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Subject: STR request - C. Clark
Date: Thursday, March 14, 2024 6:59:56 PM

To the Empire Village Council and members of Empire's short-term rental committee:

(It is not necessary to read this correspondence at a village council meeting, in the interest of saving time, but please include it appropriately in e-packets and/or other short-term rental correspondence that is being collected as you consider an Empire STR ordinance. Also please forward this correspondence to appropriate council email addresses, as I am not sure who/what they are).

I am requesting that my home at 9948 W. Wilce St. be included on a list of STRs to be grandfathered prior to any STR ordinance for these reasons:

1. Like some others who have corresponded, I also designed my home, completed in 2020, with a rental option in mind – such that I could rent partial space in the home while living in the rest should I lose my job unexpectedly or otherwise need supplemental income in order to stay in my home.
2. I lost my job unexpectedly last March and since then have been preparing to publicly rent the partial space in my house that was designed for this purpose.
3. I am already renting this space in my home occasionally to some family and friends who are advising on how the space needs to be furnished for broader public appeal.
4. I intend to use the rental space in my home in the future for both long-term rental as well as short-term rental, depending on the final definitions of these terms, in order to continue to reside in Empire, as assessed values, taxes and living expenses skyrocket.
5. As a resident who occupies my home while renting a portion of it, I believe I am a 'landlord' significantly different from those who own and rent Empire homes from afar. On-site resident landlords with STR options can better control any possible renter issues and actually slow community gentrification by allowing residents to stay in homes they otherwise cannot afford. This is in contrast to off-site, sometimes corporate or international, landlords who are not members of the community and who accelerate its gentrification.

Thank you for your consideration of the above reasons for my request for STR grandfathering and for also considering language in a possible STR ordinance that differentiates on-site landlords from off-site landlords, with less restrictions on the former community members than the latter non-community members.

Best,

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