

**Short-Term Rentals in the City of Tuscaloosa:  
What do Neighborhoods Want?**

**Findings from a Survey of Neighborhood Residents**



**Tuscaloosa Neighbors Together**

January 21, 2019

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Tuscaloosa Neighbors Together is a non-partisan 501(c)3 nonprofit organization that serves as a resource and coordinating body for the efforts of Tuscaloosa residents and neighborhood groups. Our goals are to preserve and enhance the quality of our neighborhoods. To accomplish these goals we serve as a clearinghouse for information for neighborhoods in our community. TNT researches plans, resolutions, ordinances, and legislation that affect neighborhoods in the Tuscaloosa area. We provide members information and education to help them advocate for their neighborhoods. TNT makes recommendations, when warranted, to appropriate city agencies. Ultimately, the goal of TNT is to make a positive contribution to Tuscaloosa through the betterment of our neighborhoods.

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## Executive Summary

### Purpose

This report responds to a request from the Planning and Zoning Commission to gather information from neighborhood residents concerning short-term rental (STR) regulation in their neighborhoods, to gauge citizen support of the concept, and to gather input for proposed new municipal regulations and policies.

### Methodology

Tuscaloosa Neighbors Together (TNT) developed a forty-nine (49) question online survey that included multiple choice and open-ended questions. The survey was distributed widely through neighborhood email lists, social media, and announcements in the Tuscaloosa News.

- There were 368 participants, including 24 homeowner or neighborhood association representatives and 45 STR operators.
- Approximately half (53.4%) the sample had lived in Tuscaloosa for 21 years or longer.
- Approximately 130 neighborhoods were represented by at least one participant.

### Findings

#### Neighborhood Policies and Support for STRs

- Most neighborhoods do not have regulations or policies related to STRs.
- The general public and neighborhood representatives indicated their neighborhoods did not support STRs.
- STR operators' overwhelmingly viewed their neighborhoods as supporting STRs.

#### Current Operation of STRs

- Only 35% of respondents with STRs currently operating in their neighborhood were satisfied with their operation.
- A minority of the general public (15%) and STR operators (24%) were satisfied with the City's current enforcement of STR regulations.

#### Concerns about Expanding STRs Citywide

- The majority of the general public indicated that six neighborhood characteristics would become worse if STRs expanded into their neighborhood. The greatest concerns were for:
  - Quality of life for long-term residents (63%)
  - Attractiveness of the neighborhood for residents (62%)
  - Maintaining a sense of neighborhood community (65%)

#### Protections for Neighborhoods

- Policies related to enforcement collectively showed the highest rates of endorsement, with 65% to 79% of the general public showing some support for these ideas.
- Protections that would limit the expansion of STRs had support from the majority of the general public. Endorsement was highest for requiring:
  - The STR to be the primary residence of the operator (71%).
  - Support from neighborhoods before STRs are permitted (64%)
- The majority of STR operators failed to endorse these same protections, with the exception of *institute meaningful consequences to offenders* (57%).
- Nearly 70% of the general public preferred that the operation of STRs be limited to a total of 30 days or less per year (including none).
- The vast majority of the general public preferred to cap the number of adults at six or fewer (73%); whereas the vast majority of STR operators endorsed a seven or higher (71%).

**Continued**

## Executive Summary-Continued

### Conclusions:

- Residents in most neighborhoods will need to rely on city policies to regulate and monitor STRs, not HOAs or deed restrictions.
- The general public is strongly in favor of meaningful enforcement of city ordinances and desires an ordinance that would place limits on STR expansions into neighborhoods.
- However, both STR operators and the general public expressed greater dissatisfaction than satisfaction with the city's enforcement of current regulations.
- Neighborhood residents are more likely to express dissatisfaction than satisfaction with STRs currently operating in their neighborhoods.
- General public respondents, who are less likely to realize a financial benefit from the expansion of STRs, believe that there will be wide-ranging economic and cultural losses from a citywide STR policy.
- The vast majority of respondents strongly support finite limitations on the number of days per year a STR can operate, and nearly two-thirds believe the number of days should be 30 days or less per year.
- There a substantive difference of opinion between STR operators and the general public concerning the need for neighborhood protection from citywide STR expansion.

## **Short-Term Rentals in the City of Tuscaloosa: What do Neighborhoods Want? Findings from a Survey of Neighborhood Residents**

The consequences for expanding short-term rentals throughout the city will be felt by every resident, whether homeowner or renter. New regulations can potentially change all residential zoning codes within the city. For these reasons it is important that decision-making boards have information on the attitudes and concerns of citizens living in residential areas.

### **Purpose**

The purpose of this report is to respond to a request from the Tuscaloosa Planning and Zoning Commission to gather information from neighborhood residents concerning short-term rental (STR) regulation in their neighborhoods, to gauge citizen support of the concept and to gather input for proposed new municipal regulations and policies for STRs in neighborhoods citywide.

### **Methodology**

Tuscaloosa Neighbors Together designed a forty-nine (49) question online survey that included multiple choice and open-ended questions. The survey was distributed through TNT and other neighborhood email lists and social media, including Facebook and Nextdoor.com. An article about the survey also appeared in the Tuscaloosa News on December 11<sup>th</sup>. The survey was available for approximately one month. To participate, respondents needed to live in the city of Tuscaloosa and identify their neighborhood.

### **Who participated in the survey?**

- 368 participants completed at least part of the survey.
- 24 respondents from 16 neighborhoods indicated that they represented a homeowner or neighborhood association.
- Approximately 130 neighborhoods were represented by at least one respondent.
- 45 respondents indicated they currently or in the past have operated a STR.
- Length of time residing at their current residence varied: 36% had resided 10 or fewer years, 24% had resided 11-20 years, and 24% had resided 21 or more years.
- More than half (53%) the sample had lived in Tuscaloosa for 21 years or longer.
- 22% had children under the age of 18 living at home.

### **Findings**

Below is a summary of key findings from the survey. For some questions, responses were disaggregated by type of respondent (neighborhood representative, short-term rental operator, or general public) to gain more insight into the results. An appendix at the end of this report includes tables that summarize the responses for each question in detail. Respondents' comments are listed without edits in a separate appendix.

Some participants failed to respond to each question on the survey. Some skipped questions and others stopped partway through. All answers were included, regardless of whether a person's survey was complete. As a result, the sample size (N) varies somewhat among questions. The number of respondents included in the summaries is noted throughout this report.

## Neighborhood Policies and Support for STRs

Note that for these questions only, responses were pooled or averaged if more than one representative for a neighborhood responded. This was in effect for three neighborhoods.

1. The predominant response from both neighborhood representatives and other participants was that their neighborhood did not have regulations or policies related to STRs, and a significant percentage did not know if there was a policy for or against STRs. A large number of participants indicated that their neighborhood had no neighborhood association. **Together this suggests that residents in neighborhoods must rely on city policies to regulate, monitor, and enforce STR operations.**

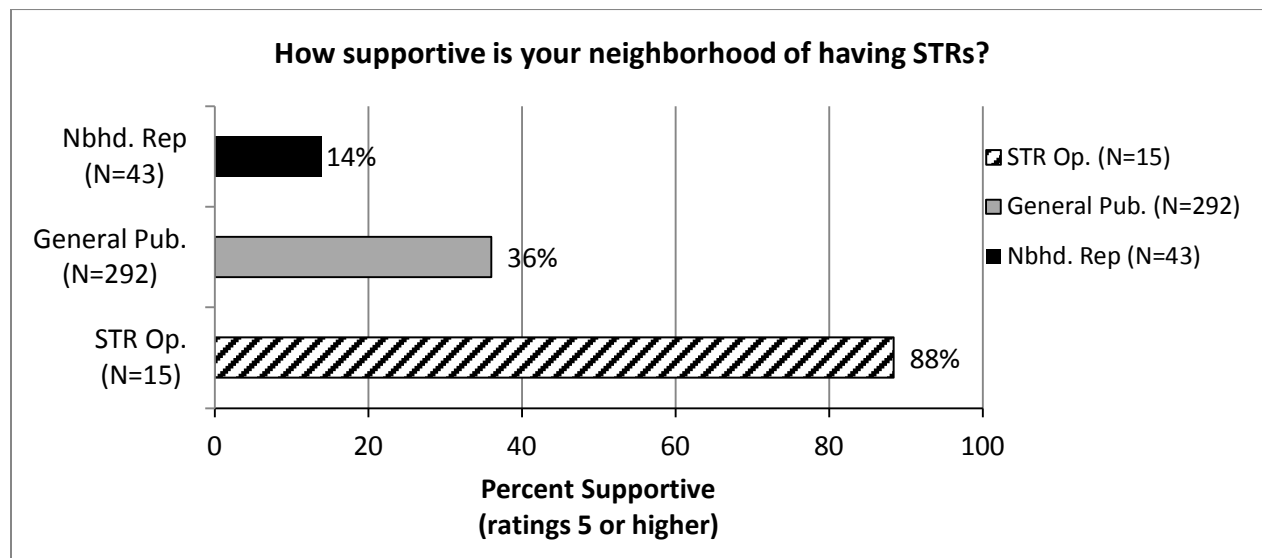
Neighborhood representatives (N=16) indicated the following:

- 63% (10 of 16) Neighborhood organization had no regulations
- 19% (3) Neighborhood organization did not allow STRs
- 13% (2) Did not know
- 6% (1) Respondents from one neighborhood did not agree (no regs., did not allow, & don't know)

All other respondents (N= 340) indicated the following:

- 28% (96) Neighborhood organizations had no regulations
- 7% (25) Neighborhood organizations did not allow STRs
- 7% (24) allowed STRs. Generally, these neighborhoods are in the current Tourist Overlay Districts

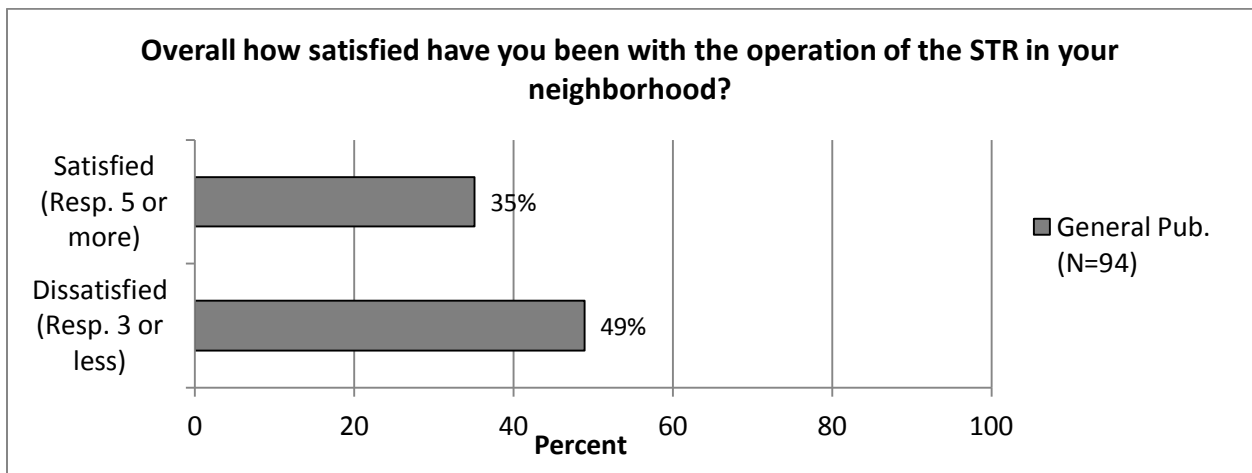
2. Support for STRs in the respondent's neighborhood was rated on a 7-point scale, with higher numbers indicating more support. A minority of respondents from the general public and neighborhood representatives indicated that the residents in their neighborhoods are in support of STRs. In sharp contrast, the STR operators overwhelmingly viewed their neighbors as supporting STRs. **These results suggest only limited support for allowing STRs citywide.**



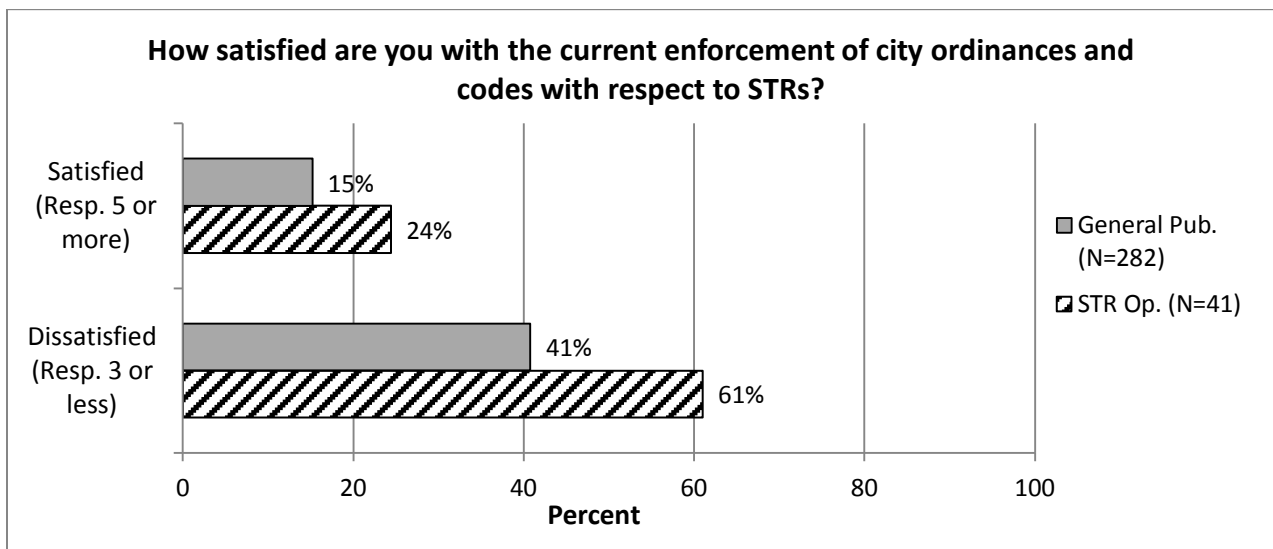
For the remainder of the report, neighborhood representatives' responses are included with the general public.

### Current Operation of STRs

1. One hundred and twenty-five (125) people indicated that they were aware of an STR operating in their neighborhood, 27 of which were STR operators. This group of respondents rated their satisfaction with the STR on a 7-point scale, with higher scores indicating more satisfaction. Excluding the 27 STR operators, 35% of the 94 people responding indicated that they were at least somewhat satisfied with their operation (scores 5 or higher) compared to 49% indicating dissatisfaction (scores 3 or lower). **Together this indicates that neighborhood residents are more likely to express dissatisfaction than satisfaction with STRs operating in their neighborhoods.**



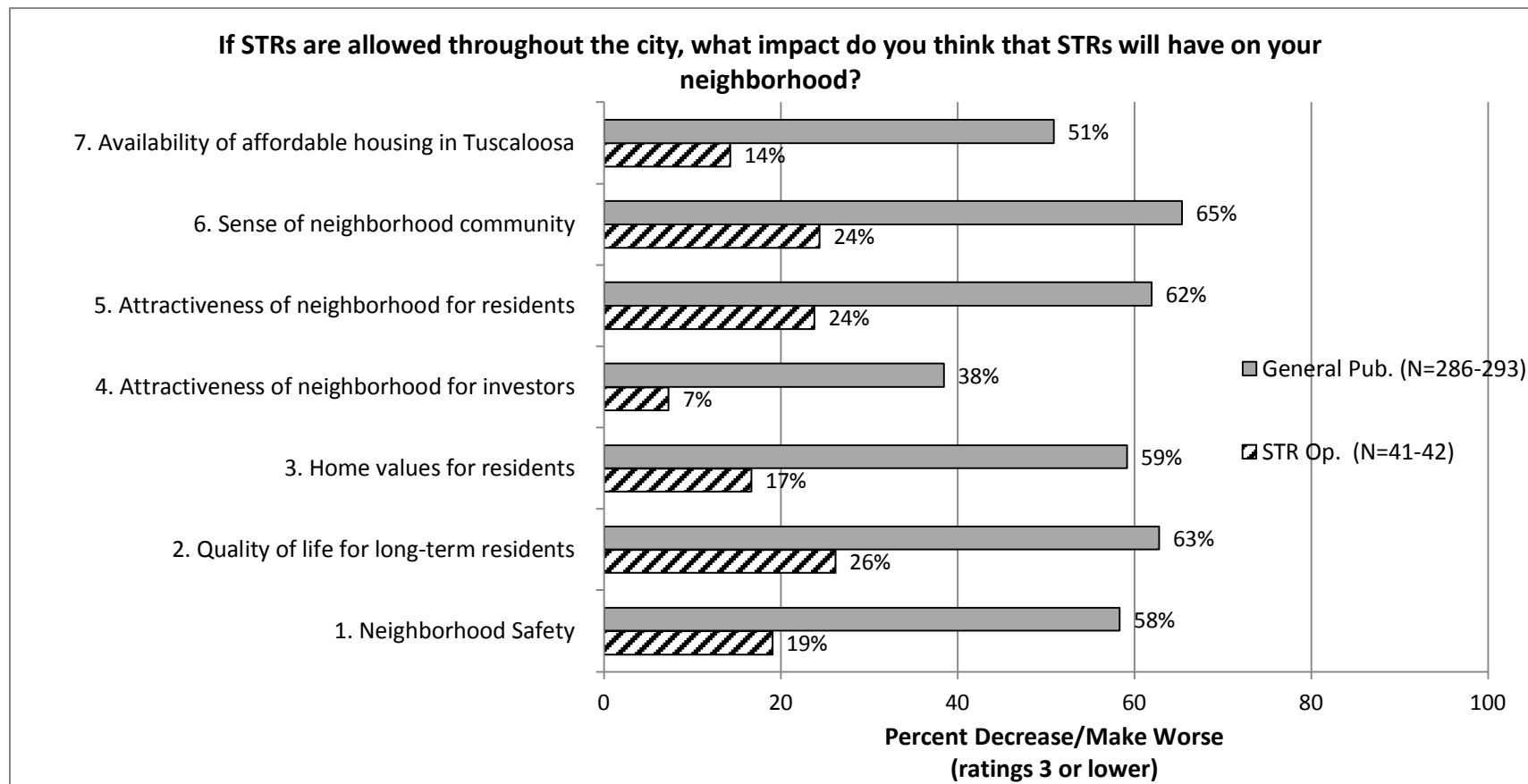
2. Participants in the survey were asked to rate their satisfaction with the city's enforcement of current STR ordinances and codes on a 7-point scale, with higher scores indicating greater satisfaction. **For both STR operators and the general public, there was greater dissatisfaction than satisfaction with the city's enforcement of current regulations.**





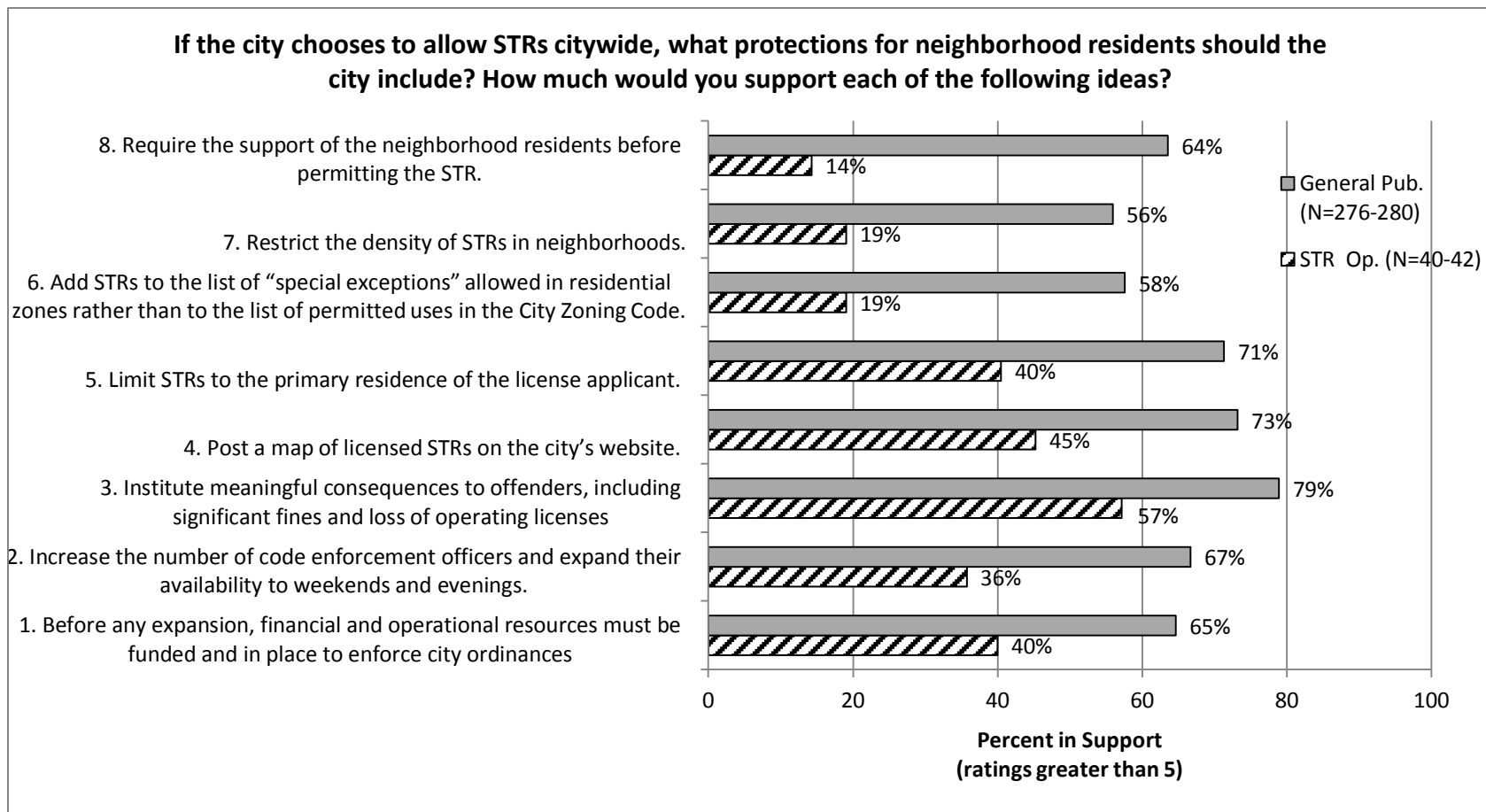
### Concerns about Expanding STRs Citywide

Seven questions asked participants to rate the anticipated impacts of STRs on their neighborhoods using a 7-point scale, with 1 = make worse/decrease and 7 = improve/increase. The chart below indicates the percentage of respondents who rated an item as make worse/decrease (ratings 3 and below). For six of the seven items, the majority of the general public provided a rating that indicated that STRs would be a detriment to the community. Items related to the quality of life for long-term residents (#2), attractiveness of the neighborhood for residents (#5), and maintaining a sense of neighborhood community (#6) were of greatest concern. The attractiveness of the neighborhood for investors was generally thought to improve as a result of the expansion of STRs. **General public respondents, who are less likely to realize a financial benefit from the expansion of STRs, believed they would suffer wide-ranging economic and cultural losses from a citywide STR policy.**



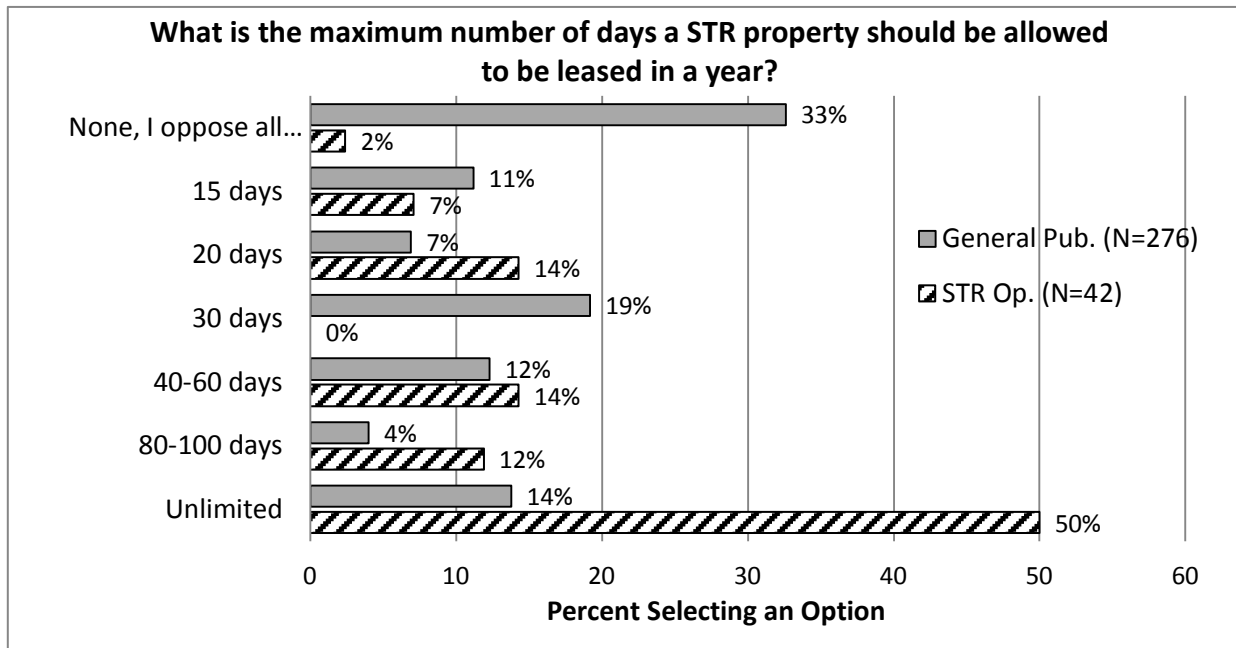
## Protections for Neighborhoods

Survey participants were asked to indicate their support for eight different neighborhood protections on a 7-point scale, with higher scores indicating more support. Items related to enforcement (1-4) collectively showed the highest rates of endorsement, with 65% to 79% of the general public showing some support for these ideas. The remaining items were related to protections that would limit the expansion of STRs. Each of these had support from the majority of the general public with greater endorsement for #8 requiring support from neighborhoods (64%) and #5 requiring a STR to be the primary residence of the operator (71%). In contrast, the majority of STR operators did not endorse neighborhood protections, except to institute meaningful consequences to offenders (#3). ***There a substantive difference of opinion between STR operators and the general public. The general public is strongly in favor of meaningful enforcement of city ordinances and desires ordinances that would restrain STR expansion into neighborhoods.***

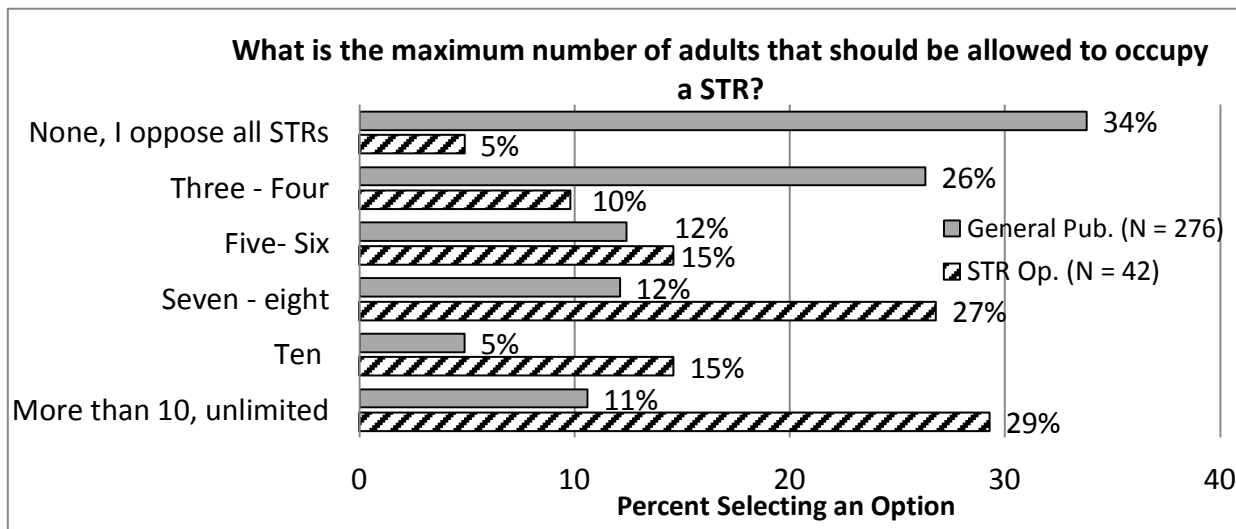


### Protections for Neighborhoods Continued

Respondents chose from nine options for the maximum number of days a STR should be allowed to operate, ranging from none to unlimited. In the chart below, 40 to 60 days and 80 to 100 days were combined due to the low number of responses in these categories. Half of the STR operators preferred no limits compared to only 14% of the general public. For the general public, nearly 70% endorsed a response of 30 days or less (including none). Ignoring whether the respondent operated a STR, 64% (203 respondents) favored STR operations of 30 days or less and an additional 16% supported a limit of 40 to 100 days. **Thus, the vast majority of respondents strongly support finite limitations on the number of days per year a STR can operate, and nearly two-thirds believe the number of days should be 30 days or less.**



To indicate the preferred maximum number of adults allowed at a STR, respondents chose from six options ranging from none to unlimited. A majority of the general public preferred to cap the number of adults at six or less (73%); whereas the majority of STR operators chose seven or more (71%).



## Conclusions

The results of this survey provide considerable information on the attitudes and concerns of people living in residential neighborhoods in Tuscaloosa. Tuscaloosa City decision-makers need to give careful consideration to citizens' concerns about the viability and livability of neighborhoods if STRs are allowed throughout the city. From this survey, we can draw several conclusions:

1. Most neighborhoods do not have clear policies or regulations regarding STRs and will be reliant on city ordinances to protect their neighborhoods.
2. The majority of people responding to this survey do not support the expansion of STRs into residential areas. The reasons for this opposition are expressed in their concerns about the adverse impacts of STRs on their quality of life, attractiveness of their neighborhood, and sense of community.
3. Should the city expand STRs into residential areas, residents want protections in place. This includes:
  - Meaningful enforcement;
  - Mechanisms to limit STR proliferation in neighborhoods (e.g., density limits, require the support of the neighborhood, institute STRs as a *special exception*, not a *permitted use*);
  - Policies that make the operation of STRs more compatible with neighborhood life (e.g., primary residence requirement, limits on the number of days allowed to operate, occupancy restrictions).
4. STR operators have a decidedly different perspective on their expansion into residential areas. As a group, they express less concern with their effects on neighborhoods and are generally not in favor of policies that most others see as protective of neighborhoods.

The city must consider the value of maintaining neighborhood communities in Tuscaloosa where residents make long-term commitments as homeowners and renters against the value of cash-flows from short-term rentals desired by a minority of owners/investors. This survey provides a clearer picture on the concerns of neighborhood residents that should be addressed if STRs are allowed to expand citywide. The survey also indicates that there is popular support for many remedies for these concerns.

Any community survey, whether it concerns the city master plan, student housing, or STRs, has limitations with respect to how well the results represent the city at large. This survey includes over 360 people residing in approximately 130 neighborhoods. To our knowledge no other systematic data has been gathered, and consequently we believe that these results provide a meaningful source of information as the city deliberates this issue.

**Appendix 1  
Data Tables**

**1. Does your neighborhood organization have a regulation or policy (e.g., bylaw, restrictive covenant, etc.) prohibiting STRs?**

| Response Option                                  | Nbhd. Reps |      | All Others |      |
|--|------------|------|------------|------|
|  | Freq.      | %    | Freq.      | %    |
| 1. We have NO regulations regarding STRs         | 10         | 62.5 | 96         | 28.2 |
| 2. Our regulations do NOT allow STRs             | 3          | 18.8 | 25         | 7.4  |
| 3. Our regulations allow STRs                    | 0          | 0    | 24         | 7.1  |
| 4. Don't know                                    | 2          | 12.5 | 111        | 32.6 |
| 5. More than one answer (1,2,& 4 above)          | 1          | 6.3  | 0          | 0    |
| 6. My neighborhood does not have an association. | 0          | 0    | 84         | 24.7 |
| N  | 16         |      | 340        |      |

**2. How supportive is your neighborhood of having STRs?**

| Support                 | Nbhd. Reps.<br>(Mean = 2.5) |    | General Public<br>(Mean = 3.4) |    | STR Operators<br>(Mean = 6.1) |      |
|-------------------------|-----------------------------|----|--------------------------------|----|-------------------------------|------|
|                         | Freq.                       | %  | Freq.                          | %  | Freq.                         | %    |
| 1 Not at all supportive | 6                           | 40 | 123                            | 42 | 3                             | 7.0  |
| 1.6*                    | 1                           | 7  | 0                              | 0  | 0                             | 0    |
| 2                       | 2                           | 13 | 17                             | 6  | 1                             | 2.3  |
| 3                       | 1                           | 7  | 12                             | 4  | 0                             | 0    |
| 4 Not sure              | 3                           | 20 | 33                             | 11 | 1                             | 2.3  |
| 4.5*                    | 1                           | 7  | 0                              | 0  | 0                             | 0    |
| 5                       | 0                           | 0  | 24                             | 8  | 4                             | 9.3  |
| 6                       | 0                           | 0  | 27                             | 9  | 4                             | 9.3  |
| 7 Very supportive       | 1                           | 7  | 56                             | 19 | 30                            | 69.8 |
| N                       | 15                          |    | 292                            |    | 43                            |      |
| No Answer               | 1                           |    |                                |    |                               |      |

\* Averaged across multiple representatives from a single neighborhood.

3. One hundred and twenty-five people indicated that they were aware of an STR operating in their Neighborhood, 27 of which were STR operators. This group of respondents rated their satisfaction with their neighborhood STR on a 7-point scale, with higher scores indicating more satisfaction.

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**4. Overall how satisfied have you been with the operation of the STR in your neighborhood? (Excludes STR operators)**

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|                          | Freq. | %     |
|--------------------------|-------|-------|
| 1. Very dissatisfied     | 21    | 22.3  |
| 2. Dissatisfied          | 15    | 16.0  |
| 3. Somewhat Dissatisfied | 10    | 10.6  |
| 4. Not Sure              | 15    | 16.0  |
| 5. Somewhat satisfied    | 6     | 6.4   |
| 6. Satisfied             | 14    | 14.9  |
| 7. Very Satisfied        | 13    | 13.8  |
| N                        | 94    | 100.0 |
| No answer or NA          | 4     |       |

The remaining questions include all survey respondents.

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**5. How satisfied are you with the current enforcement of city ordinances and codes with respect to STRs?**

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|                          | General Public |      | STR operators |      |
|--------------------------|----------------|------|---------------|------|
|                          | Freq.          | %    | Freq.         | %    |
| 1. Very dissatisfied     | 51             | 18.1 | 15            | 36.6 |
| 2. Dissatisfied          | 41             | 14.5 | 6             | 14.6 |
| 3. Somewhat Dissatisfied | 23             | 8.2  | 4             | 9.8  |
| 4. Not Sure              | 124            | 44.0 | 6             | 14.6 |
| 5. Somewhat satisfied    | 11             | 3.9  | 3             | 7.3  |
| 6. Satisfied             | 22             | 7.8  | 5             | 12.2 |
| 7. Very Satisfied        | 10             | 3.5  | 2             | 4.9  |
| N                        | 282            | 100  | 41            | 100  |

**Concerns:** If STRs are allowed throughout the city, what impact do you think that STRs will have on your neighborhood? Please rate each of the following areas.

Scale: 1 = decrease/make worse; 4 = no change; 7 = Increase/improve

| Response    | <b>7. Neighborhood Safety</b> |      |                |      | <b>8. Quality of life for long-term residents</b> |       |                |      |
|-------------|-------------------------------|------|----------------|------|---|-------|----------------|------|
|             | STR Operators                 |      | General Public |      | STR Operators                                     |       | General Public |      |
|             | Freq.                         | %    | Freq.          | %    | Freq.   | %     | Freq.          | %    |
| 1 Decrease  | 2                             | 4.8  | 129            | 44.0 | 5   | 11.90 | 139            | 47.4 |
| 2           | 2                             | 4.8  | 21             | 7.2  | 3   | 7.14  | 23             | 7.8  |
| 3           | 4                             | 9.5  | 21             | 7.2  | 3   | 7.14  | 22             | 7.5  |
| 4 No Change | 25                            | 59.5 | 108            | 36.9 | 23  | 54.76 | 91             | 31.1 |
| 5           | 1                             | 2.4  | 2              | 0.7  | 1   | 2.38  | 3              | 1.0  |
| 6           | 0                             | 0.0  | 1              | 0.3  | 1   | 2.38  | 2              | 0.7  |
| 7 Increase  | 8                             | 19.0 | 11             | 3.8  | 6   | 14.29 | 13             | 4.4  |
| N           | 42                            |      | 293            |      | 42  |       | 293            |      |

| Response    | <b>9. Home values for residents</b> |      |                |      | <b>10. Attractiveness of neighborhood for investors</b> |      |                |      |
|-------------|-------------------------------------|------|----------------|------|---|------|----------------|------|
|             | STR Operators                       |      | General Public |      | STR Operators   |      | General Public |      |
|             | Freq.                               | %    | Freq.          | %    | Freq.   | %    | Freq.          | %    |
| 1 Decrease  | 3                                   | 7.1  | 135            | 46.7 | 2   | 4.9  | 88             | 30.8 |
| 2           | 1                                   | 2.4  | 14             | 4.8  | 1   | 2.4  | 9              | 3.1  |
| 3           | 3                                   | 7.1  | 22             | 7.6  | 0   | 0.0  | 13             | 4.5  |
| 4 No Change | 15                                  | 35.7 | 57             | 19.7 | 10  | 24.4 | 60             | 21.0 |
| 5           | 1                                   | 2.4  | 25             | 8.7  | 2   | 4.9  | 41             | 14.3 |
| 6           | 1                                   | 2.4  | 8              | 2.8  | 4   | 9.8  | 16             | 5.6  |
| 7 Increase  | 18                                  | 42.9 | 28             | 9.7  | 22  | 53.7 | 59             | 20.6 |
| N           | 42                                  |      | 289            |      | 41  |      | 286            |      |

| Response    | <b>11. Sense of neighborhood community</b> |      |                |      | <b>12. Availability of affordable housing in Tuscaloosa</b> |      |                |      |
|-------------|--|------|----------------|------|---|------|----------------|------|
|             | STR Operators                              |      | General Public |      | STR Operators   |      | General Public |      |
|             | Freq.                                      | %    | Freq.          | %    | Freq.   | %    | Freq.          | %    |
| 1 Decrease  | 3  | 7.3  | 148            | 51.7 | 4   | 9.5  | 100.0          | 35.6 |
| 2           | 3  | 7.3  | 14             | 4.9  | 1   | 2.4  | 18.0           | 6.4  |
| 3           | 4  | 9.8  | 25             | 8.7  | 1   | 2.4  | 25.0           | 8.9  |
| 4 No Change | 22   | 53.7 | 82             | 28.7 | 22  | 52.4 | 117.0          | 41.6 |
| 5           | 0  | 0.0  | 4              | 1.4  | 2   | 4.8  | 3.0            | 1.1  |
| 6           | 0  | 0.0  | 2              | 0.7  | 2   | 4.8  | 4.0            | 1.4  |
| 7 Increase  | 9  | 22.0 | 11             | 3.8  | 10  | 23.8 | 14.0           | 5.0  |
| N           | 41   |      | 286            |      | 42  |      | 281            |      |

### Concerns continued

Scale: 1 = decrease/make worse; 4 = no change; 7 = Increase/improve

| <b>13. Attractiveness of neighborhood for residents</b> |               |      |                |      |
|---|---------------|------|----------------|------|
| Response  | STR Operators |      | General Public |      |
|   | Freq.         | %    | Freq.          | %    |
| 1 Decrease  | 5             | 11.9 | 134            | 46.4 |
| 2   | 3             | 7.1  | 18             | 6.2  |
| 3   | 2             | 4.8  | 27             | 9.3  |
| 4 No Change   | 15            | 35.7 | 66             | 22.8 |
| 5   | 2             | 4.8  | 17             | 5.9  |
| 6   | 0             | 0.0  | 7              | 2.4  |
| 7 Increase  | 15            | 35.7 | 20             | 6.9  |
| N   | 42            |      | 289            |      |



**Protections:** If the city chooses to allow STRs citywide, what protections for neighborhood residents should the city include? How much would you support each of the following ideas? Scale: 1 = not at all supportive, 4 = not sure, 7 = very supportive

| Support      | <b>14. Before any expansion, financial and operational resources must be funded and in place to enforce city ordinances.</b> |      |                |      | <b>15. Increase the number of code enforcement officers and expand their availability to weekends and evenings.</b> |      |                |      |
|--------------|--|------|----------------|------|---|------|----------------|------|
|              | STR Operators  |      | General Public |      | STR Operators   |      | General Public |      |
|              | Freq.  | %    | Freq.          | %    | Freq.   | %    | Freq.          | %    |
| 1 Not at all | 14   | 35   | 31             | 11.1 | 16  | 38.1 | 38             | 13.6 |
| 2            | 0  | 0    | 6              | 2.1  | 1   | 2.4  | 11             | 3.9  |
| 3            | 3  | 7.5  | 7              | 2.5  | 2   | 4.8  | 12             | 4.3  |
| 4 Not sure   | 7  | 17.5 | 55             | 19.6 | 8   | 19.0 | 32             | 11.5 |
| 5            | 2  | 5    | 19             | 6.8  | 3   | 7.1  | 25             | 9.0  |
| 6            | 3  | 7.5  | 23             | 8.2  | 2   | 4.8  | 24             | 8.6  |
| 7 Very       | 11   | 27.5 | 139            | 49.6 | 10  | 23.8 | 137            | 49.1 |
| N            | 40   |      |                |      | 40  |      | 279            |      |

| Support      | <b>16. Institute meaningful consequences to offenders, including significant fines and loss of operating licenses.</b> |      |                |      | <b>17. Limit STRs to the primary residence of the license applicant. In other words, STRs would have to be owner occupied, although the owner could vacate their home while it is being rented.</b> |      |                |      |
|--------------|--|------|----------------|------|---|------|----------------|------|
|              | STR Operators  |      | General Public |      | STR Operators   |      | General Public |      |
|              | Freq.  | %    | Freq.          | %    | Freq.   | %    | Freq.          | %    |
| 1 Not at all | 12   | 28.6 | 22             | 7.9  | 19  | 45.2 | 46             | 16.5 |
| 2            | 2  | 4.8  | 7              | 2.5  | 2   | 4.8  | 5              | 1.8  |
| 3            | 1  | 2.4  | 9              | 3.2  | 0   | 0    | 7              | 2.5  |
| 4 Not sure   | 3  | 7.1  | 21             | 7.5  | 4   | 9.5  | 22             | 7.9  |
| 5            | 6  | 14.3 | 18             | 6.4  | 1   | 2.4  | 23             | 8.2  |
| 6            | 4  | 9.5  | 18             | 6.4  | 3   | 7.1  | 22             | 7.9  |
| 7 Very       | 14   | 33.3 | 185            | 66.1 | 13  | 31.0 | 154            | 55.2 |
| N            | 42   |      | 280            |      | 42  |      | 279            |      |

**Protections continued**

Scale: 1 = not at all supportive, 4 = not sure, 7 = very supportive

| <b>18. Add STRs to the list of “special exceptions” allowed in residential zones rather than to the list of permitted uses in the City Zoning Code.</b> |               |      |                |      | <b>19. Restrict the density of STRs in neighborhoods. For example, permit only one STR within a block.</b> |      |                |      |
|---|---------------|------|----------------|------|--|------|----------------|------|
| Support   | STR Operators |      | General Public |      | STR Operators  |      | General Public |      |
|   | Freq.         | %    | Freq.          | %    | Freq.  | %    | Freq.          | %    |
| 1 Not at all  | 25            | 59.5 | 60             | 21.7 | 24   | 57.1 | 72             | 25.8 |
| 2   | 4             | 9.5  | 10             | 3.6  | 2  | 4.8  | 9              | 3.2  |
| 3   | 2             | 4.8  | 7              | 2.5  | 3  | 7.1  | 16             | 5.7  |
| 4 Not sure  | 3             | 7.1  | 40             | 14.5 | 5  | 11.9 | 26             | 9.3  |
| 5   | 0             | 0.0  | 14             | 5.1  | 1  | 2.4  | 14             | 5.0  |
| 6   | 2             | 4.8  | 16             | 5.8  | 1  | 2.4  | 12             | 4.3  |
| 7 Very  | 6             | 14.3 | 129            | 46.7 | 6  | 14.3 | 130            | 46.6 |
| N   | 42            |      | 276            |      | 42   |      | 279            |      |

| <b>20. Post a map of licensed STRs on the city’s website.</b> |               |      |                |      | <b>21. Require the support of the neighborhood residents before permitting the STR.</b> |      |                |      |
|---|---------------|------|----------------|------|---|------|----------------|------|
| Support   | STR Operators |      | General Public |      | STR Operators   |      | General Public |      |
|   | Freq.         | %    | Freq.          | %    | Freq.   | %    | Freq.          | %    |
| 1 Not at all  | 16            | 38.1 | 38             | 13.8 | 24  | 57.1 | 65             | 23.5 |
| 2   | 0             | 0    | 9              | 3.3  | 3   | 7.1  | 13             | 4.7  |
| 3   | 2             | 4.8  | 6              | 2.2  | 1   | 2.4  | 9              | 3.2  |
| 4 Not sure  | 5             | 11.9 | 21             | 7.6  | 8   | 19.0 | 14             | 5.1  |
| 5   | 7             | 16.7 | 21             | 7.6  | 0   | 0.0  | 19             | 6.9  |
| 6   | 2             | 4.8  | 21             | 7.6  | 1   | 2.4  | 19             | 6.9  |
| 7 Very  | 10            | 23.8 | 160            | 58.0 | 5   | 11.9 | 138            | 49.8 |
| N   | 42            |      | 276            |      | 42  |      | 277            |      |

**22. Occupancy limits should reflect the current zoning regulations for the neighborhood in which the STR is situated** (Scale: 1 = not at all supportive, 4 = not sure, 7 = very supportive)

| Support      | STR Operators |    | General Public |      |
|--------------|---------------|----|----------------|------|
|              | Freq.         | %  | Freq.          | %    |
| 1 Not at all | 12            | 29 | 22             | 7.9  |
| 2            | 1             | 2  | 6              | 2.2  |
| 3            | 4             | 10 | 8              | 2.9  |
| 4 Not sure   | 5             | 12 | 30             | 10.8 |
| 5            | 3             | 7  | 21             | 7.6  |
| 6            | 1             | 2  | 17             | 6.1  |
| 7 Very       | 16            | 38 | 173            | 62.5 |
| N            | 42            |    | 277            |      |

**23. What is the maximum number of days a STR property should be allowed to be leased in a year?**

| Response                | General Public<br>(N = 276) |      | STR operators<br>(N = 42) |      |
|-------------------------|-----------------------------|------|---------------------------|------|
|                         | Freq.                       | %    | Freq.                     | %    |
| None, I oppose all STRs | 90                          | 32.6 | 1                         | 2.4  |
| 15 days                 | 31                          | 11.2 | 3                         | 7.1  |
| 20 days                 | 19                          | 6.9  | 6                         | 14.3 |
| 30 days                 | 53                          | 19.2 | 0                         | 0    |
| 40 days                 | 7                           | 2.5  | 0                         | 0    |
| 60 days                 | 27                          | 9.8  | 6                         | 14.3 |
| 80 days                 | 1                           | .4   | 2                         | 4.8  |
| 100 days                | 10                          | 3.6  | 3                         | 7.1  |
| Unlimited               | 38                          | 13.8 | 21                        | 50.0 |

**24. What is the maximum number of adults that should be allowed to occupy a STR?**

| Response                | General Public<br>(N = 276) |      | STR operators<br>(N = 42) |      |
|-------------------------|-----------------------------|------|---------------------------|------|
|                         | Freq.                       | %    | Freq.                     | %    |
| None, I oppose all STRs | 90                          | 33.8 | 2                         | 4.9  |
| Three - Four            | 70                          | 26.3 | 4                         | 9.8  |
| Five- Six               | 33                          | 12.4 | 6                         | 14.6 |
| Seven - eight           | 32                          | 12.1 | 11                        | 26.8 |
| Ten                     | 13                          | 4.9  | 6                         | 14.6 |
| More than 10, unlimited | 28                          | 10.6 | 12                        | 29.3 |

**Demographic Information (N = 368 for all tables)**

**25. Age**

| Years       | Freq. | %    |
|-------------|-------|------|
| 18-24       | 2     | .5   |
| 25-34       | 23    | 6.3  |
| 35-44       | 52    | 14.1 |
| 45-54       | 64    | 17.4 |
| 55-65       | 79    | 21.5 |
| > 65        | 85    | 23.1 |
| No Response | 63    | 17.1 |

**26. Council Districts**

| District                  | Freq. | %    |
|---------------------------|-------|------|
| Don't know or no response | 162   | 44   |
| D1                        | 23    | 6.3  |
| D2                        | 17    | 4.6  |
| D3                        | 47    | 12.8 |
| D4                        | 30    | 8.2  |
| D5                        | 33    | 9.0  |
| D6                        | 41    | 11.1 |
| D7                        | 15    | 4.1  |

**27. Number of adults 18 years or older living at your residence (include yourself)**

|              | Frequency | Percent |
|--------------|-----------|---------|
| One          | 54        | 14.7    |
| Two          | 202       | 54.9    |
| Three        | 37        | 10.1    |
| Four or more | 9         | 2.4     |
| No Response  | 66        | 17.9    |

**28. Do children 18 or under reside with you?**

|             | Freq. | %    |
|-------------|-------|------|
| Yes         | 82    | 22.3 |
| No          | 229   | 62.2 |
| No Response | 57    | 15.5 |

**29. How long have you lived in Tuscaloosa?**

| Years         | Freq. | %    |
|---------------|-------|------|
| Five or fewer | 26    | 7.1  |
| 6-10          | 37    | 10.1 |
| 11-15         | 25    | 6.8  |
| 16-20         | 27    | 7.3  |
| 21-25         | 27    | 7.3  |
| 26-30         | 30    | 8.2  |
| 31-40         | 39    | 10.6 |
| > 40          | 101   | 27.4 |
| No Response   | 56    | 15.2 |

**30. How long have you lived at your current residence?**

| Years         | Freq. | %    |
|---------------|-------|------|
| Five or fewer | 79    | 21.5 |
| 6-10          | 55    | 14.9 |
| 11-15         | 52    | 14.1 |
| 16-20         | 35    | 9.5  |
| 21-25         | 20    | 5.4  |
| 26-30         | 29    | 7.9  |
| 31-40         | 24    | 6.5  |
| > 40          | 17    | 4.6  |
| No Response   | 57    | 15.5 |

## Appendix 2 Comments

### **Does your neighborhood organization have a regulation or policy (e.g., bylaw, restrictive covenant, etc.) prohibiting STRs?**

#### **Neighborhood Reps.**

1. We do not have specific rules for STRs
2. They are restricted in our neighborhood only by existing city ordinance.
3. When our restrictions were written no one had ever heard of STR.
4. The Forest Lake Neighborhood is currently overrun by many college age renters that occupy their rental homes in excess of the occupancy ordinance. The City, has not actively pursued the enforcement of the occupancy ordinance and comments from city employees indicates it is because the cost to enforce the ordinance exceeds the penalty amounts. I fear we will see the same situation with this rule that will basically convert R-1 dwellings into commercial dwellings used to supply temporary housing. The projected income (\$80,000/year, city wide) will not pay for enforcement officers. If it is like the occupancy ordinance, the enforcement officers will not have the authority to issue a citation and the violators will leave town. Comments made during public meetings concerning the issue are that enforcement of the regulations will start with the adjacent neighbors (via land owner posting their 24-hour contact). The projected revenue of \$80,000 will most likely only add one person to the city's staff to survey and enforce the STR regulations and then this person will have little enforcement authority and thus rely on others to resolve the issue.
5. Ours is an older neighborhood with no covenants or restrictions.
6. 60 years ago when covenants were made this was not an issue. Currently we have a prohibition to be voted on in January 2019
7. We are talking about it.
8. We use the Historic District guidelines. The neighborhood desire is to have policy and disputes settled the most impartial way possible.
9. As far as I know there is no reg.
10. We are also in the process of trying to pass a new amendment to our covenants that limit long term rentals due to increasing enrollment at UA. I also own a home in the 35406 area in Riverdale. No Covenants there.
11. Don't think we have rules for STR's, just getting up and running again plus STR's we're not happening when this neighborhood was started !

#### **General Public**

12. Have never read all by laws opens the
13. This seems like a two-question item. Policies may be formal or informal.
14. As a historic district, STRs are restricted and must be approved by the Historic Commission/zoning but I am unaware of any neighborhood covenants that restrict STRs
15. Been here 4.5 years have too many rentals in this area.
16. Covenants allow ancillary business in a home as long as zoning allows and business is basically "invisible" to neighborhood. Under current docs, it would appear to allow STRs.

17. Current city regulations apply. Neighborhood association complies with those.
18. Current Historic District Guidelines
19. currently limited to 1 STR per specified area
20. Feelers about forming an association are happening, but I don't know if there is much enthusiasm for one.
21. Have neighbors who have done the STR. I am not certain if it has been approved for our neighborhood.
22. Have not had a chance to check. Think it does.
23. Having renters in an established community lowers home values for people who have invested in their homes and it is unfair to have them lose value.
24. Historic District
25. Historic district does not allow this
26. Historic district regulations
27. historic downtown neighborhood
28. Historic neighborhood has no restrictions
29. I am not sure if the downtown neighborhoods have other restrictions on short term rental. I know there are restrictions on regular rental.
30. I don't have any problems with citywide STRs.
31. I don't know if they have one, or what it might be.
32. I have not see a copy of the Springhill Lake Association's regulations.
33. I just don't know
34. I live in a high rise apartment
35. I never looked it up as I believe that within reason a homeowner should be able to use his/her property as he/she wishes, as long as it does not disturb neighbors. It seems to me that's a basic foundation of our society.
36. I would like to see this available, but on a LIMITED basis. Either by restricting the number of times (e.g. home games, parents' weekends only) or by restricting based on owners' residence (you can't rent out anything more than 1/2 mile from your permanent residence), owners of modest means would be able to profit, fill need, and neighborhoods would still be protected.
37. I'm not aware of a neighborhood association where I live
38. In the process of revising HOA covenants.
39. It is a historical district with outdated regulations.
40. It is limited to only a handful of houses at present
41. Live in Historic district which is within the STR zone.
42. Live on 8th street off queen city so im in overlay district.
43. Most Tuscaloosa homeowner covenants have long ago expired and have zero legal meaning.
44. My neighborhood has an RV lot, primarily for games. I live very close, am so glad it is there. It fills a niche since all the building (a lot of it seems to still be partially occupied) was done along River Road. They are not neighbors, but seem to be great visitors!
45. No covenants or restrictions in our bylaws.
46. No regulation other than what is already allowed by the city.

47. No specific prohibition in the Restrictive Covenants but STRs could be argued to be contrary to the intent to maintain single family residences. Depends on how short term a STR is.
48. Not sure if HOA still active/effective or enforcing policy.
49. Other than city regulations there are no restrictions on STR's.
50. Our "neighborhood association" represents a select few and anyone deemed to be in opposition is not represented and has no standing in community issues. My family has owned 3 houses in the neighborhood and never been asked to join. There is a group trying to form a cohesive neighborhood association that represents all.
51. Our association is no longer binding. It is participation on a voluntary basis only.
52. Our association is optional and we have no restrictive covenants.
53. Our neighborhood association covenants expired a long time ago. I do not want a neighborhood association telling me what I can and cannot do with my house. My rights as a property owner far outweigh the covenants of a homeowners association.
54. our neighborhood covenants expired in 2007
55. Rented homes in The Oaks must have a one year lease.
56. Restrictive covenants do not address.
57. Some for some against/haven't had meeting to discuss
58. STRs are limited
59. The historic district offers limited STR
60. The people wanting this now are those who fought it in their own neighborhood. I don't want this. We are in the process of revising neighborhood regulations.
61. The regulations re: STRs may be outdated.
62. The restrictive covenants in Woodridge are no longer enforced to my knowledge.
63. There are houses being rented -- and have been no issues at all.
64. There are no covenants or restrictions anywhere in our neighborhood.
65. there is an str(s) in our neighborhood.
66. There is no HOA.
67. There is no neighborhood association
68. This was not an issue when the covenants were written
69. We are a historic neighborhood and have two restrictive covenants in place but i am not sure about STRs
70. We are an historic neighborhood, but there are no restrictions other than those imposed on historic neighborhoods by the city.
71. We are governed by the Historic District Regis. Do not have separate restrictions for our neighborhood.
72. We are listed as being a subdivision but there are no signs indicating it as such.
73. We are small neighborhood located on the Westside of Tuscaloosa.
74. We do not currently, but if the Council decides to put up a "For Rent" over the City of Tuscaloosa, I hope my Association will act to protect our neighborhood from the City Council.
75. We do not want STR.
76. We don't have a home owners association in my neighborhood
77. We have a voluntary neighborhood association with no binding covenant.

78. We have an organized neighborhood group but do not have by-laws

**STR Operators**

79. Historic District

80. I have owned a home in this property for over 13 years and we have never had any formal covenants, directory or fees collected during that time. We do have someone that sends out emails about information pertaining to our neighborhood/area but nothing formal.

81. I live in Forest Lake, and often here comments made from members of the "Forest Lake Neighborhood Association". There is NO formal association, and I have never received any notifications or invitation to join.

82. In the overlay

83. My neighborhood is small and I have talked to my neighbors and posted on our FB page and no one has voiced any negative opinions regarding STR, even those that have no intention of becoming a STR.

84. Our neighborhood association is not reputable. Up until 2015 "minorities" were not supposed to live in the neighborhood.

85. Our neighborhood has covenants; however, they are silent to STR's and do not prohibit them.

86. STR are allowed by variance in Druid City Historic District

87. There are STRs in our neighborhood, STR providers belong to the OCA

88. We have no covenants



## How supportive is your neighborhood of having STRs?

### Neighborhood Representatives

1. There is one str that has been operating illegally in Country Club Hills, but no one has vocally opposed it or had a problem with it. Vacant houses, however, are an ongoing problem in our area, as they invite vandalism and crime, and I think that the prospect that their numbers might be added to by investors looking to operate STRs for inexpensive buy-in proves might be problematic and further damaging to an already fragile community structure.
2. This is a garden home subdivision and there is not much space between homes.
3. Located so near campus, we are already a largely rental community. Adding non-invested transients would further erode the foundations of the neighborhood.
4. Very vocal in opposition
5. They are not what I want to occur in my neighborhood.
6. We have been discussing at our meetings. Seems like the majority does not want them.
7. Our homes are our possession, not the city's, and it is our right to rent a room or our homes if we so desire.
8. There may be a few who would support STRs, but the vast majority are totally opposed.
9. I need more information.
10. Out of 19 homes only 1 is fully supportive of STRs
11. Again I am not sure most understand n our area are that informed about STR's !

### General Public

12. Against
13. All homeowners should have the opportunity to participate in this economic activity.
14. Any STR would be disruptive to the neighborhood, affect health, safety and welfare of the residents, and devalue our property. STR is not conducive to our neighborhood.
15. As a historic district close to campus, I believe the STRs will be detrimental to our close family-friendly atmosphere that we work to maintain. Additionally, historic district rules limit the number of unrelated people living in a house, which protects our neighborhood from becoming full of rental houses. But the STRs could make those regulations and protections a moot point.
16. As I stated earlier, what I do with my house and my rights as a property owner, should not be the concern of my neighborhood association. This practice has been going on in neighborhoods for years with no one noticing.
17. As long as it is an owner occupied dwelling, I have no problems with STR. I have a problem with neighborhood houses just being used for STR with no owner occupier.
18. As long as the density isn't too great, STRs would not damage the neighborhood. However, my greatest fear is that investors who are not part of the neighborhood (or even the city) will buy property for the sole purpose of operating short-term rentals. This will turn my neighborhood into an empty space for much of the year, and a series of hotels/B&Bs on certain weekends.
19. Because the majority of us are homeowners, who have live in our neighborhood for over 25 years. And it is a hidden jewel, there has only been three breakins, and one murder in the 39 years my famiky has lived here. We watch out for each others children and property. We are a quiet and caring community. And, we do not wish to have a different group of people every thirty days. Changing the dynamics, atmosphere or the quality of our lifestyle. Thank you so much for taking

the time to put our wants, and concerns for the future of our families growth.

20. Certain renters can cause issues depending on their lifestyle.
21. Cherokee Hills is a safe and quiet community. We do not wish to be disturbed by strangers occupying neighboring houses for any time. We are concerned for both the safety and quality of the neighborhood. This is not a college community.
22. Concerns about the noise level of those celebrating after a game, especially a night game, cars parked on the streets, discarded trash and so much more that I have heard from those living in neighborhoods with game-day rentals. Plus with the introduction of alcohol, anything is possible. With no stake in the neighborhood, we as residents are at risk for any damage to property or otherwise. I don't care how you dress them up, these renters are gone and there would be no way to recover financially for any damages. I do not know if background checks are required for temporary renters. I wish to retain the current peace and quiet in my neighborhood.
23. Desire owner occupied neighbor's who are interested in maintaining their property and look out for each other.
24. Do you know how much these houses cost? A couple weekend rentals here and there would be extremely helpful.
25. Don't have any experience with STR's
26. Free enterprise
27. Game-day rentals are disruptive to neighborhoods. The hard-drinking party culture associated with UA football is not something I want on my street.
28. Home values decline when renters who haven't invested into a home come into neighborhoods and can leave at any time without loss on a scale to which invested home owners would lose out.
29. I am afraid that loosening the strings on this will pose problems in the future! When the University stops growing and football goes 7-5 for a couple of years, which will happen at some point. The type of rentals that are allowed are not the type of people that you want in your neighborhood.
30. I am concerned that an increase in STR numbers will undermine the sense of community and neighborhood that we all thought we were buying when we bought our homes.
31. I am not supportive but also not in favor of prohibiting by law. I doubt neighborhood associations can enforce.
32. I am not sure who would be renting homes in this area.
33. I am supportive assuming there are regulations in place to protect nearby property owners.
34. I am total against STRS in my neighborhood. They should not be allowed beyond the two original districts.
35. I believe choosing to live a neighborhood zoned for residential use should exclude these types of commercial uses.
36. I believe individuals should have the right to use their homes for STR's with the understanding that they are responsible for and accountable for the upkeep, number of renters, and behavior of renters.
37. I believe it should be available to all, not a select few. I believe neighborhood "associations" that act in secret and viciously attack neighbors should be stopped. They must provide proof that they adhere to State and written charter guidelines before they can be heard. I am in no way represented by my "neighborhood association." In fact, there are many that feel disenfranchised and attacked by the few that run it.
38. I believe it's everyone's right to what they want with their own home
39. I believe people should always have options. Limiting freedom of movement would be against that belief in more ways than one.
40. I believe property owners can and should treat their asset as they wish, outside of certain

convents that all neighbors have previously agreed to. That said, I understand that there is a "cost" to the city so I am OK with reasonable annual licensing requirements and fees. I do not think going before the City Council or ZBA is reasonable.

41. I believe property owners should be able to do as they please with their own property.
42. I believe STR opens the door to mischief and mayhem in otherwise single family dwelling neighborhoods.
43. I believe STR's will negatively affect the quality of life and property values in my neighborhood.
44. I do not believe it fair or right to restrict homeowners having equal rights to use their homes as they wish; especially if it does not directly cause another home owner to be impacted. • Why anticipate problems when problems never existed previously?? Secondly, I believe the City Council is being influenced by the Tuscaloosa Hotel & Motel industry, along with the city areas that already enjoy city approved STR's. They can charge excessive rates by restricting STR's!! Not fair to all the consumers who want to visit Tuscaloosa!! This hampers competition and discourages visitors to our city; especially visitors to our wonderful Univ of Alabama!!!
45. I do not believe the auto traffic and other possible activities/unknowns surrounding short term rentals would be good for our neighborhood.
46. I do not want STRs because I have already experienced the effects of these visitors - particularly driving at speeds over the speed limit in a neighborhood that does not have sidewalks. I also am concerned that, when problems - such speeding and noise - arise, local officials may not take action when requested by nearby residents.
47. I don't ever plan to use our home as a short term rental but I think there needs to be some sort of application or "background check" for people renting homes in our neighborhood for safety reasons.
48. I don't know whether this would truly Impact my neighborhood, or whether the need would be more focused downtown. As a result, I'm neither strongly against Or strongly for it. However, I would like for there to be a clear grievance system for identifying problem properties or landowners participating In STRs.
49. I don't see any issue with STRs in the neighborhood assuming the homeowners understand the risk that they are still responsible for ensuring renters behave no differently than the property owner.
50. I don't want a weekend party house in my neighborhood with beer cans and bottles in the yard and loud drunks outside yelling "Roll Tide".
51. I enjoy using AirBnB as a traveler, and could imagine renting my house out as a short term loan if I moved to another location and had trouble selling my current home right away. However, the house next door to us was purchased as a second (or third?) home by a part-time occupant who, I think, did intend to use it for occasional game-day rentals despite current ordinances. Several years ago there was a huge, disruptive game-day party that exceeded the bounds of our quiet little neighborhood. I heard that the owner, had rented it to Mark Ingram, and that's whose party it was. I'm sure that not all short-term-rentals would be like that, but it weird to find strangers hanging out in our neighbor's background from time to time.
52. I feel that it can get out of hand if the regulations are not enforced and policed.
53. I hate to see STR there is no control over who rents. With the problems in our society ( crime, substance abuse etc) I prefer to know my neighbors. STR allow anyone to rent as long as they have a credit card.
54. I have a neighbor who is renting out part of their home. They have had break-ins. We don't know who is coming and going across the street.
55. I have no problem with allowing STRs.

56. I have stayed in STRs in other cities and found them better than some commercial hotels relative to taking a large family to an event.
57. I have used STRs in Ooltewah TN, Anaheim CA, and Fort Collins, Colorado with Home Away and Airbnb. Two were comes in middle to low middle income and the other a condominium complex. All three experiences were positive for our family.
58. I haven't had great experiences using str in other areas of the country. I think they should limit str to one per block and never become more frequent than 30 nights per year. I like the requirement of primary residence and be required to claim as homestead. I think str taxes be significantly higher than regular rental tax rate.
59. I just do not think it is something that should be done in our neighborhood! I did not move here to have houses become rental properties near my home, even if STR!
60. I like the privacy of my neighborhood and knowing who is living within it. I can foresee experiencing unruly behavior of gameday fans in STR, for example, spilling out into the neighborhood. There will be bad apples in the bunch. We already have problems with unwelcomed tailgaters parking in our neighborhood in spite of efforts to deter this behavior. They leave trash behind and make maneuvering hazardous on our one way street before and after the game.
61. I prefer to have neighbors that stay in their home for more than just a few nights! Our neighborhood is mostly families. It improves our community cooperation when we get to know each other.
62. i see no harm as most short term rentals are here for gamedays and higher income homes
63. I support any homeowner's pursuit of STR's that meet safety requirements with no restriction on the number of STR's in a given neighborhood.
64. I support STRS with limitations.
65. I think people should be allow to do what they want with their own home as long as it is line with HOA and city regulations.
66. I think that a neighbor is having 3 or more people stay at once. This neighborhood was not built for that many cars to be at a house/on the street, and I think it makes a dangerous situation. There are no sidewalks, so people, including children, use the streets as walkways. It's also uncomfortable not to ever know the people who are close for days or weeks. If I were a criminal, I would use these accomodations rather than a hotel. This is not to say that I object to someone having a (one) person live with them for a longer period of time.
67. I think the short term rentals should be limited to 4 miles from the university of Alabama.
68. I use Airbnb or VRBO several times a year. Recently: Memphis, Orlando, Seattle, Denver, and Pasadena. It is usually more convenient, more comfortable, more authentic, and cheaper when traveling with the whole family. I honestly can't remember when we last stayed in a hotel.
69. I would be concerned that the renter(s) would not take care of the homeowners' property. Also, knowing that a house was being short-term rented might encourage criminal activity.
70. I would be ok with this if it was a house in my neighborhood that did it once or twice a year. However, that cannot be regulated so I'm not in favor.
71. I would be supportive as long as the owner of the house lives in the house and rents a room.
72. I would prefer the stability of owners or longer rentals.
73. I wouldn't want anyone bringing an RV into the neighborhood
74. If I wanted to rent my home out for a bama game or anything else I think I should be able to do that.
75. If limited to a couple, OK. NOT for groups (parked cars, traffic, late hours, loud parties).
76. If the practice was clearly defined and enforced, I see no issue with it given there is already so

much rental in the area.

77. I'm not opposed to occasional short-term renting, such as is done with Air B&B, What I am opposed to is someone turning a residence into frequent STRs to the extent that they become businesses in the middle of a neighborhood.
78. In historic areas, parking is limited and homes are relatively close together making party rentals an annoyance.
79. It depends on the regulations the City devises.
80. It destroys the idea of neighbors being people that you know and recognize. I will not know if the people entering a house are breaking in to steal items or are just the latest short term renters at that house. If strangers are in the neighborhood I do not know if I should call the police because they are casing the houses to see which ones to break into or they are just there to have a wild party "legally" in a STR. Since a STR can have up to 10 adults (and I assume 10 cars) and unlimited people under the age of 18 (because people 17 and under are not included in the limits of occupancy). So lots of teen agers with lots of adults partying most game day weekends would not be a pleasant neighborhood occurrence.
81. It feels like a hotel is next door, with random cars and loud people showing up at any time. The house is used by the owners for their income and parties and the presence of them and renters adds nothing positive to other neighbors.
82. It might be acceptable under limited circumstances in which the homeowner is in residence. Otherwise, not supportive at all.
83. It provides for uniformity all around town and homeowners can decide for themselves whether to participate or not and as long as football is popular, then why not?
84. It should be at the discretion of the homeowner as to what they do with their house. if they would like to apply for a short term rental license and pass all the requirements there should be nothing stopping them.
85. It should be open to all
86. It would depend on the restrictions placed on the home owners
87. It would destroy the character of the neighborhood. Who are your neighbors?
88. It would not be beneficial to the residents of our neighbors
89. Living in downtown our neighborhood is already disrupted enough by football as it is. Adding short term rental visitors only increases the disruption in the neighborhood- such as having our driveway blocked, cars parked on yellow curbs or in yards in violation of city codes but with no enforcement, etc.
90. Many of the houses in the neighborhood have become long-term rentals, much to the DETRIMENT of property values. I feel that short-term rentals would exacerbate the problem.
91. May be interested in renting my property.
92. most homes do not have enough parking spaces, streets are narrow
93. My adjacent neighbor has STR and there are occasionally problems.
94. My brother dealt with this in his neighborhood (Riverchase in Hoover) and he spent many hours working to eradicate the short-term rental from his neighborhood. He specifically had a brothel next door to him. The house was purchased from a couple who not residents of the US for this purpose. There was an hourly stream of cars for each of the 5 bedrooms. It was a nightmare for him and his cul-de-sac.
95. My family currently has properties in the west end area conveniently located to the University of Alabama. I think it's unfair to allow these opportunities only to rich neighborhoods. My guests could be on campus in minutes, only having to turn once to be on campus in comparison to coming from North River

96. My focus is affordable housing for my community.
97. My neighbor rented her home thru AirBNB and huge group of LSU fans came. Parking was awful and they partied outside until 2am ! we complained to 311 and a letter was sent.
98. My neighborhood has a wonderful little village feel. I know my neighbors and genuinely like them. There is a sense of solidarity among all of us. I do not want to loose that atmosphere and STRs would certainly signed its death. I am strongly opposed.
99. My neighborhood is composed of a majority of rental houses, not all are student residents, some are families, but we're all part of the community - even if it's just for the school year.
100. My observation is that STRS activity in the one residence near me results in loud, late night yelling and increased traffic on the dead end street.
101. My street is already filled with student rentals, and there are days when I can't even get through the street to get to my own driveway. I can only imagine the conditions would worsen with people who are only here for a game day weekend.
102. No problem as long as there are good management practices.
103. not against allowing people to independently rent out their homes for gameday, but concerned about the ways this could encourage non-residents to purchase properties for no other purpose but to serve as gameday houses. generally dissatisfied with the way the city does very little to mitigate destructive and violent behavior around gameday (eg broken glass, litter, portable toilets knocked over). that being said, I recognize that a significant group in my community wants to be able to use their homes as STR and I don't think they should be blocked from doing so
104. Not appropriate for R-1 neighborhoods.
105. Not excited about it, but then no oppose to it either Have suspected that it has been going on our street in the past with no regulation
106. Not sure neighbors would approve
107. Only want single family homes and people who want to invest in the neighborhood with their PRIDE, time, loyalty, and commitment.
108. Open to the pros and cons of this new proposal
109. Opens the possibility of criminal element and will get easier as time passes and neighbors realize you rent your home
110. Our association try's to maintain our neighborhood in accordance with the spirit of our covenants so people do just get to do things their way and to the detriment of our neighborhood.
111. Our experience is that rental property has been virtually destroyed.
112. Our neighborhood is already going downhill on its own. I would be worried about safety.
113. Our neighborhood is changing. Has no sidewalks. Too many hills and no way to have people speed.
114. Our neighborhood is in very close proximity to the University. The City of Tuscaloosa can not accommodate the amount of visitors and families that visit on large game day weekends thus allowing short term rentals would not only bring additional business to the City but allow for comfortable stay of our city visitors and thus bring them back time and time again. Short Term Rentals are very popular nation wide in large and small cities.
115. People should be able to do what they want with their property. I understand the need to maintain the integrity/safety/[insert descriptor] of the neighborhood but struggle that anyone other than myself should decide what to do. In my experience, neighborhoods can barely agree on simple issues like where to put a sign yet they seem to present a front that they are fully together on large issues like STRs.



116. People should be able to rent out their property if they wish to do so. This shouldn't be anyone's business but their own.
117. People use STRs for three reasons: vacations, to have affairs and throw parties. This is a residential neighborhood, meaning people should reside here. When I bought my house, I assumed I'd be living around other homeowners. Someone who wants to own a commercial property has plenty of opportunities to do so in the appropriate areas of town. If they want to be a landlord, they can buy a house and rent it out. I don't really want random people in and out of my neighborhood because some dude wants to make \$100+ a night.
118. people who rent a home for a short period of time have no reason to take care of it or obey the speed limits or limit noise or visitors.
119. Prefer none, but current restrictions better than proposed, because of limits on percentage of houses who can do STR
120. Prefer not to have transients in the neighborhood. Don't want quasi-businesses operating in neighborhood
121. Prohibiting the share economy for Tuscaloosa homeowners and residents creates economic dead weight loss for not just us but also the city government. We can all enjoy new revenue streams while allowing more choices for tourists to enjoy our fine town.
122. Properly regulated I think STRs can help provide homeowners with extra money that could be used to improve their home.
123. Proximity to UA makes us prime location for STRs and everything that goes with that.
124. Rental property will change the character of our single family neighborhood. Possibly increase traffic. And make it difficult for the neighborhood watch to know when people who are not neighbors are going on and out of residences.
125. renters broke into my vehicle and stole street signs after their football team lost
126. Renter's will have low commitment. This will have effect on property value. Can't vet renters. No control after renters arrive. This affects traffic, vandalism, privacy, noise, etc. How will this affect insurance?
127. respect owner options for their own property. And think no particular neighborhoods should have special privileges or monopoly.
128. Same reason as in question 6.
129. See previous. I don't want the character of my neighborhood wrecked by predatory outside investors, but I think it is counter to free choice to restrict what I can do with an extra bedroom or with a guest house. Somewhere in the middle is the best answer--allow resident owners to profit, but restrict exploitative outside investors. The scale would not be enough to infringe on the big developments, nor would it be enough to wreck neighborhoods.
130. Short term renter do not care about the neighbor hood or the neighbors
131. Short-term rentals do NOT cause problems in neighborhoods. Long-term rentals DO. STR's have been happening in my neighborhood for years and no one was even aware of it. Renters are usually only there to sleep. The revenue goes directly back into our community.
132. Since this is a vacation home I would like to be able to generate rent when not in use.
133. Single family home ownership is more conducive to fostering a "neighborhood" than short term rentals.
134. some rules appear to be followed and others not so much.where is the enforcement? Also how aware are str renters of their responsibilities to the rules of str's
135. Some situations may constitute STR, such as following a storm or fire, but not for every football or sports game.
136. STR are held more accountable to standards than the long term student rentals which in many

cases have evolved into unkept slums.

137. STR could be a source of income for my neighbors and a rising tide lifts all boats. I'm aware of some challenges with fluctuating property values/rental rates when STRs take off, but I think property owners should have a good bit of freedom and I don't think it's fair that two districts currently have more rights than the rest of the city.
138. STR could leave homes vacated for most of the year and provide an unacceptable option to heirs not selling homes to viable neighbors. STR occupants could invite and have parties and it could get out of control like the nearby Cypress Inn shooting where many arrived via social media. We live in a neighborhood, with neighbors - not rental investors. Neighbors look out for each other and are respectful. This could destroy our atmosphere and is regressive. No doubt that many business investors would like to have the option to rent their unsold/un-rented homes.
139. Strangers partying in a family area is not to my liking
140. STRs are not a nuisance in our neighborhood, student housing and long term rental is.
141. STRs are not welcome in College Park
142. STR's are occurring on my street now and renters do not seem to care that people live here on a full time basis. They pull cars up into yards and use up street parking even though there are regulations.
143. STRs may disrupt or change the character of neighborhood activity and traffic patterns, raise security and safety concerns, and so forth. STRs can effectively change a residential area into a commercial or business zone. Increased availability of STRs may have a negative impact on existing hotels or discourage investment in new hotel construction. STRs, much like Uber and others, often have a disruptive, often negative, impact on the existing economy. Although increasing STRs may offer some perceived gain or benefit in the short term, the potential consequences over the long term must not be ignored.
144. STRs will help homeowners improve properties, and will bring exposure and revenue to our Newtown neighborhood.
145. The genie is out of the bottle. People that want do STRs are going to do it with or without city approval. People have been doing it for years; better now that the city establishes rules. I lived downtown & folks did STRs although they were illegal. Very difficult to catch and prosecute.
146. The limitations on 2 per street are good. However, I think parking requirements will be violated and result in further crowding of streets on game days, graduations, etc.
147. The restrictions now seem biased based on value of property.
148. The transient nature of student housing is enough for a downtown neighborhood
149. There are smart rules surrounding STR. As a frequent traveler, STR are very budget friendly and we've only had positive experiences, even in resolving minor conflicts such as uncleanliness. Homeowners deserve to use their homes as they intend, so long as neighbors aren't infringed upon. With the proper guidelines for use, neighbors don't even know homes are being STR. I'm 100% in favor of the style of STR where the homeowner doesn't necessarily leave, but rents out space. I'm not as much a fan of homes being used for STR with no homeowner regularly living there.
150. There is no accountability for any negative consequences of non-residents staying in the neighborhood. There should be established a means of reporting rentals that are not in compliance.
151. There tends to be a shortage of parking, but if parking is dealt with, it doesn't bother me.
152. They are disruptive. My neighborhood is largely rentals at this point, so there is already a lot of coming and going -- instability! STRs would only add to this. They are not healthy for



neighborhoods. We should be able to know who is living next to us -- it is hard with rentals and impossible with STRs.

153. This is a neighborhood of older residents and young families. Feel short rentals would not be a good idea for our demographics.
154. This is a quiet family neighborhood. In the event of anything disruptive or untoward happening, the city leadership would be supportive of UA fans not residents of the neighborhood!!!!!!
155. This is an excellent way to travel and to meet people in local communities. Compared to hotels, this is far less expensive, far safer, and far more interesting.
156. This will be the demise of Tuscaloosa neighborhoods. The idea that our Council would sell us out to the highest bidder is reprehensible. For many, their home is their largest investment. Certainly it is for many devastated by the tornado. This is utterly irresponsible and short sighted.
157. This would mean revenue for residents and the city
158. Traffic, temporary residents, noise, litter, purchase of limited family housing by "entrepreneurs," developers wanting to circumvent regulations prohibiting hotels in neighborhoods by converting while apartments to STR...feeling like our leaders once again sold us out.
159. We are a very small neighborhood and this could negatively affect our community.
160. We became a historic neighborhood to ensure that our area remained owner occupied. I feel that we will adopt additional restrictions if the city adopts this plan.
161. WE currently deal with too many cars on narrow roads in the historic district and currently outdated regulation on required number of parking spaces.
162. We have a quite neighborhood
163. we moved here in 1983 and Colonial Hills was one of the "elite" areas. we have seen what rentals do to our street, bring trash, noisy, careless of other homeowners, no regard for neighbors, cars parking all over even blocking my driveway, bring value of our homes down, lowlife.
164. We purchased here because it was a quiet, established neighborhood with no rental properties. Would prefer it remain that way.
165. We've recently discovered a "Bed & Breakfast" game day rental in our neighborhood.
166. Would love the opportunity to rent out my home.
167. Would support only if done under guidance such as is done for the Masters' in Augusta, Georgia

### **STR operators**

168. Historic downtown neighborhoods are vanishing. Students and football game visitors are responsible for noise, vandalism, litter, and other petty crime which should not be tolerated in family-oriented neighborhoods. STR will be used for game-day housing and increase the problems in our neighborhoods.
169. Home sharing has been occurring in Tuscaloosa for a long time. This has caused hardly any problems. It needs to be allowed everywhere so that homes can be rented legally and monitored. If it's not legalized, people will continue to operate secretly.
170. Homeowner should be allowed to have overnight short term visitors as part of a basic freedom on homeownership. If it becomes a problem for the neighbors, it can be addressed individually.
171. I have a business license and do short term rental with my home during football season
172. I know from experience that people renting homes off of VRBO and Airbnb must pay large deposits and are strictly regulated. Therefore they are very respectful of the homes that they rent.
173. I see pluses (increased income for STR operators and City thru taxes) and negatives (poorly supervised operation of STR properties, homes being bought simply for STR operation)

174. I support citywide STR's. I'm an advocate of a property owner having the right to use their home, second-home, and/or investment properties to their highest and best use. Our community has so much to offer at certain times of the year; however, we can't support an abundance of new hotels. For the betterment of property owners as well as tourism in the City of Tuscaloosa - property owners should be able to use their properties however they see fit. If they bought a home in a neighborhood with covenants that did not prohibit STR's at the time of their purchase, the City and/or future amendments to the covenants should not be able to take that right away from the property owner. When buying properties, we have a responsibility to review recorded neighborhood covenants prior to closing on the purchase. If those covenants do/did not prohibit STR's at the time of the purchase - no one should be able to impose restrictions after someone has invested in a property. The City should allow STR's citywide. Neighborhoods have the ability to adopt/revise covenants to address future use of properties within the neighborhood. On a case-by-case basis - neighborhoods could then choose to revise covenants and adopt STR regulations so future buyers could make an informed decision about where/what to buy.
175. I support it because it helps me make money to support my family and it also helps the city make money. It's also my property so I should be able to do as I please outside of criminal activity.
176. I think if it is done correctly it can be a nice alternative to a year long rental. Less traffic and use of city resources and STR's contribute a higher amount of lodging tax to the city than long term rental tax (9-10 times). Just like anything else, if someone abuses it and does not take care of the property then I think the neighbors have a right to complain and let the legal system handle it up to and including revoking the right to use a property as an STR.
177. In my opinion, everyone should be allowed the same opportunity in the county to have STRs. I will event go a step further if long term rentals are allowed in neighborhoods, which we have three STRs should be allowed as well.
178. It is the right of the people to use their property in a reasonable manner with as little regulation as possible. Having some people rent your home for a night or two is usually not disruptive or destructive for one's neighbors. It is not like having a Rock band playing all night or a meth lab being next door. Most folks are very respectful of other people's property.
179. It's not that I am supportive of having STR in my neighborhood, I simply don't think that the city should regulate that use, outside of licensing and ensuring the home meets necessary health and safety requirements. I object to solving the issues in our underlying zoning code with the many overlay districts we keep adding. If STR's are allowed in a residential zoning, they should be allowed city wide.
180. Its a great way for the owner & the city to not only make money but to show off our great community.
181. Short term rentals boost property values, and have strict regulations. I would much rather have a short term rental next door to me, as opposed to a student rental. Short term rentals are left in excellent condition, and are well taken care of. They generate revenue for our city!
182. Short term rentals have been an asset to Harbrooke Downs condominiums. They have improved the complex.
183. STR's are a lodging option of the future. By the continuation of delaying the STR process, the city is delaying future income streams. There have been little to no reports of issues due to STR's. The risk is small.
184. STRs bring a transient element to an otherwise stable, developed neighborhood.
185. Supportive with city government oversight and processes
186. Though I have concerns about party houses I have been actively supportive of residents who live in the neighborhood to become STR providers. To me the issue is absentee provider who are only in it for the money

187. Very supportive & will use my home as a STR if passed. Better than long term renters. High level of clients renting. Good for all involved.
188. Well-managed STR are good for city, travelers & owners
189. With short Term Rentals you get quality people. Long term , you get trash most of the time

## General Comments

### General Public, includes Neighborhood Representatives

1. Neighbor Hood feel decrease in property values and increase in crime and nuisance
2. 100% against short term rentals. Grow up TUSCALOOSA. It would kill hotel and motel business as well as food vendors. There is enough rental units currently on market
3. As long as they are limited and enforced and controlled by nearby owner/residents, this could be a positive thing for the city. It would provide income for middle class, overflow housing for games, wouldn't erode either huge developers or neighborhoods. There are many 800 square foot houses within blocks of my home whose long term renters are not invested in my neighborhood. As long as control remains with the permanent resident homeowners, it will be a win-win.
4. As noted previously, I lived my brother's nightmare in Hoover, Alabama. He spent many hours proving a brothel existed next door and eventually the police handled the situation. Meanwhile, he would come home to find his driveway blocked by cars, fast food wrappers and containers in his yard, and a "party" atmosphere, including loud music, throughout the night. While I am not suggesting that this is how every short-term rental will transpire, it is disheartening to know that the home you saved for and finally purchased is not in a "safe" area. I wish we could go back to neighbors helping neighbors instead of neighbors out for themselves to make a buck.
5. as we drive by the "Elements next phase" on 30th totally disgusted by the fact that they were allowed under the falsity of "single family dwellings" NOT RENTALS and they are very unattractive! Eyesore to the Alberta area which was once homes, replaced by all these high rise buildings that you can't even safely go down the street. And the road condition continues to deteriorate. We don't need this in Alberta! Why don't they use the many empty "student housing" apartments/condos that are empty! If they want game day and to be "in" the UA football surroundings-let them start there! We don't need any more apartment type buildings in Alberta. It Strongly oppose this as a home owner!
6. Because the quality of life would change the area in which I have work to pay for a descent place to live. My husband and I are in total disagreement of STR rentals period.
7. Chose unlimited because number of adults should depend on size of house. Say 2 adults per bedrooms.
8. City of Tuscaloosa is absolutely inviting civil liability if it permits STRs
9. City should encourage granny flats. These could become STRs with unlimited rental days as long as main structure is owner-occupied.
10. completely opposed to Short term rentals in our neighborhood
11. Don try to regulate things that improve the citizens revenue.
12. False negative information on STR should not be used to bolster arguments of fear.
13. have dealt with STR from a business standpoint and see very little if any of city enforcement
14. Historic District limitations as well as current city regulations prevent homeowners from obtaining additional income which could be used to upgrade the value of their dwellings (the most significant asset of most homeowners).
15. HOA's with prohibitions on STRs must have their restrictions specifically protected in any new ordinance.

16. I am afraid that real estate companies and others will buy as many homes as they can so that they can operate STRs.
17. I am ok with people renting their homes for gameday weekends, what I do oppose is homes that are ONLY occupied during certain weekends of the year. I also believe that there should be a cap on how many people can stay (ie. If there are 2 bedrooms no more than 4 adults should be permitted to stay there). This would be great for extra tax dollars in the city but in moderation.
18. I am opposed to short term rentals. I feel they are going to hurt neighbors and neighborhoods. Property values will decrease and crime and neighborhood problems will increase. The city can't control the regulations they have now for how many unrelated people can live in a home. I don't think they have the resources to make sure any new regulations are adhered to. Short term rentals are just a bad idea.
19. I am opposed to STR overall. It might be acceptable if they are owner occupied while renting out part of the home such as 1 or 2 bedrooms while they are also in the house. If they do not want to be in the house with the renters, then the neighbors probably do not want them to be in the neighborhood either. I believe it will make housing much more expensive for many of the people that are trying to get into the housing market because investors will buy up the homes and less housing will be available at much higher prices because investors can make more money on STR than renting to families all year. According to the city planning consultants, the city wonders why there are less and less families in the city. If the city wants to make sure working families can live in the city they need to not allow STR or restrict it so it does not become an investor's money maker at the expense of people that work at our stores or who are our teachers and police officers, etc.
20. I am so opposed to this. Just another way for ones with money or power to have more --- the ordinary residents of Tuscaloosa will lose once again to UA.
21. I appreciate TNT soliciting feedback from residents. I don't have any expertise in STR and I don't have any plans to operate a STR in my home, but I have had friends from out of town visit and struggle to find an affordable, safe place to stay, and as the University grows, that's unlikely to get any better. I don't see why homeowners couldn't/shouldn't benefit from the influx of visitors-- we already share our roads, restaurants, etc. with visitors, why not share our homes-- with smart restrictions/guidelines, of course!
22. I believe each neighborhood with an active association should get a one time opportunity to put in a covenant to allow or disallow short term rentals . Each neighborhood would have an election and a mechanism that gives each election credibility . Generally I see short term rentals as a mechanism to keep hotels in check 10-15 weekends a year . I believe more people would stay in Tuscaloosa and do business in Tuscaloosa if they could afford a place to stay. However hotels are too expensive on game weekends and graduation and parents weekends etc. another thing , it is common for two to three couples to rent vrbo houses together, this is at least 6 people , so holding them to the 3 person maximum rental is silly. I believe most people investing in going to another town whether for a football game or graduation or whatever , are good well meaning people who can be good for our local economy which relies on sales taxes. They could also help increase property values which would increase property taxes - maybe .i have spoken to many people in many neighborhoods, and people live different today tan when I was a child. Many cannot name their neighbors. Real estate values in Tuscaloosa are pretty high , however , in struggling neighborhoods this could be helpful to give homeowners more revenue they could use to improve the property. As for enforcement , I believe we need more police officers in general. We do not need to hire code enforcement officers. We need a policy that a person loses their right to short term rent their property if they do not manage it in a professional manner. Perhaps stiff fines .
23. I didn't answer 33 because the number of adults should depend on the size of the property.

24. I didn't answer the question about how many adult renters should be allowed to occupy an STR because it would depend on the size of the STR home and also the limits, if any, of current laws.
25. I disagree with our current STRs because they are going them illegally, sneaky, skirting around the laws and taxes, and literally attacking anyone trying to go about it legally. Even our "neighborhood leader" is doing it, but calling it "house sitters" that so adore her home, they pay her. And then she literally brings the wrath of the devil against anyone trying to do it legally. Hypocrites that bully the area. Many are tired of it.
26. I discovered that multiple homes on 7th St and 8th street (between Queen City and 17th Ave) share the same sewer line, which is repeatedly plugged (by condoms, tamping, wipes, etc) and seeping into the ground. How would tw City respond to this with potentially worse sewer behaviors from STR clients? I strongly support similar website and strict regulatory framework (with more oversight) to be created and applied to long-term rentals, too. The landlords of the properties mentioned above need some public scrutiny of their rental practices, too.
27. I do not believe it is any neighbor's business who is occupying the home during a STR if they follow the rules and regulations set forth in vetting the renters. The City and neighbors whom feel as though it is their business to mandate the life of others needs to re-evaluate their stance in this world. There are bigger and more pressing issues to take care of in this town and around the University campus than what a neighbor is doing with their own personal home and property in regard to STR.
28. I don't see where it's the cities right or business to tell me what I can and cannot do with my own property.
29. I don't trust the word "residents." I think I would prefer "owner occupied." We have a convenience store/gas station on the corner because absentee landlords didn't object to it.
30. I feel very strongly that without oversight by the city STR is not viable
31. I have no confidence in the City's ability to regulate STRs if granted because the City does not effectively enforce existing ordinances.
32. I have several friends who live in the 35406 zip code who have rented their house for game-day weekends. They have all had wonderful things to say about the experience. I DO NOT think STR should have to be approved by the neighborhood residents. However, the survey did bring up an excellent point...I DO think STR should be "owner-occupied" homes.
33. I just do not think it is a good idea to allow this in established neighborhoods. It will at some point lead to problems in the neighborhoods and too many rentals! Not fair to people living here and having to deal with others allowed to rent!
34. I live in close proximity to student housing. I would love to see these landlords lose the ability to rent after complaints are constantly filed due to noise and garbage just to cite two MAJOR problems. It is a known fact how many of these lodgings are over the limit for occupants.
35. I support unlimited STR by home owner occupied housing or with special permits for cases where an uninhabitable home is being revitalized for the purpose of being an STR.
36. I think maximum number of occupants depends on the house configuration and not an arbitrary figure.
37. I think number of adults limit should be determined by the size of the STR. For example, our home (not that we would want to rent it out) has six bedrooms plus hideabeds and would accomodate more adults than an efficiency apartment. Parking is also a limiting factor for many properties.
38. I think STRs, if allowed, should be subject to the same restrictions that LTRs have. I would hate to see a neighborhood turn into a house-as-motel transient area.
39. I think the campus and downtown areas and lake properties are a good idea. It makes sense for travelers to stay there. I'd consider staying at one on the lake, or near campus I had friends in town for a game. Those aren't traditional 'established' neighborhood. Campus area has kids and

professors who move every few years. And there are the historic district people who complain every time the wind blow, but they knew what they were getting into when they bought there. Lake properties are so spread out and it's more rural up there. No idea why anyone would want to stay out here in a neighborhood like mine though.

40. I use STRs when visiting other cities and I would be a hypocrite if I said "NIMBY" but I do think we need to regulate and manage them.
41. If STRs are allowed and neighbors or a HOA have problems with the STR it would be beneficial to have an outlet for them to voice their factual concerns, but not just complain to other neighbors and get petitions signed bc they don't like strangers in their neighborhood.
42. If this is inevitable politically then it needs to be strictly regulated and enforced especially in a small neighborhood like BV. Need to set some expectation on behavior of tenants to avoid weekend party houses.
43. In addition to my previous statements, I would be concerned about property values and how this could negatively affect them. It seems we have too many unoccupied apartments now, so why not use those in areas close to the stadium. I recently moved from a nice neighborhood in Birmingham and had multiple offers due to us NOT HAVING STR's. No one wants to have 3-day parties in their backyard.
44. In Cherokee Hills, we currently have houses being bought and used as rental property, Air BNB, and homeowners renting out during game day. Neighborhood declining in homeowner value, traffic increasing, and not sure, but crime may be occurring.
45. In historic districts I feel that the number of SRO should be same for the house zone so for most it would 2-3 unrelated and should be enforced by the city NOT the occupants of the neighborhood with spot checks etc...
46. In the responses regarding how citywide STRs will affect my neighborhood I said no change because they are already in place in my neighborhood. So to add them elsewhere in the city would not be likely to change how it impacts my neighborhood.
47. Inspections and background checks must be in place to protect short term tenants
48. It is critical to neighborhoods and availability of affordable housing that the city limit STR to house that are owner occupied. People will be more careful about to whom the rent if it is their home that they are renting.
49. It is improper for others to influence how I legally use my property unless they are willing to pay my mortgage. In Tuscaloosa, additional restrictions are simply another opportunity for graft by city officials.
50. Just to clear some things up. I think occupancy should be based on two adults per room or three children and allowed one pull out sofa for three children or two adults. Also if an owner is in a homeowners association then of course it should have to be cleared with the association.
51. Many residents in our neighborhood object strongly to STR !
52. Maximum number of occupants should be dependent upon the size of the house. Noise/disturbance, parking, and other violations should be strictly enforced.
53. My nabor across the street from me is renting and is in violation of city ordinance. On occasion they have the street blocked by visitors and break ins around the naborhood have increased.
54. My objection to STR stems from my negative experience with an illegal STR operating in my neighborhood.
55. My overall biggest concern for Alaca Place is parking. Residents of Alaca Place are aware of the parking quirks and we work together to prevent problems. I am afraid that short term renters would attempt to park too many vehicles on the street or park in haphazard ways causing problems for property owners.



56. My previous comments above concerning city codes and ordinances were meant to be relevant only in the event that citywide STRs were made available.
57. n/a
58. no preferential neighborhoods
59. none
60. Number of adult occupants should depend on size and amenities of STR property. A 4 bed/4 bath house should allow 8 adults. A 1 bed/1 bath apartment should allow 2 adults. Regardless of allowed "occupants" is how to control parties or events held at STR properties. What language has the city put in place to control those? Efforts to make the city enforce STR rules are wasted. If owners see that legally participating as an STR includes onerous regulations and unnecessary publishing their information, then they will just do it illegally. It's VERY difficult to enforce. Much like the current rules limiting occupants of historic homes. People just do it anyway and rarely, if ever, face consequences. It should be up to the neighborhoods to set covenants and be responsible to enforce. The city cannot implement a STR policy that adequately addresses the needs of every neighborhood.
61. Number of adults able to occupy should be based upon the capacity of the house, not an arbitrary number. Each house should have a maximum occupancy based upon available space similar to VRBO properties.
62. Number of adults per STR would vary based on size of home and sufficient parking ON THE PROPERTY NOT ALL OVER THE YARD/Grass
63. Number of adults should be based on number of bedrooms. Maximum of 2 adults per BR
64. Occupation maximum should be based on the home, parking limitations should be recognized and enforced. Listings shouldn't be made publicly available online outside of AirBnB etc, due to safety concerns (often unoccupied home, personal contact info).
65. On occupancy, it depends on how big the home is. Occupancy should not exceed the amount of beds available.
66. Other people in my neighborhood shouldn't get to decide what I do with my own property, and the city has no business interfering with anyone's activity on or with their own property unless they activity injures another person. This is a simple concept that everyone should understand.
67. Our neighborhood has many small children and we do not need the increased traffic and unknown person STRs would bring.
68. Parking should be accessible to the street. A single-width driveway means that one car parks in drive, others on street
69. Please consider regulations that limit the ability of investors (from outside the neighborhood or outside the city/county) to use our neighborhoods as hotels/B&Bs. I prefer that those with a stake in the city or my neighborhood are the beneficiaries of the coming changes.
70. Plenty of other communities have successfully navigated the entrance of short term rentals. This is an opportunity for the city of Tuscaloosa to remain competitive in its amenities to homeowners and visitors alike. Thank you for considering expanding STRs to the city.
71. Prefer no STR. However, it must be highly regulated if it is allowed.
72. Present STR operators in our area of the city are in violation of city codes. I am greatly disturbed by property owners who ignore or openly violate codes. It is called "breaking the law".
73. Put one next to your house and see how you like it I have two within 100 yards and both are a nuisance
74. question 33. Number should be dependent on the size of the house.
75. Require Fire Department inspection and license fees for each day of rental along with high application fee and taxes and require two months prior application date in order to notify residents

- of the neighborhood to receive feedback. Maintain an ongoing log of complaints and deny permission if there are problems on file.
76. Residents disagree with the associations at times so resident contact/approvals should involve residents not associations
  77. Safety
  78. Short term rentals should not negate city ordinances. If a sound ordinance or occupancy violation is identified that should be addressed as any other violation. While I myself do not operate a short term rental, my parents have multiple houses that they have chosen to rent out has short term rather than long term. One is in the Gulf Shores city limits. It operates as a business, as should any in Tuscaloosa. Three are not bound by city ordinance. Two of those were previously rented as long term/annual. We have noticed a dramatic reduction in the cost of upkeep and an improvement in the impact on the surrounding area. I would much rather have a short term, rental by owner next door than a bad long term renter.
  79. Since we've already had serious traffic and safety concerns, that we've had difficulty addressing, I feel certain that our residents will actively fight any move in this direction.
  80. So many of your questions reflect that government is worried about issues that should be concern of individual citizens. The City Council appears to be overly zealous in stopping STR's. Again, I worry whether they are being persuaded to assist the "special interests" representing the Hotel & Motel industry and many HOA's that can deal with STR's in their own Covenants & Restrictions. Why does the City want to be so aggressively overseeing this issue. Again, it is Special Interests pressing their buttons.
  81. Stick with the overlay areas already in place and do a better job regulating and enforcing the rules on those.
  82. Stop destroying the neighborhoods.
  83. STR's have been going on in the city of Tuscaloosa for decades. I do not know of any neighborhood harm that has been caused by this practice. People get their panties all in a wad when something new is proposed because they don't like change. I say that if people want to rent their house out on a weekend, then let them rent their house.
  84. Strs and renters have ruined beautiful downtown neighborhoods (I used to live in Pinehurst). Think hard and long before you allow this citywide.
  85. STRs should be regulated in the sense that the property has all the required safety features and functions. I do not believe they should be regulated by a neighborhood association or by neighbors. If a property owner wants to offer a short term rental, as long as the property is maintained and safe, they should be able to do so. If STRs are over-regulated, it will deter STRs in those areas where they are needed the most. Although I don't believe they should be over-regulated, I do believe the City should make information available to the public around the location and ownership of STRs.
  86. The city already has trouble enforcing their rules with the people they have. How are they going to handle more?
  87. The city needs to respect the property rights of individuals instead of trying to control everything. Leave people alone!
  88. The number of adults allowed to stay should be limited to the size of the house. Larger houses can accommodate more people. I believe it should be limited to one family at a time and the number of family members allowed depends on the size of the house. For example, a one bedroom house may be restricted to two people (adults or children) while a four bedroom house may be limited to one family (adults and children of say 6).
  89. The number of allowed renters should be determined by the capacity of the space, not an absolute number.



90. The occupancy limit should be based on the size of the home, not a standard number. I have stayed in Air BnBs with a dozen adults because there were plenty of beds. I believe people should not be prevented from having this opportunity to earn some income. It's not fair that those currently allowed also happen to be in wealthier neighborhoods.
91. The one that has been used in our Historic neighborhood has been fine as the owner is very diligent on who he lets rent his dwelling I worry about others being that that diligent!
92. The people and/or organizations involved in STR only have greed in mind. They are not concerned about the neighborhoods or the average resident in Tuscaloosa. The city will have a difficult time with enforcement and citizens will be discourage. In the end, there will be a tremendous amount of aggravation and citizens will have less faith in the city government.
93. The posting of licensed STRs on the City's website could very easily result in the unintended consequence of those properties or guests being targeted for burglary or theft. The city's two current enforcement officers already have the list of licensed STR properties and are already doing a good job of policing illegal rentals.
94. The proposal that no hearing would be needed to approve an STR is TERRIBLE. There will be a rash of investment purchases if the number of days is increased. In fact it should be reduced to 15 from 30.
95. The sense of a community neighborhood is already greatly affected by the number of rentals in our historic area. I would definitely move if STRs came to my neighborhood. I am one of two residents on my block. All other homes are already student rentals.
96. The STR's on our street are not owner occupied. They are only being used for STR's. My fear is due to the close proximity to the campus that more homes would be purchased for this reason by investors and ruin our neighborhood.
97. There is no reason to allow STRs all over town. We already have a number of apartment buildings that are not full nearby UA. Let the STRs stay close to the large student rental market areas and keep them out of neighborhoods. Also, the city must regulate these places and be available to check on complaints on weekends and at night - these are the most likely times for there to be problems for neighbors.
98. These STRs are just party houses, they profit only the owners, and they bring nothing positive to the neighborhood. Noise, smoking pollution, irresponsible drunkenness, too many cars, and anomie are the side effects.
99. This town is FULL of apartments for students that have yet to be rented. Let those apartment complexes do STR. Stable neighborhoods do not want to see their property values decline while slumlords buy up property, minimally maintain it, suck all the income it can out of it, and then dump it on the market. It will ruin the value of homes in this town. I know that North River or Crown Pointe or The Towns will not be full of STR. It will be older neighborhoods that bear the brunt of this.
100. This will destroy the quality of life in Tuscaloosa and people will move outside the city limits. Might as well put "For Rent" signs at interstate exits.
101. This will open up a hornet's nest of problems for HOA's, homeowners and the City.
102. Unfortunately there is an agenda in the questions instead of unbiased research questions trying to truly understand the issue.
103. Very disturbing that anonymous complaints to the city against residents are given any merit whatsoever. This practice feeds groups of nosy busybodies who make it their life's work to cause others grief while they ignore city ordinances and do not obtain permits with no repercussions. The 'rules' don't apply to them.
104. We have students already renting homes here, and on football weekend looks like mall parking lot at these homes. Party all night and road are blockes

105. Why is this even being considered. Does the City need money so bad from people that do not live here that it needs to take from homeowners number one investment, their homes and neighborhoods. If city needs money pass a sales tax and let visitors remain in hotels.
106. Would have preferred more unbiased questions. For example on #33 - How many bedrooms does the STR have? There is a good point to know on occupancy limits. What if I have a 6 bedroom house? Poorly designed questions that are slanted to the negative position. This could have been worthwhile but it failed to be unbiased by the designer.
- 107.
108. You know the city is going to buckle to businessmen who once again will get what they want, to the detriment of home owners. This is a farce.
109. Zoning is already established. Housing is already identified as own vs. rent. This adversely affects businesses that need that income, i.e. hotels.

### **STR Operators**

110. #34, question on how many renters should not be unlimited. It should be based on the # of rooms with a multiplier. Example 4 rooms, multiplier 2 = 8 adults, I would say a 4 bedroom house could should hold 8 adults.
111. City or Neighborhood public hearings on a case-by-case application for consideration of STR is not right. Most neighborhoods have a HOA. If the HOA allows STR or was silent to STR in the past - property owners should be able to use their property without judgement or ridicule by HOA groups. If a STR is permitted within a neighborhood, the City should police noise complaints. If a STR has multiple & legitimate noise complaints within a calendar year - the City could impose penalties on violators by fining the property owner and/or possibly revoking the property owner's STR permit for a period of time (6-12 months).
112. Having an owner onsite should be considered beneficial & not require additional measures (sprinkler requirement)
113. I am fearful that the City of Tuscaloosa, particularly the historic district, is losing its identity due to student housing and STR. The University and Football should not be Tuscaloosa's sole identity. We have a rich history which is slowly being eroded. I moved downtown to raise a family, but am now fearful that I may have to move for my family's safety. This was not the case 30 years ago when I was growing up in Tuscaloosa.
114. I believe as long as the home isn't creating disturbances with the neighbors ALL homes should be eligible for STR. AirBnB and other apps have a rating system to eliminate bad rentals. And the ability to collect local taxes.
115. I do not think STR's are necessarily bad but they could become detrimental without proper restrictions on percentages, days and city enforcement. Fines need to be large to prevent unlawful rentals. The safety of renters is the most important thing to consider and each STR has to pass a safety inspection and be properly insured. Meeting the safety requirements can be expensive and it is unfair if unlawful rentals are not prosecuted. It will be difficult to ask neighborhoods to sign off on an STR without creating animosity between neighbors. Allowing the neighbors to "vote" may not even be legal. When the historic districts were included we originally had to get approval from the ZBA which allowed neighbors to speak up. I do not recall any instances where neighbors spoke against the STR, however, there were many instances where the ZBA was asked to restrict occupancy based on available on-site parking and to restrict the days to 30 days. The restrictions on percentages of the neighborhood, days and occupancy are good. We tried to get the owner occupied part included but it was not.
116. I don't like the city telling me what to do with my property. I own and pay taxes on my house. If the city wants to tell me what to do then they can pay the taxes on my house.

117. I don't think my neighbors or neighborhood should be able to say what I do in my house if it is within the law. If I let the house go with deferred maintenance or have people coming and going that cause issues then they should be able to contact the authorities and I will have to live with the consequences. If you want to make a rule in an HOA that says if a house is purchased after X date that limits the ability to be used then at least the buyer has control over where he/she goes and what they choose. I would like to use my second/investment home for STR vs having a year round renter because we can use the house for my parents and in laws when they come visit. Occupancy rules cannot and should not apply. If I rent my home to 10 people for a football weekend it is no different than if I lived there and I had 7 old college friends come visit for the weekend. Its a large number of unrelated individuals and I would imagine the majority of our neighbors do that at some point in the year whether its for football, weddings, birthdays, anniversaries, etc. Why should they get to do it and I can't. At the end of the day the people that would rent my STR are just like you and me when we rent a place at the beach. You pay good money for a nice place and you have great respect for that individuals home so you take care of it and you don't cause issues.
118. I have rented my home for the past 2 years and have met some wonderful people across the country. Most are out of state parents. I have never had any complaints from my neighbors. My guests have all been courteous and have been very respectful of my home and neighborhood. The biggest problem we have in my downtown area are students that rent throughout the year. They leave their garbage on the street, park in their lawns and have parties constantly. In my opinion that is the problem, not home owners who short term rent their homes. The landlords of these houses/duplexes should be held accountable for the problems their tenants cause during the school year.
119. No further city resources should be used to enforce this when you can't even enforce the regulations for students.
120. Number of occupants should be set by size, bed and bath count of property along with parking spaces.
121. Oppose restrictions, penalties and enforcement since little to none exist for long term rentals. Long term rentals have had many negative impacts to the quality and value of the city's residential historical districts. This whole concept of reporting, managing with prejudice by the city is insulting. Take the necessary measures to oversee long term rentals then address STR's if anyone is left standing in that presumed battle. Owners of long term rentals have made generational wealth and have created powerful strongholds in neighborhoods near the UA campus.
122. Regulations should be lax because not all properties are the same. It would be wrong to implement a regulation that considers a single family home STR and an investment condo STR as the same. It really is not a complicated issue. Please look at other COLLEGE towns (because that is what we are) and see what they have done in regard to the exciting opportunities that STR provide for citizens. (Example: Austin, TX, Columbus, OH, Athens, GA). If we want to grow as a city then we need to be open to outside ideas. Otherwise we will decrease in importance.
123. STR's have been operating for years. Most people are not even aware that their neighbor is renting out their home since very few problems arise as a result of STR's!
124. The city needs to ease up the current regulations that are now in place.
125. The city of Tuscaloosa should be doing all they can to enable their citizens to utilize their plans for increased income. We are all learning how to make a living in today's world and this is a great opportunity for the ones who wish to invest in it. It is an investment for all of us who choose to participate in short term rentals and it behooves us to upgrade and maintain our property to the best of OUR ability. Our renters are our judge-not the city! If my property is not up to the renter's standards, they will not return which will put a stop to my short term rental. Regarding certain "less worthy" areas of town I must offer the same opinion. If a renter chooses to stay in a sub-

standard area it is their choice-not the city of Tuscaloosa. After listening to several of your council meetings, I've concluded that the city including the mayor, attorneys, council members and others have forgotten that they work for the citizens of Tuscaloosa, not the special groups you seem to get your information from. The entire city management has offices (nice, empty, and guarded), private parking and built to specifications that most private businesses cannot afford to do. Again, you should remember, if you've ever known, that you are supposed to be an advocate and a public servant to our citizens not a board that enforces your desires onto others. Recently while in line at a local business, a former resident of Tuscaloosa told me she was so discouraged by what our city has become and that Tuscaloosa had lost its uniqueness. We have an opportunity to allow the citizens to possibly bring some personality back to this city of uninspiring apartments. I would like to add that the powers to be need to revisit the decision to install monster statues throughout the city/about this stupidist idea ever! If monsters reflect our city, then we are surely further gone than I thought. Leaders, get out of you "guarded offices" and actually listen to your citizens-not your special ones. That do not speak for me and the majority of the people I am with daily, feel the same.

126. The city would have to provide vigilant oversight. Absentee ownership should be curtailed. No neighborhood should be discriminated against.
127. The enforcement of the STR laws are draconian. The City should not fine or jail people for using their property in a reasonable manner. After all, the City does not own the residences.
128. This is a huge issue for me. My vote for mayor and for Cynthia Almond is dependent on this issue. Very important
129. This TNT group says they represent all neighbors of Tuscaloosa. Well, I am a neighbor, and I don't agree with them 99% of the time. Where is the accountability for them representing themselves as a voice for all? Not everyone agrees with TNT. You are welcome to your voice, but don't misrepresent who you speak for. I will be looking specifically for this in the results of this survey. Plenty of us Tuscaloosans believe good, responsible development helps us neighbors.