

12/11/2024

Ms. Hosier and the Honorable City Council Members,

I would like to bring to your attention that yesterday, 12/10/2024, that we dropped off 8 copies of our response to the Hosley Proposal - considering we publicly endorsed the "Middle Ground" proposal. We, Shores Vacation Rentals and the 70+ South Haven Homeowners that we represent, only speak for ourselves and those we represent. We want to make it very clear that we do not represent any other Management Company, or organization, or resident of this community - that includes SHVRA. While we are a paying member to SHVRA, we speak only for ourselves and our 70+ Homeowners.

With that stated, I would like to point out that we, SVR, were told that if we endorse three key elements of the Hosley proposal, that all the other items in the proposal would be negotiated with Stakeholders to find common sense solutions that do not impede the constitutional rights of residents and homeowners.

In the document that we sent over (which is exactly the same one that is attached in this email) we have highlighted areas of concern, and basic solutions. Hopefully this will create a real dialogue with the City and Stakeholders of Short-term Rentals and the Community. We believe that we are close to finding the middle ground that our clients can live with, and ones that the Community can too.

Shores Vacation Rentals has been operating short-term rentals in South Haven for over 40 years without any major changes or problems. We have always tried to dedicate ourselves to the greater good of the City - and we think we can continue to do so, working with the City and Residents to find the real middle ground solutions to the areas that we have highlighted. If we can find reasonable and sensible approaches to those issues, we will back the City 100% in passing the Hosley proposal. As it stands now, we cannot in good faith to our Homeowners allow this to pass.

Shores Vacation Rentals understands that complaints that are listed over and over again that Short-term Rentals are being accused of; we of course have issues with those as well. STRs that are legally registered by the City are not the cause of the parking problems on the streets of SoHa; for they all have to have enough required parking to meet the amount of people that stay in those homes. As you all are keenly aware, it's the Day Tourism Traffic that overwhelms the streets, and we all know it. People by the thousands flood into residential areas trying to find

parking so they can make their way to the golden sandy beaches that are advertised everywhere.

Point being, let us find the solutions to those areas of concern that we have highlighted and pass these regulations and say "enough is enough," and move on to fixing the real root causes of the problems that we have here. Part of this also starts with the recognition that South Haven is a tourist-based economy - not a blue-collar manufacturing economy.

If we want the Middle Class to grow in South Haven, then there should be discussion about lowering the tax rates, giving tax breaks or credits to those that buy a home here and use it as their primary residence, or those that bring their businesses here. There should be tax breaks to lure in the Plumbers, Electricians, Contractors, Maintenance professionals, etc. These are real issues that have to be discussed and fixed.

Considering it was recently pointed out that 1/10th of 1% of complaints to the City were about Short-term Rentals with real issues, it is time to stop villainizing those homeowners that truly love and want to be a part of this Community. Even if it is only 2 weeks out of the year till they can afford to retire and live here permanently.

Let us come together and find the middle ground and solutions we all can live with. We welcome and encourage all of you to reach out to us and the Stakeholders to do so.

Sincerely,

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