFE: all communication between a potential Guest and a Host goes through Airbnb, so no information other than you first name and general location (no address) is exchanged until a Guest reserves your room. A Host and a Guest can exchange emails through Airbnb's servers, and each person's own email / contact info is hidden until a reservation is confirmed. Once confirmed, the Host / Guest get contact info for the other: phone, address of the Host (with a map), email address. No more. More personal contact info or verification info resides with Airbnb only. All payments go through Airbnb, & they pay the Hosts. Guests & Hosts are VERIFIED by Airbnb & each Host / Guest REVIEWS their Guest / Host.

As an Airbnb host, I've NEVER had a problem with:

* parking - the Guests are all respectful of this or don't drive,

- * noise reports from neighbors,
- * I feel much safer with my guests than I would with a potential roommate and I like the shorter-term rental time, too
- * I've had no problems with payments from Airbnb Guests (through Airbnb)
- * Airbnb provides Hosts a "no down payment Warranty / Insurance" of \$1 million for any damages done by a guest.

My experiences with Guests is that they have been nice, professional, extremely considerate, polite, conscientious, never scary, never threatening.

Your Question below asks if "short-term rentals [should] be limited to single-family homes, and not multi-family units?" I live in a townhome, which I consider a single-family home. I told a few of my neighbors I was setting up a rental room through Airbnb and everyone was fine with it. One said, "Really? We stay at Airbnb rooms when we travel". There have been NO Complaints regarding ANY of my Guests. In fact ,my neighbors asked me if I had started renting & how it was going. I'd been renting for about 7 - 8 months already!

However, 2 of my very good neighbors who are NOT associated with Airbnb have had teen-agers stay in their home while they were gone, and I've had to complain to the neighbor (I didn't call the police, but was tempted) because they both had huge drinking parties and many attendees were under-age - including the one "baby-sitting the house" & they were outside being loud, as well.

I think ANY home, as long as the Host lives in the rental unit should be allowed to be an Airbnb. I do not think that any person or corporation should be able to buy a multi-room unit and convert it to Airbnb rentals because I believe they will not vet the guests as well and are likely not dwelling in the same building or maybe not even the same city If they have a 2nd house they are renting, I think they should have a "sub-host" living there. Alternatively, there are other companies around who take care of rentals for you when, for example, you are on Sabbatical for a year in the EU.

On the other hand, while I think ANY home, as long as the Host lives in the rental unit should be allowed to be an Airbnb, I do not think that a high percent of homeowners in any community would be up for it. At the Sunnyvale Planning Commission meeting on 12 May 2015, someone mentioned there are about 55,000 single-family homes in Sunnyvale. The 125 Airbnb hosts (so far) only amount to 2.3% of those homes. I really think perhaps the other 95% - 97.7% would have many reasons not

to jump into being Airbnb Hosts, such as family, lack of space, just doesn't suit them, don't need more income, or whatever.

Airbnb short-term - and even longer term - rentals should be considered more like a roommate situation. I have hosted Guests from 1 day and up to 3 months (interns for local companies; they do not get a stipend large enough to rent an apartment for \$2200 or so, and want a room for themselves).

As of May 2015, there are 125 ACTIVE Airbnb home rentals in Sunnyvale. I ran a spreadsheet comparing possible number of rooms and income generated by hotels vs. Airbnb Hosts. I calculated the possible "Transient Occupancy Tax" (TOT) from both.

My GUESSTIMATE is: If there are 60 hotels/motels in Sunnyvale with perhaps 3,600 - 6,000 Hotel rooms, the 125 Airbnb rentals are generating only 1 - 3% as much income per any comparable time measure, if that much. Therefore, if Hotels generate about \$0.9 - \$2.4 MILLION in TOT per MONTH for Sunnyvale, a TOT on Airbnb Hosts would only generate about 1.8%-2.4% as much (~\$20,000 - \$44,000 per MONTH). I see no problem with Sunnyvale doing this, but even the IRS doesn't tax you much if your income is below a "certain level", right?

Lastly, I do not believe that Airbnb Hosts in single-family homes like mine are impacting the hotel workers. I'm seeing more hotels going up in Sunnyvale and the surrounding communities. Large companies even have "corporate housing" where guests and interns can stay, and, in addition, many won't pay more than \$1,400/month or even \$1,000/month for their intern's rental units. (I know this for a FACT because I know a few interns in this situation.) Doesn't "corporate housing" impact hotels? And the low amount corporations want to pay means the interns would most likely have to double or triple up and share an apartment. I've helped people out in this situation (an intern & his wife), and lowered my desired Airbnb income to help them.

On the other hand, for some Hosts, our Airbnb income is the difference between having food on the table and/or being able to pay our mortgages. Airbnb could be the ONLY income that pays the bills.

I need my Airbnb rental and a job to pay for my house, and would still want to continue with my Airbnb rental even when I retire in the future. I've had issues with joblessness during the past several years of economic problems, including loss of medical insurance (paying medical out-of-pocket since 2007) and was forced to use

bits of my retirement savings way too early, so it feels as though it was effectively stolen. No one can live on Social Security. I know other Hosts in the same situation, perhaps through different circumstances, but really broke.

Home Improvements & Preparing to be an Airbnb Host:

I renovated my flooring throughout the house, removing all carpets & installing hardwood laminate flooring and oak stairs, and tiling parts of my home. The rugs were in terrible condition, and the new flooring and tile makes it very easy to clean, besides being beautiful. A portion of the money was also spent in upgrading the room and bathroom for Airbnb Guests. So for me, my Airbnb rental room was a planned investment, although the upgrades / renovations were necessary and better for my home, too.

My overall impression of Airbnb is that it has made short-term and even "2 - 3-month long" rentals SAFE and all Guests and Hosts are VERIFIED and subsequently reviewed. Airbnb "insures" you with NO OUT OF POCKET for the HOST. I love the people who have stayed with me, even those I don't have too much of a chance to get to know. They are the kind of intellectuals who energize me. They are interesting, often fun, and from anywhere in the world. They open your eyes. I help them if there's anything I can do: I've helped them move to another Airbnb, taken them to Frys or a grocery store, helped them move to another longer-term rental, lent them sheets and blankets and, in one case, lent one guy my bike (he still needs it for a while). Some of these people are now my friends or minimally people I'd enjoy seeing again. I hope my hospitality allows them to feel as comfortable as if they are at home.

--> This positiveness shines a beautiful light on Sunnyvale, the Bay Area, California and the USA, especially when they come from some place like Bulgaria or South Korea or central China, for example, and are really "surprised" (or even "blind-sided") by the expensiveness & the way things are here, not to mention our crazy culture. ;>) I get many thanks for the little things I do to make them comfortable!

My vote - and my hope - is to allow Airbnb home-sharing as a safe way of having a roommate. I have seen NO PROBLEMS with

- * safety,

- * noise, or

- * parking ... at all.

These are non-issues.

And with Airbnb, since all monetary transactions go through them, payment is a non-issue, too, and it's very prompt. I've had problems with [NON-Airbnb] roommates paying, among other issues, as have others.

Addendum:

One person (not an Airbnb host) at the Sunnyvale Council meeting mentioned smokers using what she thinks is an Airbnb home near her residence. The Host did not live in the house & the Guests had obnoxious parties:

1) I would prefer that the host live in the home. I very much sympathize with the obnoxious party issues - this is terrible. This should not happen.

2) I've had some smokers stay with me; my house is non-smoking.

My solution: I wash up large cottage cheese or yogurt containers that have tight lids, for example, ask the smoker to stay 20 feet away from anyone's door when smoking. They put a bit of water in the container, drop their ashes & butts in them, seal them and leave them on my doorstep to use again or toss it & get a new container.

A CHEAP, SIMPLE SOLUTION. NO PROBLEM. NO SMELL. NO CLEANING UP THE SIDEWALK OR ROAD.

The few smoking Guests who have stayed in my Airbnb rental have ALL been extremely cooperative and understanding.

I support short-term rentals in residential homes

I don't think there should be any regulation for short term rentals. The companies like AirBnb already have regulations in place for their renters. Regulations like these are expensive and difficult to enforce.

think it's a great idea! It would provide extra income for the city. It would give travelers, house hunters, visitors, business persons, family and friends a place to call home while they are in our city.

This is a free economy. As long as the short-term rentals and owners thereof maintain the properties well and within regulations, they should be allowed.

I am in favor of them being allowed.

I think that if it is a home stay situation, where the homeowner lives there and is present while the guest are there, there should be a business license and TOT tax paid, but no other regulations. It is like a home based business where no one, other than the homeowner, reports to work at the residence. If it is a vacation rental, where

the entire property is rented out, then it should be treated as any other hotel or motel. It is just like any other hotel or motel. In this situation all the persons who service the unit are employees who report to work there. No one is on site to handle emergencies like fires, etc, and handle neighborhood compatibility issues like parking, noise, nuisance, etc. It is a hotel/motel just in an area that is not zoned for it and thus should be regulated like one.

In favor of Sunnyvale allowing short-term rentals in residential areas with some regulation

Not in favor.

I am against short term rentals in residential areas

Makes sense with regulation to ensure safety and family friendly rentals.

Short-term rentals turn residential neighborhoods into commercial strips. They should be banned in residential zoning districts.

Fine by me

I am not in favor of it. This is a residential zone, not a business zone.

We do not want it in our neighborhood!!!!

How do you watch for strangers in the neighborhood when different people are coming and going????

IF the city of Sunnyvale allows this, it must be regulated. I don't mean to sound dramatic but there are many possible bad things that can happen with short term rentals. Neighborhood safety & crime (short-term meth lab site, pedophiles staking out children in a neighborhood, homeowners getting hurt/robbed) are a top concern.

Seems fine to me

Not sure what business it is of the city to regulate what people do with their own private property, so long as that property abides by all city codes (e.g. maintenance, etc).

I hope there are as few restrictions as possible, if any. I think the city would be interfering with private legal choices about how we use our house. Ie

I think they should be allowed - we've used these when we travel (airbnb and vrbo) and it has been fine. If people are renting out their entire homes or apartments then traffic and noise levels shouldn't change. I think there maybe be occasional issues (as with anything) but not often enough to warrant not allowing it. It's a great way for families to travel.

This is none of your business.

Should not be allowed at all. There are plenty of hotels in Sunnyvale and more being built to support short term renters. Residential areas must be preserved for owners and long-term renters.

I do not think this is needed in Sunnyvale.

We have one across the street. He rents out rooms (at lease 6 of them). I do not like the parking problems and short term means a good back ground check will not be performed. I am concerned with the safety and possible issues that may arise from people who are not screened properly. He lives there..

In the impacts section, you neglected to mention that a primary reason for prohibiting short-term rentals is the impact to hotels. I believe this is the City's real concern. Once again, business reigns over the interests of the citizens.

All for it.

Great idea. So long as guests are screened and there are limits to the number of people and cars at the house. I don't see how it could be worse than a long term rental. I have had terrible experience with long term rentals as it is so much more wear and tear on the house and property. I don't think it is fair to restrict owners from allowing guests to stay at their property, long-term or short-term so long as they follow some sort of guidelines for maximum number of people/cars, but the length of stay and frequency should be left up to the property owner.

I have used short term rentals, and they have been convenient for our family when traveling. Our best experiences comes from places where the owner lives in the home, and rents out a guest house, or a duplex where the owner occupies one unit and rents the adjoining unit. These homes in general are maintained very well, are quiet and peaceful, and we really get a little cultural exposure when we visit the place. I am in support of short term rentals, provided they are regulated responsibly, so that they do not lead to deterioration of the neighborhood. Our major reason for

using short-term rentals is to have a 'home-like' environment when we travel - which includes being in a nice neighborhood.

There should be a very strict limit on the # of people, permitted activity - and there should be vigilant enforcement. I have seen cases in the bay area where someone would put 10-12 beds in a 3 bedroom home, and rent it out to large groups of people that dont match the neighborhood - I would consider a home like that a nuisance if it existed in my neighborhood. These kind of rentals destroy the neighborhood quality and property values.

Since these homes are in existing neighborhoods, I would also expect regulation on # of people in the home, # of permitted vehicles, after-hours loud noises, group parties etc. Violations that have a detrimental effect on permanent residents in the neighborhood should immediately result in suspended permit for the rental.

I would be generally supportive if the owner/resident lived in the unit while it is being rented. Then the people are part of the neighborhood and will be responsible with their property and renters.

If you could enforce the following guidelines (very strictly) then I would favor short-rentals

1 bedroom - no more than 2 people

2 bedroom - no more than 4 people (including kids)

3 bedroom - if all adults - 6 max. Families can have 4 adults + 5 kids max. No more than 2 cars permitted.

I would support short-term rentals only if there is regulation (and enforcement) to prevent abusive and uncharacteristic neighborhood behavior.

I would support a TOT if the revenue goes towards neighborhood preservation, permitting and enforcement.

I am generally not in favor of permitting short-term rentals. However, I've had to help several people with housing issues in the last 2+ years. These people might have been homeless for a while if it weren't for others' willingness to rent them a room until they could find housing.

Short-term rentals are not just for travelers. They are used by people moving into the area or who have been displaced due to the cost of their rental units being increased beyond their ability to pay.

Also, senior citizens are being priced out of our neighborhoods via increased rents. Those folks might be better able to afford their rents if they were able to tap into the short-term rental market.

As long as those who are renting out rooms also live in the apartment or house, I don't see short-term rentals as a problem.

If long-term rentals are allowed, short-term rentals should be too. I know a person who owns a house in Sunnyvale, but became ill so needed to stay elsewhere for an extended period of time. She is on a fixed income so needed to do something. She considered both long and short term rentals and short-term seemed like the best solution for her for several reasons.

1. She intends on moving back.
2. Her kids and their families use the house when they are in town and they visit often.
3. Her last long-term lodger was a nightmare. He had stuff piled in the back yard and garage, several large, untrained dogs that ruined the floors and garden and would often get loose and run through the neighborhood whenever someone came to the front door, brought several vehicles, a dog grooming mobile, a loud truck that eventually broke down and sat on the driveway for months, two motorcycles. Short term renters don't bring all their "stuff" to the house, are very respectful of the host and neighbors, clean, park in the driveway. In addition to all the damage to the property, while the owner was recuperating at one of her daughter's house for several weeks, the renter sent the owner a certified letter stating that the owner couldn't enter her own house without 24 hour notice. This was of course untrue, but very stressful. Her family needed a police escort to get her belongings from her own house and the renter even accused the family of stealing his belongings and trying to set the house on fire. Long-term rentals/lodgers are just as risky as short term renters, but short term renters go away.
4. She can maintain and upgrade her house more frequently. Some people worry that short term rentals bring the property values down, but her house from both the inside and from the curb (except for the brown lawn) look more maintained. This is her primary house, bringing the property value down would be the last thing she would want to do.

One neighbor's concern is not knowing who is staying at the house. How different is this from not knowing all the friends and guests of the neighbors who come visit?

Friends of neighbors come and go at all hours of the day and are not screened like AirBnB guests. I have three young kids and would be fine if there was an AirBnB rental next door. For those worried about short-term guests preying on their kids, statistics show that:

- 89% of child sexual assault cases involve persons known to the child, such as a caretaker or family acquaintance. -Diana Russell Survey, 1978
- 29% of child sexual abuse offenders are relatives, 60% are acquaintances, and only 11% are strangers. -Diana Russell, *The Secret Trauma*, NY:Basic Books, 1986.

AirBnB hosts often require large damage deposits and guests are reviewed after each stay. Guests want their damage deposits back and want to receive a good review so it would be highly unlikely for an AirBnB guest to intentionally trash a property.

Concern about the character of the neighborhood changing if the short-term rentals are allowed, well that will probably happen anyway. Apple's new spaceship campus will house more than 13,000 Apple employees. That will likely draw more visitors into the community. The new Levi Stadium has events that attract more visitors as well. If you look around, there isn't much more space to build more high rise hotels, apartments or houses. Where to put all those people? If visitors have to commute here, wouldn't that make the traffic worse?

I think the city should allow owners to rent their property on a short-term basis so long as owners follow some sort of guideline such as not exceeding maximum number of people/cars appropriate for the property and screening of guests, but the length of stay and frequency should be left to the property owner.

No. Hotels & motels are for travelers..

It's Ok to rent for a short time but with regulations.

Would be good, but needs appropriate regulation and guidelines. People renting their home are highly motivated to have good rental experiences. No one wants to clean up a big mess or have unhappy neighbors. Airbnb ratings seems to give higher visibility of past experiences of renters and guests, and to help support that.

I strongly disagree with allowing short-term rentals in current single-family residential zones. Short term renters can never be considered "residents" and may not even constitute a "family," ... just unrelated transients. The basic character of our community would change significantly, and the enforcement of motel regulations would require funding additional staff and public safety officers.

I believe that a home owner should be able to rent their home as they desire, either long term or short term. I hear a lot of complaints and concerns for the safety of the neighborhood, but most people who rent their home will be very picky about who stays in their home and screen carefully. Most people who rent in Sunnyvale will be here on business, and want the comfort of staying on a residential home over hotel. My family uses Airbnb whenever we travel - as we much prefer to stay in a home over a hotel and have access to a full kitchen, yard, and more space to spread out. If Sunnyvale residences are being used as party houses, I would be quite surprised. If there are issues with the renters making noise, issues with parking and such, perhaps it would be good to have regulations for rentals - both short term AND long term.

I support short-term rentals with some regulation to ensure safety, minimize traffic and parking impacts, and prevent nuisance situations from occurring. Also the city should consider some sort of tax measure driven by the same principles and policies behind the current hotel/motel tax.

Short Term rentals should be allowed as it provides an owner with a flexible way of sharing an unused portion of a home or all of a home for the benefit of both the owner and renter.

The City must address this issue and provide guidance for owners to comply with city regulations. An outright ban would be ineffective as short term rental services are very popular. The city should allow short term rentals but provide a comprehensive set of regulations, licenses and fees to allow compliance.

Short term rentals are a complicated issue. You need to address regulations where an owner is present in the home renting a bedroom, an owner is absent renting an entire unit and where a renter (non-owner) is subletting space to a short term renter. The City needs to define what type of space (bedroom,home/RV,garage,shed,tent) is allowable/not allowable as a short term rental. The City needs to provide a method for an owner to obtain a city license. The City needs to provide a structure for paying transient occupancy taxes. The City needs a method for certifying that the short term

space is inhabitable and safe for the guest. The City needs to define the rules for the number of guests allowed to occupy a short term rental. The City needs to define a limit on the number of months/years a short term rental can be available. For example, a short term unit can only host short term renters for a maximum of one year before it needs to be converted to a long term rental or be re-occupied by the owner. The city needs to define a process for special events (Super Bowl) to allow a one time only, short term rental use of a property.

The hotel rates in the silicon valley area have risen by over 50% in the last year making business travel extremely expensive to many. Providing short term private home rental provides a much needed support for the growing business environment while providing financial support for the booming rise in mortgage costs.

There can be safety concerns with unfamiliar people going in and out of communities. But it should be allowed with some regulations.

Since we already have these rentals in Sunnyvale, I am not certain how you would reserve allowing them. I don't mind them being in Sunnyvale so long as they abide by the same rules as hotels/motels.

Sunnyvale absolutely should allow short-term rentals - they would be missing a huge opportunity and turning away a huge market of visitors if they did not.

Short term rentals should be supported.

Overall, I support it. Some limited city regulation could help to avoid abuse or issues.