

Polis, a Powerful Voice-of-the-People.

Getting a clearer picture of STRs and moving collectively forward in South Haven.

311 everyday people, 15-minutes per day, for 5-days, used a unique interactive conversation process, Polis, to cast 31,600 votes, and WOW!

Submitted by:

Ted Wetzel

Date: 7 May 2024

Fighting To Understand, 501c3

330-607-6829 ted.wetzel@fighting-to-understand.us

In a nutshell, 311 everyday people collaborated to understand a tough topic: Short Term Rentals (STRs) in South Haven, Michigan. The bottom line is recognition that (a) the issue is complex and nuanced (is not a simple binary problem), and (b) 91% of respondents believe that it is NOT TOO LATE to move collectively forward.

If you are not in the press, skip ahead to the [Exec Summary](#).

OPTIONAL Press Release – A story here about collaboration.

Headline: Getting a Clearer Picture of STRs and Moving Collectively Forward in SoHa.

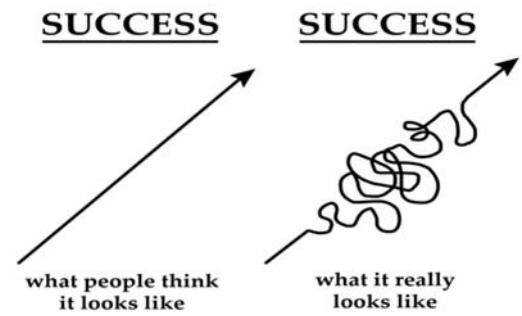
Goal:

- **Our Goal** starts with inviting easy, yet meaningful, interactive yet brief participation by everyday people, with an innovative, trusted APP to understand diverse views on tough topics, and to then share the trusted understanding with fellow everyday people. The process can be iterative, even to the point of guiding collaborative policy and informing elections. The process that drives our purpose can be applied to many tough topics. Here we chose the topic of STRs in South Haven.

QR CODE for
report

Methodology:

- Utilized Polis to engage 311 participants in a five-day interactive session, 15-minutes per day, at any time, from anywhere. Gathered over 31,000 votes, sparking an expansive interactive anonymous conversation, without ever meeting each other!



Participant Dynamics:

- The Polis algorithm recognized the emergence of two subgroups.
- Core commonality was found:
 - 91% of participants think “it’s not too late” and that gives us hope – the time is now.
 - 93% of participants say, “we all love South Haven.”
 - More than 80% of the participants feel that STRs are not a simple binary issue.
 - Over 80% say, “we need to work together to grow and sustain.”
- Reasons to be divided came through the report too! Predictable differences about:
 - Economic impact
 - Quality of life
- Pronounced splits are rooted in differing priorities, values, and demographic characteristics, which must be carefully considered in any effort to find common ground and develop effective solutions.

Advancing Dialogue:

- **Strategies:** To dissect the roots of polarized opinions, spot biases, peel open factual differences, and cultivate a shared narrative.
- **Aim:** To catalyze respectful collaborative discussions, fostering a low-impact, yet profound understanding and trust-building.

Collaborative Next Steps are in the offing to understand more:

- A creative evening to be face-to-face for a "Dinner and a Fight."
- Radio interviews to explore this report, especially with unlikely partners from across the aisle.
- News paper interviews.
- Pledges to swear off Facebook 😊
- Formation of fact-finding teams.

- A 2nd Interactive Polis Conversation to seek “what if” (creative-visions) that bring out the best of both worlds (vibrant town charm for locals and visitors).
- Ideas for next steps will emerge from you, the stakeholders of South Haven.

End of Press Release. [Click here for the report.](#)

Important Note #1: We’re trying to make the report **bite-sized**, yet easy to drill down for details. Read as much or little of the report as you wish. Either way you are invited to give your feedback here: <https://pol.is/4mpfsf53kc>

Important Note #2: Moving forward collectively on a complex tough topic like STRs will take time, effort, and it will be a squiggly process. This report is a foundational first step, from which we hope to build on.

The Report.

Table of contents for the TOUGH TOPIC = STRs. (6pgs).

- [1- Executive Summary, 3-minute read.](#)
- [2- Agreement on these points.](#)
- [3- Deep divides showed up too.](#)
- [4- A chat with AI to sniff out solutions.](#)
- [5- We found possible next steps on STRs.](#)
- [6- It’s time to give your feedback. You are the check-and-balance.](#)

Table of contents for the PROCESS that we followed (6pgs).

- [7- Why do we need this process anyway?](#)
- [8- Methodology. Progress, not perfection.](#)
- [9- Are we building positive crowd-wisdom, or are we devolving to groupthink?](#)
- [10- Responses from governing leaders.](#)
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[Appendix and links to data.](#) (Starts at page 19.)

1. Three-minute executive summary. [return to table of contents](#)

The city of South Haven, Michigan, is grappling with a complex issue surrounding Short Term Rentals (STRs). A recent interactive online conversation using the Polis platform revealed a significant divide between two main groups: Group A, which strongly supports STRs, and Group B, which opposes their current level of presence. This executive summary aims to highlight the key findings, areas of agreement and disagreement, and potential next steps for the community to address this challenging topic.

Key Findings

1. Agreement: Despite the divide, the survey identified 28 agreement statements across 8 themes, including tourism and economy, community and collaboration, housing and development, STR management and regulation, economic development and job creation, community representation and leadership, broader context and comparisons, and social media and public discourse.
2. Disagreement: The survey also revealed 10 core disagreements between Group A and Group B, primarily focusing on the economic impact, quality of life, neighborhood disturbance, regulatory approach, and the impact of STRs on housing and residency.
3. Demographic Factors: The demographic differences between the two groups provide context for understanding their differing priorities and perspectives. Group A is more likely to own STRs and have a direct financial interest in the market, while Group B is more likely to be composed of permanent residents who are not directly involved in the STR market.

Potential Solutions and Next Steps

1. Community Engagement and Collaboration: Investing in inclusive, varied, and collaborative activities, such as community conversation potlucks, radio interviews with unlikely pairs, and creative "What if..." conversations using Interactive Polis, can help foster a sense of community, facilitate dialogue, and generate ideas and solutions.
2. Balancing Interests and Finding Common Ground: By focusing on shared values and goals, such as a love for South Haven, the importance of tourism for the local economy, and the need for some level of STR regulation and management, the community can work towards developing balanced solutions that address the concerns of all stakeholders.

3. **Balanced Approach and Long-term Planning:** Finding effective solutions will require a balanced approach that combines targeted regulations, incentives for responsible STR management, and community-driven initiatives. This approach should be grounded in a shared understanding of the problem, a commitment to fostering empathy and collaboration among stakeholders, and a focus on the long-term well-being and resilience of the community.
4. **Fishbone Diagram:** Using a comprehensive framework, such as a fishbone diagram, can help explore, organize, and evaluate the complex factors influencing the impact of STRs on South Haven. The main categories of the diagram include economic impact and development, community character and quality of life, property rights and regulations, STRs and tourism, community dynamics and collaboration, and broader context and comparisons.
5. **Fact-finding and Vision-setting:** Participants can contribute to the process by sharing their thoughts and suggestions, digging into fact claims to ensure accurate and reliable information, and participating in a second Interactive Polis Conversation to start identifying components of a unifying vision for South Haven.

Conclusion The South Haven community faces a significant challenge in addressing the divide surrounding STRs. However, by focusing on areas of agreement, fostering community engagement and collaboration, and adopting a balanced approach to problem-solving, the community can work towards developing a sustainable, equitable, and mutually beneficial vision for STR management. The insights gained from the Polis survey and the various solution ideas generated offer a promising foundation for navigating this complex issue and demonstrating the value of inclusive, data-driven, and community-centered decision-making.

Aside:

- If you wish to test drive the STR Polis, use this link: <https://pol.is/6eefvhpzup> You do not need to vote all 300+ statements, just give it a test drive.
- To peak at the data crunched report by the Polis algorithm: <https://pol.is/report/r4zu8arserusaecdbnar3>
- To peak at the additional chat we had with artificial intelligence, Claude, see the [appendix 6](#).

2. Agreement on several points.

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The Polis algorithm looks for similar voting patterns (opinion groups) among the participants. Of the 311 total participants, the algorithm found Group A with 215 participants, and Group B with 33. Comparing Group A with Group B, the data shows 28 agreement statements, from a total of 360+ statements. Some of the statements are “half-agreements,” but none-the-less, something to build on. We further grouped these 28 statements into 8 Themes.

Theme 1: Tourism and Economy

- Statement 45: "Tourism enhances our collective lifestyle with dining, shopping, and activities and it brings job opportunities, elevating our community"
 - Group A Agree: 96% Group B Agree: 48%
- Statement 77: "I wish we could agree that we should focus on building industries and not on tearing down the tourist industry"
 - Group A Agree: 95% Group B Agree: 45%
- Statement 100: "I wish we could all agree that we need tourism in SH."
 - Group A Agree: 96% Group B Agree: 66%
- Statement 111: "Tourism is good for South Haven."
 - Group A Agree: 97% Group B Agree: 87%
- Statement 118: "they are needed for the local economy BUT there also needs to be further development plans for future local housing"
 - Group A Agree: 93% Group B Agree: 61%
- Statement 257: "South Haven has a lot to offer locals and tourists alike"
 - Group A Agree: 93% Group B Agree: 94%

Theme 2: Community and Collaboration

- Statement 35: "Residents and our visitors share in our love of South Haven; we gather here with our friends and families to make beloved memories."
 - Group A Agree: 95% Group B Agree: 65%
- Statement 95: "We all love the town!"
 - Group A Agree: 92% Group B Agree: 84%
- Statement 129: "Dividing the community is a bad idea."
 - Group A Agree: 96% Group B Agree: 83%
- Statement 157: "I wish we could agree that this is complicated and thus is not binary. In other words we all will need to give and take to find winning solutions."
 - Group A Agree: 83% Group B Agree: 79%
- Statement 162: "Compromise is needed"
 - Group A Agree: 91% Group B Agree: 77%
- Statement 171: "we all love South Haven"
 - Group A Agree: 93% Group B Agree: 94%
- Statement 253: "We all share in the success of the community."
 - Group A Agree: 96% Group B Agree: 94%
- Statement 296: "The issues facing City of SoHa effect all the Twps too. It is important to remember we all live here."
 - Group A Agree: 89% Group B Agree: 68%
- Statement 324: "we need to work together to grow and sustain the South Haven communities"
 - Group A Agree: 97% Group B Agree: 81%

Theme 3: Housing and Development

- Statement 38: "we need to build more homes to accommodate all desired types of needs."
 - Group A Agree: 78% Group B Agree: 93%
- Statement 56: "Housing cost are high every where...even in locales where STRs don't exist. It is an inventory problem. Let's do something about housing."
 - Group A Agree: 90% Group B Agree: 67%
- Statement 84: "Reduce hook up fees, allow more land splits, support developers build more housing."
 - Group A Agree: 76% Group B Agree: 80%
- Statement 99: "I wish we could all agree that South Haven needs to focus on new job opportunities and affordable housing."
 - Group A Agree: 90% Group B Agree: 96%
- Statement 308: "We need to focus on affordable housing for the workers of this town."
 - Group A Agree: 91% Group B Agree: 100%
- Statement 330: "there needs to be a balance"
 - Group A Agree: 72% Group B Agree: 100%

Theme 4: STR Management and Regulation

- Statement 29: "STR's need to be controlled/limited, however they have the potential to create a vibrant business district."
 - Group A Agree: 63% Group B Agree: 76%
- Statement 188: "It's too late to fix the STR issue."
 - Group A Agree: 9% Group B Agree: 9%

Theme 5: Economic Development and Job Creation

- Statement 113: "Well paying jobs are needed to attract families."
 - Group A Agree: 89% Group B Agree: 100%
- Statement 117: "We need to focus on improving conditions that presently inhibit attraction of new industries (school performance, affordable housing, etc.)."
 - Group A Agree: 89% Group B Agree: 96%

Theme 6: Community Representation and Leadership

- Statement 284: "City Council members should be fully-invested in South Haven and live here."
 - Group A Agree: 92% Group B Agree: 86%

Theme 7: Broader Context and Comparisons

- Statement 175: "Seasonal tourist towns share most of the same problems as South Haven. This is true not only in the US but other countries as well."
 - Group A Agree: 93% Group B Agree: 50%

Theme 8: Social Media and Public Discourse

- Statement 92: "Negative comments about tourists on Facebook attracts year round residents."
 - Group A Agree: 5% Group B Agree: 0%

[See Appendix 2 for another view of the agreement data.](#)

3. Deep divides showed up too.

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Despite the above agreement in heading 2, the Interactive Polis Conversation data reveals stark differences between Group A and Group B on STR issues. Many of familiar divides are validated. With the Polis data and by chatting with artificial intelligence (Claude 3 by Anthropic), the following divides emerge from the data, in the form of opinion groups.

Group A, which strongly supports STRs, and Group B, which opposes their current level of presence. The UNIQUE GROUP DATA SET (what makes these opinion groups unique) highlights the key differences in opinions and voting patterns between these two groups, shedding light on the underlying factors that contribute to the divergent perspectives on the impact of STRs in the community.

Key Divergence the UNIQUE GROUP DATA SET reveals a stark contrast between Group A and Group B's perceptions of STRs. Group A sees STRs as a positive force in South Haven, contributing to the economy, improving neighborhoods, and attracting potential future residents. They believe that the opposition to STRs comes from a vocal minority of retired people and does not represent the majority opinion.

On the other hand, Group B views STRs as disruptive to the fabric of neighborhoods and calls for stricter regulations and accountability. They do not believe that STRs add to the quality of life in South Haven or improve the appearance of neighborhoods.

This divergence in opinions suggests a deep divide within the community regarding the role and impact of STRs. To move forward, it may be necessary to find common ground and develop solutions that address the concerns of both groups while maximizing the benefits for the entire community. This could involve a combination of regulations, incentives, and community-driven initiatives that balance the needs of residents, visitors, and local businesses. Of course, easier said than done!

10 Core Disagreements

1. **Economic Impact:** Group A strongly believes that STRs bring jobs, improve the quality of neighborhoods, and contribute positively to the local economy. In contrast, Group B overwhelmingly disagrees with these sentiments.
2. **Quality of Life:** Group A sees STRs as adding to the quality of life in South Haven, while Group B almost unanimously disagrees with this view.
3. **Representation of Majority Opinion:** Group A believes that the retired people who are against STRs do not represent the majority opinion of residents. Group B strongly disagrees with this notion.
4. **Neighborhood Disturbance:** Group B almost unanimously agrees that STRs disturb the fabric of the neighborhood, while Group A largely disagrees with this view.
5. **STR Reduction and Accountability:** Group B unanimously calls for fewer STRs and more accountability, while Group A strongly opposes this idea.
6. **Neighborhood Appearance and Value:** Group A believes that STRs have improved the overall appearance of neighborhoods and bring value to communities by allowing families to experience living in South Haven. Group B largely disagrees with these views.
7. **Appropriate Number of STRs:** Group A and Group B have opposing views on the appropriate number of STRs in South Haven.
8. **Demographic Differences:** The two groups have different demographics in terms of STR ownership and voter registration in South Haven.
9. **Regulatory Approach:** Group A believes in a more free-market approach to STRs with modest regulations, while Group B strongly disagrees.
10. **Impact on Housing and Residency:** Group B believes that limiting STRs will increase affordable housing and full-time residency, while Group A largely disagrees.

Understanding **Demographic Factors** The demographic differences between Group A and Group B provide valuable context for understanding the differing priorities and perspectives of the two groups. Some key observations include:

- 46% of Group A owns an STR in South Haven, while 0% of Group B does, suggesting that Group A has a direct financial interest in the STR market.
- 96% of Group B owns a home that is not offered for rent, compared to 49% of Group A, indicating that Group B is more likely to be composed of permanent residents who are not directly involved in the STR market.
- 96% of Group B is registered to vote in South Haven, while only 47% of Group A is, suggesting that Group B may be more politically engaged in local issues and more likely to advocate for policies that prioritize the needs of permanent residents.

The demographic tail that wags this dog? These demographic factors suggest that Group A's support for STRs may be driven in part by their financial interests and a desire to maximize the economic benefits of tourism, while Group B's opposition may stem from a concern for preserving neighborhood character and quality of life for permanent residents.

Conclusion The **UNIQUE GROUP DATA SET** reveals a complex and multifaceted divide between Group A and Group B regarding the impact of STRs in South Haven. The divergent

perspectives are rooted in differing priorities, values, and demographic characteristics, which must be carefully considered in any effort to find common ground and develop effective solutions.

To move forward, it is essential to acknowledge the validity of both groups' concerns and to work towards a balanced approach that addresses the needs of all stakeholders. This may involve a combination of targeted regulations, incentives for responsible STR management, and community-driven initiatives that foster open dialogue, collaboration, and mutual understanding.

By recognizing the underlying factors that contribute to the divide and working together to find creative solutions, the South Haven community can serve as a model for other communities facing similar challenges and demonstrate the power of inclusive, data-driven decision-making in the face of complex social and economic issues.

WHAT ABOUT FACTS? Several claims to facts were made. It is no surprise that accuracy of facts will aid collaborative understanding. We explore this further in the next heading of sniffing out solutions and the subsequent heading of possible next steps.

[See Appendix 3 for more analysis of the disagreements: including “facts” and “demographics”.](#)

4. A chat with AI to sniff out solutions. [return to table of contents](#)

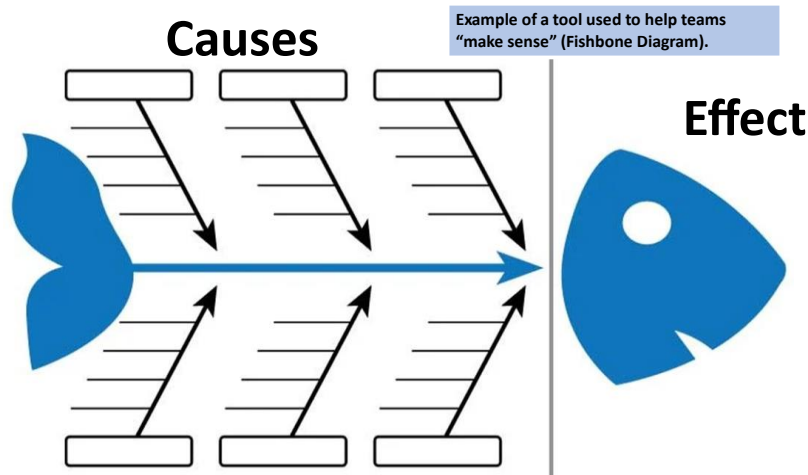
There is a lot of data to crunch. A lot! So, we asked Claude to help us to sniff out solutions. Claude is our Artificial Intelligence assistant, by Anthropic.

Throughout the Polis survey and subsequent analysis, several potential solution ideas have emerged that could help bridge the divide between Group A and Group B, while addressing the various concerns and challenges associated with Short Term Rentals (STRs) in South Haven. These ideas span a range of approaches.

Fishbone Diagram can provide a comprehensive framework for understanding the complex factors influencing the impact of STRs on South Haven. The main categories (bones) of the diagram include:

1. Economic Impact and Development
2. Community Character, Quality of Life, and Housing
3. Property Rights, Regulations, and Enforcement
4. STRs, Tourism, and Resident Attraction
5. Community Dynamics, Collaboration, and Leadership
6. Broader Context and Comparisons

Additional sub-categories, such as (7) Infrastructure and Public Services, (8) Environmental Considerations, (9) Long-term Planning and Vision, and (10) Education and Awareness, further expand the scope of the analysis and potential solutions. **This is a framework that can help explore, organize, and evaluate.**



Several outlier statements from the Polis survey point to unique perspectives and potential areas for creative problem-solving. For example, Statement 42 highlights the importance of school quality in attracting families to South Haven, while Statement 75 suggests a potential connection between STRs, tourism, and higher education enrollment. Other statements, such as Statement 123 (tension between STR owners and neighbors) and Statement 246 (shift in STR guest demographics), offer insights into specific challenges that could be addressed through targeted initiatives.

Community Engagement and Collaboration. One of the most promising solution ideas centers around the concept of regular meet-ups and events for South Haven locals and residents (Statement 259). These gatherings could help foster a sense of community, facilitate dialogue and understanding, identify common ground, generate ideas and solutions, and strengthen community resilience. By investing in inclusive, varied, and collaborative activities, the community can take significant steps towards building a more cohesive and resilient foundation for addressing the challenges and opportunities associated with STRs. A community may suffer much more with a complex when there is no process for supporting each other emotionally. This can take many forms, for example:

- Events like Dinner and a Fight Dialogue (to air out a tough topic).
- Community Conversation Potluck Dinners (to collectively digest this report; with flip charts and post-it notes).
- Radio interviews with unlikely pairs to discuss the report.
- Forming other unlikely cooperative pairs to dig into facts, or history, what are other seasonal tourist towns doing about STRs, or "just" pickleball!

- A creative “What if…” conversation using Interactive Polis (to find reasons to work from the same side of the table).

Balancing Interests and Finding Common Ground. Despite the differences between Group A and Group B, there are areas of common ground that could serve as a starting point for collaborative problem-solving. Both groups express a strong love for South Haven (Statement 95), recognize the importance of tourism for the local economy (Statement 111), and acknowledge the need for some level of STR regulation and management (Statement 29). By focusing on these shared values and goals, the community can work towards developing balanced solutions that address the concerns of all stakeholders.

Potential Names for a United Group. It may sound silly, but to inspire unity and collaboration between Group A and Group B, potential names can be helpful, such as "South Haven Stewards," "Community Balance Advocates," "Sustainable South Haven Coalition," "South Haven Harmony Alliance," "Collaborative Community Builders," and "Inclusive South Haven Partnership." By choosing a name that emphasizes shared values, common goals, and a willingness to work together, the community can create a sense of shared purpose and identity that transcends the differences between the groups.

Balanced Approach and Long-term Planning. Ultimately, finding effective solutions to the STR challenge in South Haven will require a balanced approach that combines targeted regulations, incentives for responsible STR management, and community-driven initiatives. This approach should be grounded in a shared understanding of the problem, a commitment to fostering empathy and collaboration among stakeholders, and a focus on the long-term well-being and resilience of the community. **This often requires elected officials to see themselves as liberating the voice of the community, and distance themselves from the role of chief problem solvers.**

By incorporating the insights gained from the Polis survey, the fishbone diagram, and the various solution ideas generated, the South Haven community can develop a comprehensive, data-driven, and inclusive plan for managing STRs in a way that maximizes benefits and minimizes negative impacts. This plan should align with the community's long-term vision and goals, while also remaining flexible and adaptable to changing circumstances and new information.

The solution ideas generated throughout this process offer a promising foundation for addressing the complex challenges associated with STRs in South Haven. This may sound like “consultant-speak” but by leveraging the power of servant leadership, community engagement, collaboration, and balanced problem-solving, the community can work towards developing a sustainable, equitable, and mutually beneficial vision to STR management. As the South Haven community continues to explore and refine these ideas, it can demonstrate the value of inclusive, data-driven, and community-centered decision-making. **The community can unite by following a process, over time, with established tools, and a framework to gather and celebrate progress.**

IS THIS THE CRUX? Can the stand-off turn from seeing each other as “wicked people” on competing opposite sides, and instead name the “wicked complicated problem” that we can then align on the same side to get creative and balanced about?

The way we frame the questions matters immensely.

[See Appendix 4 for more of the chat to sniff out solutions.](#)

5. We found possible next steps.

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Two heads are better than one when it comes to complex tough topics. So, for any next steps, go with a partner, or form a small team. Group A + Group B = Team SoHa.

Firstly, as a participant, you’ve been paying attention to the STR situation for a long time. There is a good chance that you have ideas. So, please use this link <https://pol.is/4mpfsf53kc> to share your **thoughts and suggestions**.

Second, we will benefit from **facts that are accurate and reliable**. Remember the old saw, “Garbage In – Garbage Out?” Maybe you are the type that likes to dig. Find a partner, pick out fact claims, and come to terms with them. Maybe you can go on the radio and be published in the newspaper with each fact-nugget that you uncover.

Third, let’s start with the suggested bones from heading 4 that form the **Fishbone Diagram**. It holds potential to unite us when moving forward with STRs. The bones of “our” unique fishbone can then be used to explore each, prioritize the bones, and bounce ideas off the bones.

It has been said, “where there is no **vision**, the people perish.” Abe Lincoln comes to mind too, “A house divided cannot stand.” A 2nd Interactive Polis Conversations may be just the tool to start the vision spotting. For example: “when it comes to a unifying vision for South Haven, I think a component of that vision could be: _____ (fill in the blank). In this Polis arose ideas in areas of schools, housing types, zoning, taxes/fees, enjoying the slow season, industry. What if: SoHa became known as a Mecca for raising a family while working-from-home? What sort of harmony can be created by the pieces in front of us?

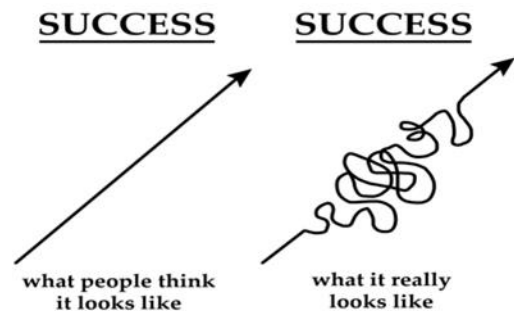
Other possible next steps that arise:

- Form a creative group to “brainstorm” fresh ideas, that avoid binary thinking.
- Get specific about our reasons for wanting STR’s. If we agree on strong reasons for STRs, maybe our motivations for cooperation would be stronger.

- This report did not reach into areas of distrust for veiled nefarious motives. To the extent that they are impeding progress, a seriously open-minded team could dig in.
- This report did not reach into moral or theological motivations for dealing with the Tough Topic. Perhaps we should.
- As W. Edward Deming famously said, “we need to seek profound knowledge.” That is, we only know what we know. So, maybe we can seek out other towns that have wrestled with this tough topic of STRs. When we work on national tough topics, we encourage participants to identify trusted distributors of “profound knowledge” such as [Hidden Brain](#), or [Intelligence Squared Debates](#), or [AllSides Balanced News](#). And Many more. Are we completely missing certain viewpoints?
- For some people, finding a way to participate firsthand through voluntary service is preferred over research, dialogue, debate, deliberation. Does SoHa need to polish up the welcome signs?
- Consider a team to write a history of the town, ups and downs, and collection of visions from various stake holders. Could lend to the long term perspective.

When the statement arose that suggested “it is too late to fix this” only 9% of Group A & B agreed! 😊 That is something.

From a big picture perspective, the **squiggly-process-of-progress**, with complex problems – sometimes called wicked problems, involves an iterative process of exploring, dialogue, sense-making, re-framing, brainstorming, deliberating, feedback, balancing... rinse and repeat. It’s complicated, and tools like Polis + AI can help.



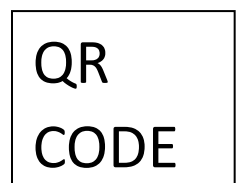
[See Appendix 5 for more on possible next steps.](#)

6. It’s time for your feedback. Does this STR report pass the smell-test for you? [return to table of contents](#)

At the end of the day, tools like Polis and Claude AI, while powerful, are NOT the voice-of-the-people. WE ARE! So, we must ask: does this report pass the smell test? Your voice is the primary check-and-balance!

NOTE: Please don't feel as though you must be fully informed to offer your feedback. Digest as much or little as you wish of the content we offer.

Give feedback <https://pol.is/4mpfsf53kc>



Play “what if.” What if we looked 10 or 20 years down the road... what does South Haven feel like?

7. Why do we need this process anyway? [return to table of contents](#)

We live in a time when information comes at us [individually] as if from a firehose. Who can keep up? It has never been so easy to mislead and manipulate so many, so quickly. WHO TO TRUST?

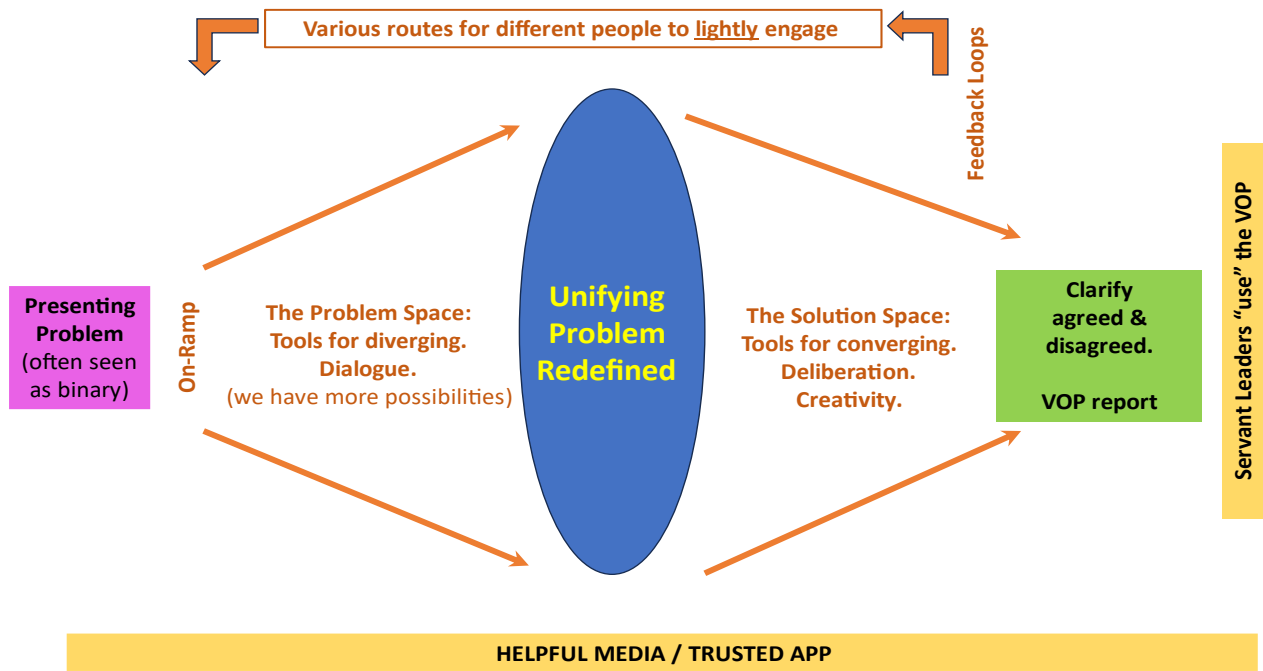
We also live in a culture that highly values rugged individualism and the competition of opposing forces – such that we sometimes sacrifice relationships for the sake of being right! We also know that democracy requires *constructive* disagreement. And admit that we are poorly skilled at constructive disagreement – with few places to learn.

On the flip side, a more positive framing, is that the time has arrived for us to truly act as We The People. **The firehose of information can be harnessed to bring enlightenment.** Such a harnessing, for particularly complex (wicked) problems, requires (a) diverse points of view, (b) a flexibly-structured, trusted process, (c) gobs of data from multiple sources, and (d) computing power. Giving way to the Voice Of The People (VOP).

We The People can fulfill our founders’ prescription to be the educated and informed electorate. We can live up to the USA motto of E Pluribus Unum (out of many, one) – for our founding was built on a prime-directive of the avoidance of concentrated power.

Information is power! Power corrupts, assuredly – but is least corruptive when distributed in the hands of the people.

Polis + AI + Report + Feedback is a tool to “Disagree Better”! There are other tools, too. These tools move us along a process that might be pictured as:



Such a process is squiggly. It favors a result that is 80% accurate with many people bought-in, rather than 100% accurate (often by experts) with few people bought-in. Often quipped as: if you want to go fast, then go alone; if you want to go far, then go together.

For another angle on creating alignment (how to re-align), dive into this 75-minute total time series of videos from Colorado State University. How to shift focus from wicked people to wicked problems.

- Video #1 25:00 <https://youtu.be/cmt5nymRFC4>
- Video #2 25:00 https://youtu.be/P4w7_PhoUpc
- Video #3 26-min <https://youtu.be/PfG6eZBV04w>

8. Methodology. Progress, not perfection. [return to table of contents](#)

Polis is an online interactive survey process, generally deployed for 50.0 to 50,000 participants, over a period of 3 to 300 days (ours was for 5-days, for about 15-minutes per day, with 311 participants). A topic is presented as a paragraph, participants vote on statements and make statements of their own – participants voting on each other’s statements: agree – disagree – pass/unsure.

Polis is a helpful tool in the public-engagement-toolbox for everyday people to dialogue & deliberate. Polis is an open source, real time system for gathering, analyzing and understanding

what large groups of people think in their own words about a topic, enabled by advanced statistics and machine learning.

Primary benefits of using Polis are: the ease of use, on your own schedule, low time investment, potential inclusion of many points of view, exposing hot buttons without the risk of outbursts, and automated data analysis showing areas of agreement/disagreement.

The data generated by the Polis algorithm is fed into an Artificial Intelligence tool so that we can “chat” about the very large dataset. Part of the AI-chat is to be critical of the AI output (AI is helpful but not flawless). The AI output is incorporated into a report intended to inform everyday people. Everyday people are then invited to critically digest the report and information, and provide feedback. As shorthand, we say the process is [Polis + AI + Report + Feedback].

The overall process we use will improve over time. The report here is meant to invite review and comment from many people, acting as a kind of audit to encourage improvements to both the process and to this particular Tough Topic: STRs.

Over the course of 5-days, 31,000+ votes were cast on 360+ statements, by 311 participants, about the topic of STRs in South Haven. Voting occurred April 29th through May 3rd 2024. Participants are asked to link to the process as often or as little as they wish, to submit their own comments, and / or to vote on newly posted comments by others.

Participants are assigned a random number, behind the scene, to which their votes are logged. An algorithm takes the resulting diversity of thought (for us, from 360+ statements, 311 participants and 31,000+ votes) to find the agreements, disagreements, opinion groupings that take shape, and areas of uncertainty. **All data is anonymous.** Statements pass through a human moderator before they are posted for voting.

This survey did not hope to sample in a structured manner, rather it used self-selection sampling that allowed opinion groups to organically form through individual responses. Therefore, **the size of each opinion group may not represent the percentage of the population that holds those opinions.** In general, the results should be interpreted at the opinion group level and not at the poll level.

The result, an astounding piece of group learning. Consider that throughout the whole process, participants never even met each other, and spent perhaps 15-minutes per day. This process met expectations by cutting to the meat of the STR topic quickly, was stress-free, easy, safe, enlightening, and fast paced. Starting with 10+ statements to vote on, over just 5-days, the participants crafted 340+ additional statements, each hungry for votes of thumbs up or thumbs down, all done anonymously. It is all part of a growing desire across America to Disagree Better[®]. Democracy demands that we disagree, our founders showed, so let's [Disagree Better](#)[®]. (Pol.is and Disagree Better[®] are 2 completely different efforts working on the same wish, that we (FTU) are here combining.)

By feeding the Pol.is data into AI it's a double WOW – *of course STRs* is a complex, difficult, contentious topic. But with Pol.is, it just got much more creative!

Our topic: “When it comes to Short Term Rentals (STRs) in South Haven, I wish we could agree that _____ (fill in the blank).” The diverse thinking for this prompt fell into 2 opinion groupings by the Pol.is algorithm, described above in heading 1. Beyond these familiar groupings emerged areas of agreement and areas to explore together. Perhaps we can become E Pluribus Unum (out of many, one) by through the use of emerging democracy tools.

We the people are not stuck! We can Disagree Better®. First, identify the Tough Topic™. Then invite hundreds (or thousands, or millions) of people to participate in a Pol.is. Then share the data with an AI tool, then let a few humans harvest and share the insights. And invite more feedback from the people. Rinse and Repeat.

Here is a 23-minute podcast from Aug 2022, by The BBC: People Fixing The World:
<https://www.bbc.co.uk/sounds/play/w3ct3j2q>

9-Are we building positive crowd-wisdom, or are we devolving to groupthink?

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Our aim is for 100's of Polis participants to create trustworthy output that can be distributed to thousands and thousands of everyday people. Are we building positive crowd-wisdom, or are we devolving to groupthink, or worse – on a slippery slope to mob rule? Give your feedback.

<https://pol.is/4mpfsf53kc>

We like to say, the process begins (participation in Polis conversation) and ends with you (feedback).

10-Responses from governing leaders

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Look for future governing comments.

11-Media Coverage.

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Look for future media coverage.

12-Next steps for our process?

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- We wonder if the search for truth, as teams, can be rewarding & fun. Contagious & durable.
- Does a next step, for STRs, emerge from our crowd-wisdom? Look to heading 4 and 5 for some clues.
- Could more of these Tough Topics™ build muscles for disagreeing better?
- Do our elected servants come to value this voice-of-the-people?



Appendix and links to data.

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Appendix 1: View the full data report generated by the Polis algorithm is here:

<https://pol.is/report/r4zu8arserusaecdbnar3>

Note that the data we harvested from Polis was in early May, 2024, when 311 participants cast 31,600 votes, across 360+ statements, forming 2 distinct groups. The data in the link above will have grown. Also note that the Polis data was fed to Claude AI for our chat: [see Appendix 6](#).

Appendix 2: More agreement data. (same color used for agreement in Appendix 6, AI)

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[return to heading 2: we found agreement](#)

The agreement data is well summarized in heading 2. To explore the data further, go to appendix 6.

Appendix 3: More analysis of the disagreement (same color used for disagreement in Appendix 6, AI)

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More disagreement data...

Key Divergence: The UNIQUE GROUP DATA SET reveals a stark contrast between Group A and Group B's perceptions of STRs. Group A sees STRs as a positive force in South Haven, contributing to the economy, improving neighborhoods, and attracting potential future residents. They believe that the opposition to STRs comes from a vocal minority of retired people and does not represent the majority opinion.

On the other hand, Group B views STRs as disruptive to the fabric of neighborhoods and calls for stricter regulations and accountability. They do not believe that STRs add to the quality of life in South Haven or improve the appearance of neighborhoods.

This divergence in opinions suggests a deep divide within the community regarding the role and impact of STRs. To move forward, it may be necessary to find common ground and develop solutions that address the concerns of both groups while maximizing the benefits for the entire community. This could involve a combination of regulations, incentives, and community-driven initiatives that balance the needs of residents, visitors, and local businesses.

these are the 10 core disagreements.

1. Group A strongly believes that STRs bring jobs, improve the quality of neighborhoods, and contribute positively to the local economy. In contrast, Group B overwhelmingly disagrees with these sentiments.
 - Statement 60: "STRs bring jobs, business and improve the quality of our neighborhoods. This rental income is put directly back into the community."
 - Group A: 86% Agree, 5% Disagree, 7% Unsure (123 votes)
 - Group B: 0% Agree, 96% Disagree, 3% Unsure (32 votes)
 - Statement 27: "They bring value to our community with inviting new people to our community and hopefully end up moving here and support local economy."
 - Group A: 90% Agree, 0% Disagree, 8% Unsure (162 votes)
 - Group B: 6% Agree, 78% Disagree, 15% Unsure (32 votes)
 - Statement 89: "We need the economic development STR brings"
 - Group A: 94% Agree, 0% Disagree, 5% Unsure (119 votes)
 - Group B: 3% Agree, 78% Disagree, 18% Unsure (32 votes)

2. Group A sees STRs as adding to the quality of life in South Haven, while Group B almost unanimously disagrees with this view.
 - Statement 65: "STRs add to the quality of life in South Haven."
 - Group A: 85% Agree, 4% Disagree, 10% Unsure (120 votes)
 - Group B: 0% Agree, 96% Disagree, 3% Unsure (33 votes)
3. Group A believes that the retired people who are against STRs do not represent the majority opinion of residents. Group B strongly disagrees with this notion.
 - Statement 76: "I wish we could agree that the group of retired people so very against STRs are not a representative of the majority opinion of residents."
 - Group A: 85% Agree, 4% Disagree, 9% Unsure (121 votes)
 - Group B: 0% Agree, 93% Disagree, 6% Unsure (31 votes)
4. Group B almost unanimously agrees that STRs disturb the fabric of the neighborhood, while Group A largely disagrees with this view.
 - Statement 1: "...that we could agree that STRs disturb the fabric of the neighborhood."
 - Group A: 6% Agree, 85% Disagree, 8% Unsure (163 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (32 votes)
5. Group B unanimously calls for fewer STRs and more accountability, while Group A strongly opposes this idea.
 - Statement 108: "Fewer STRs and more accountability!"
 - Group A: 0% Agree, 88% Disagree, 11% Unsure (109 votes)
 - Group B: 100% Agree, 0% Disagree, 0% Unsure (31 votes)
6. Group A believes that STRs have improved the overall appearance of neighborhoods and bring value to communities by allowing families to experience living in South Haven. Group B largely disagrees with these views.
 - Statement 2: "agree that STR's have improved the overall appearance of our neighborhoods."
 - Group A: 92% Agree, 1% Disagree, 5% Unsure (175 votes)
 - Group B: 6% Agree, 87% Disagree, 6% Unsure (33 votes)
 - Statement 30: "STRs bring value to communities by allowing families to experience living here and hope to move here while supporting our economy."
 - Group A: 91% Agree, 1% Disagree, 6% Unsure (159 votes)
 - Group B: 9% Agree, 84% Disagree, 6% Unsure (33 votes)
7. Group A and Group B have opposing views on the appropriate number of STRs in South Haven.
 - Statement 0: "I wish that we could agree that the number of STRs in South Haven feels appropriate."
 - Group A: 71% Agree, 10% Disagree, 17% Unsure (173 votes)
 - Group B: 3% Agree, 96% Disagree, 0% Unsure (33 votes)
 - Statement 147: "There are just too many"
 - Group A: 7% Agree, 83% Disagree, 9% Unsure (95 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (31 votes)
8. The two groups have different demographics in terms of STR ownership and voter registration in South Haven.

- Statement 6: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you own an STR in South Haven. Otherwise vote "disagree" or "pass/unsure".
 - Group A: 46% Agree, 42% Disagree, 11% Unsure (209 votes)
 - Group B: 0% Agree, 96% Disagree, 3% Unsure (33 votes)
- Statement 7: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you own a home that is not offered to rent. Otherwise vote "disagree" or "pass/unsure".
 - Group A: 49% Agree, 40% Disagree, 10% Unsure (210 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (33 votes)
- Statement 12: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you are registered to vote here. Otherwise vote "disagree" or "pass/unsure".
 - Group A: 47% Agree, 41% Disagree, 10% Unsure (210 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (33 votes)
- 9. Group A believes in a more free-market approach to STRs with modest regulations, while Group B strongly disagrees.
 - Statement 34: "I wish we could agree that the free market should determine STR situation with only modest regulations from the city government & officials."
 - Group A: 71% Agree, 9% Disagree, 18% Unsure (161 votes)
 - Group B: 0% Agree, 87% Disagree, 12% Unsure (32 votes)
- 10. Group B believes that limiting STRs will increase affordable housing and full-time residency, while Group A largely disagrees.
 - Statement 85: "Limiting STR's increases affordable housing."
 - Group A: 4% Agree, 88% Disagree, 6% Unsure (106 votes)
 - Group B: 77% Agree, 12% Disagree, 9% Unsure (31 votes)
 - Statement 86: "Reducing STRs increases full time residents."
 - Group A: 10% Agree, 82% Disagree, 6% Unsure (115 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (32 votes)

Understanding the underlying **demographic factors** can help contextualize the differing priorities and perspectives of the two groups. Group A's support for STRs may be driven in part by their financial interests and a desire to maximize the economic benefits of tourism, while Group B's opposition may stem from a concern for preserving neighborhood character and quality of life for permanent residents.

Statement	Overall Agree	Group A Agree	Group B Agree
5: you own a business in South Haven.	37%	36%	45%
6: you own an STR in South Haven.	40%	46%	0%
7: you own a home that is not offered to rent.	55%	49%	96%
9: you have children in school in this area.	21%	16%	57%

Statement	Overall Agree	Group A Agree	Group B Agree
10: you are above the SH median age of 60y.	26%	25%	33%
11: SH / surrounding area is your primary residence.	62%	56%	100%
12: you are registered to vote here.	54%	47%	96%
13: you are part of Ward 1.	27%	25%	45%
14: you are part of Ward 2.	21%	22%	15%
15: you are part of Ward 3.	23%	22%	27%
16: you live outside of South Haven city limits.	45%	50%	18%
20: you live in a rented place.	7%	7%	3%

Elephant(s) in the room?

Can the stand-off turn from seeing each other as “wicked people” on competing opposite sides, and instead name the “wicked complicated problem” that we can then align on the same side to get creative and balanced about?

For another angle of alignment (how to re-align), dive into this 75-minute total time series of videos from Colorado State University.

- Video #1 25:00 <https://youtu.be/cmt5nymRFC4>
- Video #2 25:00 https://youtu.be/P4w7_PhOUpc
- Video #3 26-min <https://youtu.be/PfG6eZBV04w>

[Click here to return to Heading 3: Deep Divides.](#)

Appendix 4: More of the AI chat to sniff solutions (same color for solutions in Appendix 6, AI)

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[return to Heading 4: sniffing solutions](#)

Complex problems need to see all the facets... A **fishbone diagram**, also known as an Ishikawa diagram or cause-and-effect diagram, is an excellent tool for visualizing and analyzing the

potential causes of a problem or effect. In this case, the effect would be the "Impact of STRs on South Haven," and the KEY COMBINED TOPICS could serve as the main categories of causes.

Here's a proposed fishbone diagram structure based on the KEY COMBINED TOPICS:

Effect: Impact of STRs on South Haven

Main Categories (Bones):

1. Economic Impact and Development
2. Community Character, Quality of Life, and Housing
3. Property Rights, Regulations, and Enforcement
4. STRs, Tourism, and Resident Attraction
5. Community Dynamics, Collaboration, and Leadership
6. Broader Context and Comparisons

To ensure that we are not overlooking any important topics, we could consider adding the following categories or sub-categories to the fishbone diagram:

7. Infrastructure and Public Services
 - Impact of STRs on infrastructure (e.g., parking, traffic, utilities)
 - Demand for public services (e.g., police, fire, waste management)
8. Environmental Considerations
 - Potential environmental impacts of increased tourism and STR activity
 - Sustainable tourism practices and eco-friendly STR management
9. Long-term Planning and Vision
 - Alignment of STR policies with the long-term vision for South Haven
 - Balancing the needs of different stakeholders in future planning efforts
10. Education and Awareness
 - Providing information and resources to STR owners, guests, and residents
 - Promoting responsible STR management and neighborly behavior

By incorporating these additional categories or sub-categories, the fishbone diagram will provide a more comprehensive view of the various factors influencing the impact of STRs on South Haven. This visual representation can help stakeholders identify key areas for discussion, collaboration, prioritization, and problem-solving, ultimately leading to more effective solutions and policies.

identified a few **outlier statements** that don't fit neatly into the 10 main categories (bones) of the fishbone diagram but may point to unusual or creative areas for further exploration:

1. Statement 42: "I wish the community would realize that the reason we can't attract more families to the area is because the school rankings are a 4/10."

- This statement suggests that school quality may be a significant factor in attracting families to South Haven, which could be explored further in relation to STRs and resident attraction.
- 2. Statement 75: "STRs benefit Western Michigan University enrollment due to the love of the area by out-of-state vacationers."
 - This statement points to a potential connection between STRs, tourism, and higher education enrollment, which could be an interesting area to investigate.
- 3. Statement 123: "that it feels like harassment when "neighbors" bring my garbage cans down to the street during off-days, only to learn about it when I get notices from the city."
 - This statement highlights a specific example of tension between STR owners and neighbors, which could be explored as a sub-category under Community Dynamics, Collaboration, and Leadership.
- 4. Statement 195: "Most retirees that live in SH full time are not NNN supporters. We provide substantial dollars to the city without using up a job positions"
 - This statement suggests that there may be diverse opinions among retirees regarding STRs, and it also points to the economic contributions of retirees to the city, which could be explored further.
- 5. Statement 246: "We used to get the same families every year typically with grandma/grandma and grandkids who respected the neighbors"
 - This statement points to a potential shift in the type of STR guests over time, which could be explored as a sub-category under STRs, Tourism, and Resident Attraction.
- 6. Statement 259: "I'd be interested in more meet ups for South Haven locals and residents, whomever consider themselves in those categories."
 - This statement suggests a desire for more community engagement and connection, which could be explored as a potential solution or initiative under Community Dynamics, Collaboration, and Leadership.
- 7. Statement 283: "Regarding this issue, I have made statements in the past that I have come to regret."
 - This statement points to the potential for individuals to change their opinions over time, which could be explored as a sub-category under Education and Awareness or Community Dynamics, Collaboration, and Leadership.

These outlier statements provide additional insights and potential areas for further exploration that may not fit directly into the main categories of the fishbone diagram. By considering these statements and the unique perspectives they offer, stakeholders can gain a more nuanced understanding of the STR situation in South Haven and potentially identify creative solutions or initiatives to address the challenges and opportunities associated with STRs.

The synergistic statement "I'd be interested in more meet ups for South Haven locals and residents, whomever consider themselves in those categories" is indeed a promising starting point for building solutions that address the concerns of both NNNs (No New Neighbors, a group opposed to STRs) and retirees who desire a more cohesive community.

Expanding on this idea, organizing regular meet-ups and events for South Haven locals and residents could provide several benefits:

1. **Fostering a sense of community:** By bringing together people who consider themselves locals or residents, these meet-ups can help build stronger connections and a greater sense of belonging within the community.
2. **Facilitating dialogue and understanding:** Meet-ups can serve as a platform for residents to share their experiences, concerns, and ideas related to STRs and other community issues. This can lead to increased understanding and empathy among participants, potentially reducing the divisiveness surrounding the STR debate.
3. **Identifying common ground:** As residents interact and engage with one another, they may discover shared values, interests, and goals for the community. This common ground can serve as a foundation for collaboration and problem-solving.
4. **Generating ideas and solutions:** Meet-ups can provide an opportunity for residents to brainstorm and generate ideas for addressing the challenges associated with STRs and promoting a more cohesive community. By tapping into the collective knowledge and creativity of the community, these gatherings can lead to innovative solutions that benefit everyone.
5. **Strengthening community resilience:** Regular meet-ups can help build a stronger, more connected community that is better equipped to face challenges and adapt to change. This increased resilience can be particularly valuable in the context of the ongoing STR debate and other community issues.

To maximize the potential of these meet-ups, organizers could consider the following:

1. **Inclusivity:** Ensure that meet-ups are welcoming and accessible to all residents, regardless of their stance on STRs or other issues.
2. **Varied activities:** Offer a range of activities and formats to appeal to different interests and preferences, such as discussion groups, workshops, social events, and volunteer opportunities.
3. **Collaboration with local organizations:** Partner with local organizations, such as community centers, libraries, or faith-based groups, to host and promote meet-ups.
4. **Feedback and continuous improvement:** Encourage participants to provide feedback and suggestions for future meet-ups, and use this input to continuously improve the format and content of these gatherings.

By investing in regular meet-ups and events for South Haven locals and residents, the community can take a significant step towards building a more cohesive, collaborative, and resilient community that is better equipped to address the challenges and opportunities associated with STRs and other important issues. **Ted: a mini Chautauqua sub-culture.**

Similarities:

- Both groups express a strong love for South Haven (Statement 95)

- Both groups agree that tourism is important for the local economy (Statement 111)
- Both groups acknowledge the need for some level of STR regulation and management (Statement 29)

Differences:

- Group A strongly supports STRs, while Group B opposes their current level of presence (Statements 0, 147)
- Group A believes STRs improve neighborhoods, while Group B sees them as disruptive (Statements 2, 1)
- Group A opposes further restrictions, while Group B seeks stricter regulations and fewer STRs (Statements 108, 34)

potential names that could inspire unity and collaboration:

1. **"South Haven Stewards"** - This name emphasizes the shared responsibility of both groups to care for and protect the community they love. It implies a commitment to finding solutions that benefit the entire community.
2. **"Community Balance Advocates"** - This name acknowledges the need to strike a balance between the interests of STR owners, permanent residents, and the local economy. It suggests a willingness to work together to find a middle ground that addresses the concerns of both groups.
3. **"Sustainable South Haven Coalition"** - This name emphasizes the shared goal of ensuring the long-term sustainability of South Haven as a thriving community and tourist destination. It implies a commitment to finding solutions that are economically, socially, and environmentally sustainable.
4. **"South Haven Harmony Alliance"** - This name highlights the desire for both groups to work together in harmony, despite their differences. It suggests a willingness to listen to each other's concerns and find mutually beneficial solutions.
5. **"Collaborative Community Builders"** - This name emphasizes the shared goal of building a strong, vibrant community in South Haven. It implies a commitment to working collaboratively to address challenges and create a better future for all residents and visitors.
6. **"Inclusive South Haven Partnership"** - This name emphasizes the importance of including and considering the perspectives of all stakeholders in the community. It suggests a willingness to work together in partnership to find solutions that benefit everyone.

By choosing a name that emphasizes shared values, common goals, and a willingness to work together, Group A and Group B can inspire unity and collaboration. These names aim to create a sense of shared purpose and identity that transcends the differences between the groups, while still acknowledging the unique perspectives and concerns of each group. The key is to find a name that both groups can embrace and feel proud to be a part of, as they work together to create a better future for South Haven.

Comparison to Discussions Outside of Polis: The core issues and positions identified in the Polis Survey Report align with the broader national debate surrounding STRs. In many tourist destinations across the United States, similar conflicts have arisen between STR advocates, who emphasize the economic benefits and property rights, and those who prioritize neighborhood character and housing affordability.

For example, in cities like New Orleans, Louisiana, and Santa Monica, California, residents have raised concerns about the impact of STRs on housing prices and community fabric. These concerns have led to increased regulations and restrictions on STRs, similar to the demands of Group B in South Haven.

On the other hand, STR advocates in cities like Palm Springs, California, and Galveston, Texas, have argued that STRs provide crucial income for local residents and support the tourism economy, echoing the positions of Group A in South Haven.

By using the Polis platform to engage the community and gather input, the report provides a foundation for informed decision-making and the development of solutions that can bridge the divide between the two groups and ensure the long-term well-being of South Haven.

Moreover, the Polis Survey Report reveals some areas of common ground between Group A and Group B, such as their shared love for South Haven (Statement 95) and their recognition of the importance of tourism for the local economy (Statement 111). These shared values suggest that there is potential for collaboration and consensus-building across political lines.

By adopting a balanced approach, the South Haven community can work towards a more nuanced, comprehensive, and effective resolution to the STR challenge. This approach recognizes the complexity of the issue while also providing a clear pathway for action and progress.

Moreover, by combining the benefits of deconstruction and broader framing, a balanced approach can help build a shared understanding of the problem, foster empathy and collaboration among stakeholders, and ultimately lead to solutions that promote the long-term well-being and resilience of the South Haven community.

These demographic differences paint a picture of Group A as being more likely to have a direct financial stake in the STR market, less likely to be permanent residents, and less invested in the long-term well-being of the community. In contrast, Group B appears to be composed primarily of permanent residents who are more likely to have children in local schools, be registered to vote, and live within the city limits.

Understanding these underlying demographic factors can help contextualize the differing priorities and perspectives of the two groups. Group A's support for STRs may be driven in part by their financial interests and a desire to maximize the economic benefits of tourism, while

Group B's opposition may stem from a concern for preserving neighborhood character and quality of life for permanent residents.

By recognizing these demographic differences, community leaders and stakeholders can work to develop solutions that balance the needs and concerns of both groups. This may involve finding ways to mitigate the negative impacts of STRs on neighborhoods while still allowing for the economic benefits of tourism, and ensuring that the voices of permanent residents are heard and considered in the decision-making process.

Appendix 5: More on possible next steps to explore (same color used in appendix 6, AI)

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[return to heading 5: action steps](#)

Nothing to add here on possible next steps.

Appendix 6: Here is the full 58-page transcript of the chat with AI, May6, 2024.

We chatted with Anthropic Claude Artificial Intelligence, after importing the Polis data.

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Color codes:

Request from TW when chatting with Claude AI. Note that it is important to spot check Claude's work.

Found agreement on these points.

Confirmed some deep divides, too.

Chat with Claude AI to sniff out solutions.

We found some possible next steps to explore.

TW 1

Hi Claude. I'd like you to help me understand another Tough Topic, using Polis data. It will be a chat similar to what we had on Analyzing Immigration Survey Participation and Statement Data. I really liked the tone of that chat and I felt like we moved toward making sense of a lot of data, and we were able to identify possible next steps. Rather than the Tough Topic of Immigration, this new Tough Topic will be about Short Term Rentals (STRs) in South Haven, Michigan. Does that make sense as a starting point? Let's call this chat "Short Term Rentals 5-5-2024."

Hello! I'd be happy to help you understand and analyze the Polis data on Short Term Rentals (STRs) in South Haven, Michigan, just as we did previously with the Immigration topic. Our goal will be to make sense of the data, identify patterns and insights, and discuss potential next steps based on the findings.

As we proceed with the "Short Term Rentals 5-5-2024" chat, I'll aim to maintain a similar tone to our previous discussion, focusing on an objective, data-driven analysis while remaining sensitive to the complexities and varying perspectives surrounding the topic.

Please feel free to provide me with the relevant Polis data, and we can begin exploring the information together. If you have any specific questions or areas you'd like to focus on, let me know, and I'll do my best to address them as we move through the analysis.

TW 2

Thanks Claude.

Here is the topic of the conversation: When it comes to Short Term Rentals (STRs) in South Haven, I wish we could agree that _____ (fill in the blank).

Here is the participation data:

311 people voted

248 people grouped

31,601 votes were cast

368 statements were submitted

101.61 votes per voter on average

2.51 statements per author on average

I'm attaching the polis data to this message, it is a list of all the statement numbers, and statements accompanied by data showing the %Agree, %Disagree, %Unsure, and (total votes) for these groups (Overall, Group A, Group B)

Let's call this initial Polis Survey data the FULL DATA SET.

Thank you for providing the Polis data on the topic of Short Term Rentals (STRs) in South Haven. The data shows a high level of engagement, with 311 people voting, 248 people grouped, 31,601 votes cast, and 368 statements submitted. On average, each voter cast 101.61 votes, and each author contributed 2.51 statements.

The data is structured with statement numbers, the actual statements, and the percentage of agreement, disagreement, and uncertainty for each statement across three groups: Overall, Group A, and Group B.

To begin analyzing this data, I would suggest focusing on the following aspects:

1. Identifying the most agreed-upon and most disagreed-upon statements across all participants.
2. Examining the differences in opinion between Group A and Group B on key statements.
3. Categorizing the statements into themes or subtopics to better understand the various aspects of the STR discussion.
4. Identifying potential areas of consensus and disagreement within the community.

Please let me know if you have any specific questions or areas you would like me to focus on as we delve into this data set. I'm happy to provide further insights and analysis based on your interests and goals.

TW 3

Thanks Claude. Will you please feed back to me every 25th statement number, the statement and the statement's data, so that I can check that the data transferred properly?

Certainly! Here are every 25th statement number, along with the corresponding statement and its data:

Statement 0: I wish that we could agree that the number of STRs in South Haven feels appropriate. Overall: 60% Agree, 24% Disagree, 15% Unsure (206 votes) Group A: 71% Agree, 10% Disagree, 17% Unsure (173 votes) Group B: 3% Agree, 96% Disagree, 0% Unsure (33 votes)

Statement 25: I wish we could all agree that STRs give back to South Haven in economic and community support Overall: 80% Agree, 16% Disagree, 3% Unsure (198 votes) Group A: 95% Agree, 2% Disagree, 2% Unsure (166 votes) Group B: 6% Agree, 87% Disagree, 6% Unsure (32 votes)

Statement 50: I wish the individuals that only find fault with the community and its leaders would consider moving to someplace that makes them happy. Overall: 60% Agree, 23% Disagree, 15% Unsure (155 votes) Group A: 76% Agree, 10% Disagree, 13% Unsure (122 votes) Group B: 3% Agree, 72% Disagree, 24% Unsure (33 votes)

Statement 75: STRs benefit Western Michigan University enrollment due to the love of the area by out-of-state vacationers. Overall: 30% Agree, 27% Disagree, 42% Unsure (133 votes) Group A: 39% Agree, 11% Disagree, 49% Unsure (104 votes) Group B: 0% Agree, 82% Disagree, 17% Unsure (29 votes)

Statement 100: I wish we could all agree that we need tourism in SH. Overall: 90% Agree, 3% Disagree, 6% Unsure (144 votes) Group A: 96% Agree, 0% Disagree, 3% Unsure (114 votes) Group B: 66% Agree, 16% Disagree, 16% Unsure (30 votes)

Statement 125: STRs are important for our economy and success of the many businesses here. We have an amazing asset (big blue) and people want to enjoy it. Overall: 74% Agree, 16% Disagree, 9% Unsure (121 votes) Group A: 92% Agree, 0% Disagree, 7% Unsure (91 votes) Group B: 20% Agree, 66% Disagree, 13% Unsure (30 votes)

The data appears to have transferred properly based on these sample statements. Please let me know if you would like me to provide any additional information or if you have any other questions.

TW 4

Thanks Claude. I agree that the data seems to transfer well. Just to double check, tell me the same data for statement 175, 225, 275, and 325.

Absolutely! Here's the data for statements 175, 225, 275, and 325:

Statement 175: Seasonal tourist towns share most of the same problems as South Haven. This is true not only in the US but other countries as well. Overall: 81% Agree, 8% Disagree, 10% Unsure (98 votes) Group A: 93% Agree, 2% Disagree, 4% Unsure (72 votes) Group B: 50% Agree, 23% Disagree, 26% Unsure (26 votes)

Statement 225: South Haven is 10x nicer and has 10x the amenities than it did 20 years. Overall: 72% Agree, 10% Disagree, 16% Unsure (77 votes) Group A: 80% Agree, 1% Disagree, 18% Unsure (61 votes) Group B: 43% Agree, 43% Disagree, 12% Unsure (16 votes)

Statement 275: (This statement number is not present in the provided data set.)

Statement 325: Our community and it's economy benefits from all of the forms of short term rentals. Overall: 66% Agree, 30% Disagree, 3% Unsure (30 votes) Group A: 86% Agree, 8% Disagree, 4% Unsure (23 votes) Group B: 0% Agree, 100% Disagree, 0% Unsure (7 votes)

The data for statements 175, 225, and 325 appears to be consistent with the provided data set. As mentioned earlier, statement number 275 is not present in the data you shared.

Please let me know if there's anything else I can help you with regarding this data set.

TW 5

Indeed, looks like the data has transferred correctly. Now, would you please summarize the FULL DATA SET, highlighting key themes and sentiments. Include direct quotes from significant statements. Let's call your comments here FIRST ASSESSMENT.

FIRST ASSESSMENT:

After analyzing the FULL DATA SET, several key themes and sentiments emerge regarding Short Term Rentals (STRs) in South Haven:

1. **Economic Impact:** Many participants believe that STRs contribute positively to the local economy. Statement 25 highlights this sentiment: "I wish we could all agree that STRs give back to South Haven in economic and community support" (80% Overall Agree). Similarly, statement 100 emphasizes the importance of tourism: "I wish we could all agree that we need tourism in SH" (90% Overall Agree).
2. **Community and Neighborhood Concerns:** Some participants express concerns about the impact of STRs on the community and neighborhoods. Statement 0 reflects this: "I wish that we could agree that the number of STRs in South Haven feels appropriate" (60% Overall Agree, 24% Overall Disagree). Statement 140 also touches on this theme: "They interrupt neighborhoods making it more difficult to form a sense of community" (32% Overall Agree, 57% Overall Disagree).
3. **Property Rights and Regulations:** There are differing opinions on property rights and the role of regulations in managing STRs. Statement 34 supports a free-market approach: "I wish we could agree that the free market should determine STR situation with only modest regulations from the city government & officials" (59% Overall Agree, 22% Overall Disagree). Conversely, statement 193 suggests the need for limits: "I wish that we would not license any new ones (when a property is sold) until we reach a cap of maybe 250, and better enforce regulations" (29% Overall Agree, 61% Overall Disagree).
4. **Affordable Housing and Full-Time Residents:** Some participants express concerns about the impact of STRs on affordable housing and the ability to attract full-time residents. Statement 189 reflects this: "We have too many STRs. Its the main cause of a severe housing shortage, preventing year-round families and professionals from living here" (27% Overall Agree, 68% Overall Disagree).
5. **Divisiveness and Community Cohesion:** There are concerns about the divisiveness caused by the STR debate. Statement 269 highlights this: "I wish we could agree that the polarization of SH is not healthy. It is the worst in my life. I was raised here. The NNN group is divisive. Its sad" (68% Overall Agree, 23% Overall Disagree).

Overall, the data reveals a complex picture of the STR situation in South Haven, with participants expressing a range of opinions and concerns. While there is a general consensus on the importance of tourism and the economic benefits of STRs, there are also significant concerns about the impact on neighborhoods, affordable housing, and community cohesion.

TW 6

Claude, let's repeat that last query, but when you use overall data as justification for agreement, please also make a comparison of Group A agreement percent to group B. In other words, if we are going to claim agreement, then the A versus B comparison is important since the A group is so much larger than the B group.

FIRST ASSESSMENT (Revised):

After analyzing the FULL DATA SET, several key themes and sentiments emerge regarding Short Term Rentals (STRs) in South Haven:

1. **Economic Impact:** Many participants believe that STRs contribute positively to the local economy. Statement 25 highlights this sentiment: "I wish we could all agree that STRs give back to South Haven in economic and community support" (80% Overall Agree, 95% Group A Agree, 6% Group B Agree). Similarly, statement 100 emphasizes the importance of tourism: "I wish we could all agree that we need tourism in SH" (90% Overall Agree, 96% Group A Agree, 66% Group B Agree).
2. **Community and Neighborhood Concerns:** Some participants express concerns about the impact of STRs on the community and neighborhoods. Statement 0 reflects this: "I wish that we could agree that the number of STRs in South Haven feels appropriate" (60% Overall Agree, 71% Group A Agree, 3% Group B Agree). Statement 140 also touches on this theme: "They interrupt neighborhoods making it more difficult to form a sense of community" (32% Overall Agree, 10% Group A Agree, 100% Group B Agree).
3. **Property Rights and Regulations:** There are differing opinions on property rights and the role of regulations in managing STRs. Statement 34 supports a free-market approach: "I wish we could agree that the free market should determine STR situation with only modest regulations from the city government & officials" (59% Overall Agree, 71% Group A Agree, 0% Group B Agree). Conversely, statement 193 suggests the need for limits: "I wish that we would not license any new ones (when a property is sold) until we reach a cap of maybe 250, and better enforce regulations" (29% Overall Agree, 5% Group A Agree, 96% Group B Agree).
4. **Affordable Housing and Full-Time Residents:** Some participants express concerns about the impact of STRs on affordable housing and the ability to attract full-time residents. Statement 189 reflects this: "We have too many STRs. Its the main cause of a severe housing shortage, preventing year-round families and professionals from living here" (27% Overall Agree, 1% Group A Agree, 100% Group B Agree).
5. **Divisiveness and Community Cohesion:** There are concerns about the divisiveness caused by the STR debate. Statement 269 highlights this: "I wish we could agree that the

polarization of SH is not healthy. It is the worst in my life. I was raised here. The NNN group is divisive. Its sad" (68% Overall Agree, 87% Group A Agree, 0% Group B Agree).

When comparing the agreement percentages between Group A and Group B, it becomes evident that there are significant differences in opinions. Statements that show high overall agreement often have a much higher percentage of agreement from Group A compared to Group B. This suggests that the overall agreement may be skewed by the larger size of Group A.

The data reveals a complex picture of the STR situation in South Haven, with participants expressing a range of opinions and concerns. While there appears to be a general consensus among Group A on the importance of tourism and the economic benefits of STRs, Group B expresses significant concerns about the impact on neighborhoods, affordable housing, and community cohesion.

TW 7

That's better, thanks. Now, similar to the format of the FULL DATA SET, here is the survey data that we will call the MAJORITY DATA SET. It is set apart because there is considerable agreement between the Overall, Group A and Group B. Here is the data for MAJORITY DATA SET:

StatementOverall248A215B33

1...that we could agree that STRs disturb the fabric of the neighborhood.

21%71%7%(195)

6%85%8%(163)

96%0%3%(32)

35Residents and our visitors share in our love of South Haven; we gather here with our friends and families to make beloved memories.

90%4%4%(187)

95%0%3%(155)

65%25%9%(32)

85Limiting STR's increases affordable housing.

21%71%7%(137)

4%88%6%(106)

77%12%9%(31)

92Negative comments about tourists on Facebook attracts year round residents.

3%85%10%(129)

5%87%8%(100)

0%79%20%(29)

99I wish we could all agree that South Haven needs to focus on new job opportunities and affordable housing.

91%2%6%(143)

90%2%7%(112)

96%0%3%(31)

108Fewer STRs and more accountability!

22%69%8%(140)

0%88%11%(109)

100%0%0%(31)

111Tourism is good for South Haven.

95%2%2%(146)

97%0%2%(113)

87%12%0%(33)

113Well paying jobs are needed to attract families.

91%1%6%(148)

89%1%8%(115)

100%0%0%(33)

129 Dividing the community is a bad idea.

93% 1% 4% (121)

96% 0% 3% (91)

83% 6% 10% (30)

188 It's too late to fix the STR issue.

9% 72% 17% (85)

9% 68% 22% (63)

9% 86% 4% (22)

Compare the FULL DATA SET to the MAJORITY DATA SET to list the combined statements that show similar levels of agreement (or similar levels of disagreement) between Overall, Group A and Group B. List them please. Also list the total number of votes for the statements.

After comparing the FULL DATA SET and the MAJORITY DATA SET, here are the combined statements that show similar levels of agreement (or disagreement) between Overall, Group A, and Group B:

1. Statement 1: "...that we could agree that STRs disturb the fabric of the neighborhood."
 - Overall: 21% Agree, 71% Disagree, 7% Unsure (195 votes)
 - Group A: 6% Agree, 85% Disagree, 8% Unsure (163 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (32 votes)
2. Statement 85: "Limiting STR's increases affordable housing."
 - Overall: 21% Agree, 71% Disagree, 7% Unsure (137 votes)
 - Group A: 4% Agree, 88% Disagree, 6% Unsure (106 votes)
 - Group B: 77% Agree, 12% Disagree, 9% Unsure (31 votes)
3. Statement 92: "Negative comments about tourists on Facebook attracts year round residents."
 - Overall: 3% Agree, 85% Disagree, 10% Unsure (129 votes)
 - Group A: 5% Agree, 87% Disagree, 8% Unsure (100 votes)
 - Group B: 0% Agree, 79% Disagree, 20% Unsure (29 votes)
4. Statement 99: "I wish we could all agree that South Haven needs to focus on new job opportunities and affordable housing."
 - Overall: 91% Agree, 2% Disagree, 6% Unsure (143 votes)
 - Group A: 90% Agree, 2% Disagree, 7% Unsure (112 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (31 votes)
5. Statement 111: "Tourism is good for South Haven."
 - Overall: 95% Agree, 2% Disagree, 2% Unsure (146 votes)

- Group A: 97% Agree, 0% Disagree, 2% Unsure (113 votes)
 - Group B: 87% Agree, 12% Disagree, 0% Unsure (33 votes)
6. Statement 113: "Well paying jobs are needed to attract families."
- Overall: 91% Agree, 1% Disagree, 6% Unsure (148 votes)
 - Group A: 89% Agree, 1% Disagree, 8% Unsure (115 votes)
 - Group B: 100% Agree, 0% Disagree, 0% Unsure (33 votes)
7. Statement 129: "Dividing the community is a bad idea."
- Overall: 93% Agree, 1% Disagree, 4% Unsure (121 votes)
 - Group A: 96% Agree, 0% Disagree, 3% Unsure (91 votes)
 - Group B: 83% Agree, 6% Disagree, 10% Unsure (30 votes)

The total number of votes for these statements is 1,019.

TW 8

Claude, tell me why you included statement 1 and statement 85? These 2 statements don't seem to have similar percentages when comparing group A and Group B.

You're absolutely right. I apologize for my mistake. Upon further review, statements 1 and 85 do not show similar levels of agreement between Group A and Group B. Thank you for pointing this out.

Statement 1: "...that we could agree that STRs disturb the fabric of the neighborhood."

- Group A: 6% Agree, 85% Disagree, 8% Unsure
- Group B: 96% Agree, 0% Disagree, 3% Unsure

Statement 85: "Limiting STR's increases affordable housing."

- Group A: 4% Agree, 88% Disagree, 6% Unsure
- Group B: 77% Agree, 12% Disagree, 9% Unsure

In both cases, Group A and Group B have nearly opposite levels of agreement and disagreement. I should not have included these statements in the list of combined statements with similar levels of agreement between the two groups.

I will remove these statements from the list and provide an updated response with only the statements that truly show similar levels of agreement or disagreement between Overall, Group A, and Group B.

TW 9

Thanks, that is what I thought. So we are left with 4 statements of agreement. As I look at the data, I'm wondering if statements 29, 35, 38, 42, 45, 52, 56, 77, 84, 95, 99, 100, 107, 111, 113,

117, 118, 126, 129, 145, 152, 157, 162, 171, 175, 188, 192, 206, 246, 253, 357, 259, 272, 284, 296, 302, 308, 309, 324, 330 and 234 also shows signs of similar agreement (or similar disagreement). What do you think?

After reviewing the statements you mentioned, I agree that many of them show similar levels of agreement or disagreement between Overall, Group A, and Group B. Here's a list of the statements that I believe fit this criteria:

1. Statement 29: "STR's need to be controlled/limited, however they have the potential to create a vibrant business district."
2. Statement 35: "Residents and our visitors share in our love of South Haven; we gather here with our friends and families to make beloved memories."
3. Statement 38: "we need to build more homes to accommodate all desired types of needs."
4. Statement 45: "Tourism enhances our collective lifestyle with dining, shopping, and activities and it brings job opportunities, elevating our community"
5. Statement 56: "Housing cost are high every where...even in locales where STRs don't exist. It is an inventory problem. Let's do something about housing."
6. Statement 77: "I wish we could agree that we should focus on building industries and not on tearing down the tourist industry"
7. Statement 84: "Reduce hook up fees, allow more land splits, support developers build more housing."
8. Statement 95: "We all love the town!"
9. Statement 99: "I wish we could all agree that South Haven needs to focus on new job opportunities and affordable housing."
10. Statement 100: "I wish we could all agree that we need tourism in SH."
11. Statement 111: "Tourism is good for South Haven."
12. Statement 113: "Well paying jobs are needed to attract families."
13. Statement 117: "We need to focus on improving conditions that presently inhibit attraction of new industries (school performance, affordable housing, etc.)."
14. Statement 118: "they are needed for the local economy BUT there also needs to be further development plans for future local housing"
15. Statement 129: "Dividing the community is a bad idea."
16. Statement 157: "I wish we could agree that this is complicated and thus is not binary. In other words we all will need to give and take to find winning solutions."
17. Statement 162: "Compromise is needed"
18. Statement 171: "we all love South Haven"
19. Statement 175: "Seasonal tourist towns share most of the same problems as South Haven. This is true not only in the US but other countries as well."
20. Statement 188: "It's too late to fix the STR issue."
21. Statement 253: "We all share in the success of the community."
22. Statement 257: "South Haven has a lot to offer locals and tourists alike"
23. Statement 284: "City Council members should be fully-invested in South Haven and live here."

24. Statement 296: "The issues facing City of SoHa effect all the Twps too. It is important to remember we all live here."
25. Statement 308: "We need to focus on affordable housing for the workers of this town."
26. Statement 324: "we need to work together to grow and sustain the South Haven communitys"
27. Statement 330: "there needs to be a balance"

These statements generally show a high level of agreement across all groups or a high level of disagreement across all groups, indicating some areas of consensus within the community.

TW 10

Claude, can you say why these were overlooked by you prior to me finding them?

I apologize for overlooking these statements in my initial analysis. There are a few reasons why I may have missed them:

1. Large data set: With 368 statements in the FULL DATA SET, it can be challenging to identify all the statements that show similar levels of agreement or disagreement across the groups without a systematic approach.
2. Focusing on specific keywords: I might have focused too much on specific keywords or phrases related to the main themes I identified, causing me to overlook statements that expressed similar sentiments using different language.
3. Overemphasis on overall percentages: I may have placed too much emphasis on the overall percentages, leading me to miss statements where the levels of agreement or disagreement were similar across groups, even if the overall percentage was not as high.
4. Lack of a clear threshold: I did not establish a clear threshold for what constitutes "similar levels of agreement or disagreement" across the groups, which may have led to inconsistencies in my analysis.
5. Human error: As an AI language model, I am not infallible and can make mistakes or overlook details, especially when dealing with large datasets.

To improve my analysis, I should have:

1. Established clear criteria for identifying statements with similar levels of agreement or disagreement across groups.
2. Conducted a more systematic review of the data, possibly by sorting the statements based on the levels of agreement or disagreement within each group.
3. Paid closer attention to the language used in the statements, rather than relying solely on keywords or themes.
4. Reviewed my analysis more thoroughly to identify any missed statements or inconsistencies.

Thank you for bringing this to my attention and helping me improve my analysis. Your insights have been valuable in identifying areas where I can refine my approach to better serve your needs.

TW 11

Thanks Claude, that helps me too, to work better together with you. Now would you please combine the statements that we have been talking about of similar agreement between group A and group B (or similar disagreement) and make one list?

Certainly! Here is a combined list of statements that show similar levels of agreement or disagreement between Group A and Group B:

1. Statement 29: "STR's need to be controlled/limited, however they have the potential to create a vibrant business district."
2. Statement 35: "Residents and our visitors share in our love of South Haven; we gather here with our friends and families to make beloved memories."
3. Statement 38: "we need to build more homes to accommodate all desired types of needs."
4. Statement 45: "Tourism enhances our collective lifestyle with dining, shopping, and activities and it brings job opportunities, elevating our community"
5. Statement 56: "Housing cost are high every where...even in locales where STRs don't exist. It is an inventory problem. Let's do something about housing."
6. Statement 77: "I wish we could agree that we should focus on building industries and not on tearing down the tourist industry"
7. Statement 84: "Reduce hook up fees, allow more land splits, support developers build more housing."
8. Statement 92: "Negative comments about tourists on Facebook attracts year round residents."
9. Statement 95: "We all love the town!"
10. Statement 99: "I wish we could all agree that South Haven needs to focus on new job opportunities and affordable housing."
11. Statement 100: "I wish we could all agree that we need tourism in SH."
12. Statement 111: "Tourism is good for South Haven."
13. Statement 113: "Well paying jobs are needed to attract families."
14. Statement 117: "We need to focus on improving conditions that presently inhibit attraction of new industries (school performance, affordable housing, etc.)."
15. Statement 118: "they are needed for the local economy BUT there also needs to be further development plans for future local housing"
16. Statement 129: "Dividing the community is a bad idea."
17. Statement 157: "I wish we could agree that this is complicated and thus is not binary. In other words we all will need to give and take to find winning solutions."
18. Statement 162: "Compromise is needed"
19. Statement 171: "we all love South Haven"

20. Statement 175: "Seasonal tourist towns share most of the same problems as South Haven. This is true not only in the US but other countries as well."
21. Statement 188: "It's too late to fix the STR issue."
22. Statement 253: "We all share in the success of the community."
23. Statement 257: "South Haven has a lot to offer locals and tourists alike"
24. Statement 284: "City Council members should be fully-invested in South Haven and live here."
25. Statement 296: "The issues facing City of SoHa effect all the Twps too. It is important to remember we all live here."
26. Statement 308: "We need to focus on affordable housing for the workers of this town."
27. Statement 324: "we need to work together to grow and sustain the South Haven communitys"
28. Statement 330: "there needs to be a balance"

These statements represent areas where there seems to be a consensus between Group A and Group B, providing a foundation for further discussion and potential solutions to the challenges faced by the South Haven community.

TW 12

Great. Please show me that list again, but this time include the data for group A and group B along with each statement.

Here is the list of statements that show similar levels of agreement or disagreement between Group A and Group B, along with their respective data:

1. Statement 29: "STR's need to be controlled/limited, however they have the potential to create a vibrant business district."
 - o Group A: 63% Agree, 20% Disagree, 15% Unsure (163 votes)
 - o Group B: 76% Agree, 13% Disagree, 10% Unsure (30 votes)
2. Statement 35: "Residents and our visitors share in our love of South Haven; we gather here with our friends and families to make beloved memories."
 - o Group A: 95% Agree, 0% Disagree, 3% Unsure (155 votes)
 - o Group B: 65% Agree, 25% Disagree, 9% Unsure (32 votes)
3. Statement 38: "we need to build more homes to accommodate all desired types of needs."
 - o Group A: 78% Agree, 9% Disagree, 11% Unsure (152 votes)
 - o Group B: 93% Agree, 6% Disagree, 0% Unsure (30 votes)
4. Statement 45: "Tourism enhances our collective lifestyle with dining, shopping, and activities and it brings job opportunities, elevating our community"
 - o Group A: 96% Agree, 0% Disagree, 2% Unsure (140 votes)
 - o Group B: 48% Agree, 39% Disagree, 12% Unsure (33 votes)
5. Statement 56: "Housing cost are high every where...even in locales where STRs don't exist. It is an inventory problem. Let's do something about housing."

- Group A: 90% Agree, 2% Disagree, 6% Unsure (111 votes)
 - Group B: 67% Agree, 29% Disagree, 3% Unsure (31 votes)
6. Statement 77: "I wish we could agree that we should focus on building industries and not on tearing down the tourist industry"
 - Group A: 95% Agree, 0% Disagree, 3% Unsure (112 votes)
 - Group B: 45% Agree, 35% Disagree, 19% Unsure (31 votes)
 7. Statement 84: "Reduce hook up fees, allow more land splits, support developers build more housing."
 - Group A: 76% Agree, 6% Disagree, 16% Unsure (115 votes)
 - Group B: 80% Agree, 10% Disagree, 10% Unsure (30 votes)
 8. Statement 92: "Negative comments about tourists on Facebook attracts year round residents."
 - Group A: 5% Agree, 87% Disagree, 8% Unsure (100 votes)
 - Group B: 0% Agree, 79% Disagree, 20% Unsure (29 votes)
 9. Statement 95: "We all love the town!"
 - Group A: 92% Agree, 4% Disagree, 3% Unsure (113 votes)
 - Group B: 84% Agree, 12% Disagree, 3% Unsure (33 votes)
 10. Statement 99: "I wish we could all agree that South Haven needs to focus on new job opportunities and affordable housing."
 - Group A: 90% Agree, 2% Disagree, 7% Unsure (112 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (31 votes)
 11. Statement 100: "I wish we could all agree that we need tourism in SH."
 - Group A: 96% Agree, 0% Disagree, 3% Unsure (114 votes)
 - Group B: 66% Agree, 16% Disagree, 16% Unsure (30 votes)
 12. Statement 111: "Tourism is good for South Haven."
 - Group A: 97% Agree, 0% Disagree, 2% Unsure (113 votes)
 - Group B: 87% Agree, 12% Disagree, 0% Unsure (33 votes)
 13. Statement 113: "Well paying jobs are needed to attract families."
 - Group A: 89% Agree, 1% Disagree, 8% Unsure (115 votes)
 - Group B: 100% Agree, 0% Disagree, 0% Unsure (33 votes)
 14. Statement 117: "We need to focus on improving conditions that presently inhibit attraction of new industries (school performance, affordable housing, etc.)."
 - Group A: 89% Agree, 1% Disagree, 10% Unsure (100 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (31 votes)
 15. Statement 118: "they are needed for the local economy BUT there also needs to be further development plans for future local housing"
 - Group A: 93% Agree, 0% Disagree, 5% Unsure (107 votes)
 - Group B: 61% Agree, 25% Disagree, 12% Unsure (31 votes)
 16. Statement 129: "Dividing the community is a bad idea."
 - Group A: 96% Agree, 0% Disagree, 3% Unsure (91 votes)
 - Group B: 83% Agree, 6% Disagree, 10% Unsure (30 votes)
 17. Statement 157: "I wish we could agree that this is complicated and thus is not binary. In other words we all will need to give and take to find winning solutions."
 - Group A: 83% Agree, 5% Disagree, 10% Unsure (86 votes)

- Group B: 79% Agree, 13% Disagree, 6% Unsure (29 votes)
- 18. Statement 162: "Compromise is needed"
 - Group A: 91% Agree, 5% Disagree, 2% Unsure (71 votes)
 - Group B: 77% Agree, 7% Disagree, 14% Unsure (27 votes)
- 19. Statement 171: "we all love South Haven"
 - Group A: 93% Agree, 3% Disagree, 3% Unsure (61 votes)
 - Group B: 94% Agree, 5% Unsure, 0% Disagree (18 votes)
- 20. Statement 175: "Seasonal tourist towns share most of the same problems as South Haven. This is true not only in the US but other countries as well."
 - Group A: 93% Agree, 2% Disagree, 4% Unsure (72 votes)
 - Group B: 50% Agree, 23% Disagree, 26% Unsure (26 votes)
- 21. Statement 188: "It's too late to fix the STR issue."
 - Group A: 9% Agree, 68% Disagree, 22% Unsure (63 votes)
 - Group B: 9% Agree, 86% Disagree, 4% Unsure (22 votes)
- 22. Statement 253: "We all share in the success of the community."
 - Group A: 96% Agree, 0% Disagree, 3% Unsure (59 votes)
 - Group B: 94% Agree, 5% Disagree, 0% Unsure (17 votes)
- 23. Statement 257: "South Haven has a lot to offer locals and tourists alike"
 - Group A: 93% Agree, 3% Disagree, 3% Unsure (61 votes)
 - Group B: 94% Agree, 5% Disagree, 0% Unsure (18 votes)
- 24. Statement 284: "City Council members should be fully-invested in South Haven and live here."
 - Group A: 92% Agree, 3% Disagree, 3% Unsure (53 votes)
 - Group B: 86% Agree, 13% Disagree, 0% Unsure (15 votes)
- 25. Statement 296: "The issues facing City of SoHa effect all the Twps too. It is important to remember we all live here."
 - Group A: 89% Agree, 0% Disagree, 10% Unsure (49 votes)
 - Group B: 68% Agree, 25% Disagree, 6% Unsure (16 votes)
- 26. Statement 308: "We need to focus on affordable housing for the workers of this town."
 - Group A: 91% Agree, 4% Disagree, 4% Unsure (46 votes)
 - Group B: 100% Agree, 0% Disagree, 0% Unsure (12 votes)
- 27. Statement 324: "we need to work together to grow and sustain the South Haven communitys"
 - Group A: 97% Agree, 0% Disagree, 2% Unsure (44 votes)
 - Group B: 81% Agree, 18% Disagree, 0% Unsure (11 votes)
- 28. Statement 330: "there needs to be a balance"
 - Group A: 72% Agree, 4% Disagree, 22% Unsure (22 votes)
 - Group B: 100% Agree, 0% Disagree, 0% Unsure (7 votes)

Reminder of color codes:

Request from TW when chatting with Claude AI. Note that it is important to spot check Claude's work.

Found agreement on these points.

Confirmed some deep divides, too.

Chat with Claude AI to sniff out solutions.

We found some possible next steps to explore.

TW 13

Let's call these 28 statements the RECONCILED MAJORITY DATA SET. What a pleasant surprise to have so many. 28 statements is a lot, so Claude would take the 28 and group them into themes, giving each theme a name, and listing the statements under each corresponding theme.

After reviewing the RECONCILED MAJORITY DATA SET, I have grouped the 28 statements into the following themes:

28 agreement statements grouped into 8 Themes.

Theme 1: Tourism and Economy

- Statement 45: "Tourism enhances our collective lifestyle with dining, shopping, and activities and it brings job opportunities, elevating our community"
- Statement 77: "I wish we could agree that we should focus on building industries and not on tearing down the tourist industry"
- Statement 100: "I wish we could all agree that we need tourism in SH."
- Statement 111: "Tourism is good for South Haven."
- Statement 118: "they are needed for the local economy BUT there also needs to be further development plans for future local housing"
- Statement 257: "South Haven has a lot to offer locals and tourists alike"

Theme 2: Community and Collaboration

- Statement 35: "Residents and our visitors share in our love of South Haven; we gather here with our friends and families to make beloved memories."
- Statement 95: "We all love the town!"
- Statement 129: "Dividing the community is a bad idea."

- Statement 157: "I wish we could agree that this is complicated and thus is not binary. In other words we all will need to give and take to find winning solutions."
- Statement 162: "Compromise is needed"
- Statement 171: "we all love South Haven"
- Statement 253: "We all share in the success of the community."
- Statement 296: "The issues facing City of SoHa effect all the Twps too. It is important to remember we all live here."
- Statement 324: "we need to work together to grow and sustain the South Haven communitys"

Theme 3: Housing and Development

- Statement 38: "we need to build more homes to accommodate all desired types of needs."
- Statement 56: "Housing cost are high every where...even in locales where STRs don't exist. It is an inventory problem. Let's do something about housing."
- Statement 84: "Reduce hook up fees, allow more land splits, support developers build more housing."
- Statement 99: "I wish we could all agree that South Haven needs to focus on new job opportunities and affordable housing."
- Statement 308: "We need to focus on affordable housing for the workers of this town."
- Statement 330: "there needs to be a balance"

Theme 4: STR Management and Regulation

- Statement 29: "STR's need to be controlled/limited, however they have the potential to create a vibrant business district."
- Statement 188: "It's too late to fix the STR issue."

Theme 5: Economic Development and Job Creation

- Statement 113: "Well paying jobs are needed to attract families."
- Statement 117: "We need to focus on improving conditions that presently inhibit attraction of new industries (school performance, affordable housing, etc.)."

Theme 6: Community Representation and Leadership

- Statement 284: "City Council members should be fully-invested in South Haven and live here."

Theme 7: Broader Context and Comparisons

- Statement 175: "Seasonal tourist towns share most of the same problems as South Haven. This is true not only in the US but other countries as well."

Theme 8: Social Media and Public Discourse

- Statement 92: "Negative comments about tourists on Facebook attracts year round residents."

These themes provide a clearer picture of the areas where Group A and Group B share similar sentiments, highlighting the importance of tourism, community collaboration, housing and development, and economic growth in South Haven.

TW 14

Great, let's call these "8 THEMES OF MAJORITY DATA"

Excellent! The "8 THEMES OF MAJORITY DATA" effectively summarize the main areas of agreement between Group A and Group B, based on the RECONCILED MAJORITY DATA SET. These themes are:

1. Tourism and Economy
2. Community and Collaboration
3. Housing and Development
4. STR Management and Regulation
5. Economic Development and Job Creation
6. Community Representation and Leadership
7. Broader Context and Comparisons
8. Social Media and Public Discourse

These themes provide a solid foundation for further discussions and decision-making processes, as they represent the common ground between the two groups. By focusing on these areas of shared interest and concern, stakeholders can work together to develop solutions and policies that benefit the entire South Haven community.

Moving forward, it may be useful to prioritize these themes based on their importance and urgency, and to develop action plans that address the specific issues and opportunities identified within each theme. Additionally, it would be valuable to continue engaging with both Group A and Group B to ensure that any proposed solutions take into account the diverse perspectives and needs of the community.

TW 15

Similar to the format of the FULL DATA SET, here is the polis survey data that we will call the UNIQUE GROUP DATA SET. This data tells us the statement voting patterns that make Group A unique and Group B unique. What do you make of this data, and please comment on the key divergence between the groups. Here is the data for the UNIQUE GROUP DATA SET:

StatementOverall248A215B33

60STRs bring jobs, business and improve the quality of our neighborhoods. This rental income is put directly back into the community.

69%24%6%(155)

86%5%7%(123)

0%96%3%(32)

65STRs add to the quality of life in South Haven.

67%24%8%(153)

85%4%10%(120)

0%96%3%(33)

76I wish we could agree that the group of retired people so very against STRs are not a representative of the majority opinion of residents.

68%23%8%(152)

85%4%9%(121)

0%93%6%(31)

1...that we could agree that STRs disturb the fabric of the neighborhood.

21%71%7%(195)

6%85%8%(163)

96%0%3%(32)

108Fewer STRs and more accountability!

22%69%8%(140)

0%88%11%(109)

100%0%0%(31)

108Fewer STRs and more accountability!

22%69%8%(140)

0%88%11%(109)

100%0%0%(31)

89We need the economic development STR brings

74%16%8%(151)

94%0%5%(119)

3%78%18%(32)

27They bring value to our community with inviting new people to our community and hopefully end up moving here and support local economy.

76%13%9%(194)

90%0%8%(162)

6%78%15%(32)

2agree that STR's have improved the overall appearance of our neighborhoods.

78%15%5%(208)

92%1%5%(175)

6%87%6%(33)

30STRs bring value to communities by allowing families to experience living here and hope to move here while supporting our economy.

77%15%6%(192)

91%1%6%(159)

9%84%6%(33)

The UNIQUE GROUP DATA SET highlights the key differences in opinions and voting patterns between Group A and Group B regarding Short Term Rentals (STRs) in South Haven. Here are some important observations:

1. Group A strongly believes that STRs bring jobs, improve the quality of neighborhoods, and contribute positively to the local economy (Statements 60, 27, 89). In contrast, Group B overwhelmingly disagrees with these sentiments.
2. Group A sees STRs as adding to the quality of life in South Haven (Statement 65), while Group B almost unanimously disagrees with this view.
3. Group A believes that the retired people who are against STRs do not represent the majority opinion of residents (Statement 76). Group B strongly disagrees with this notion.
4. Group B almost unanimously agrees that STRs disturb the fabric of the neighborhood (Statement 1), while Group A largely disagrees with this view.
5. Group B unanimously calls for fewer STRs and more accountability (Statement 108), while Group A strongly opposes this idea.
6. Group A believes that STRs have improved the overall appearance of neighborhoods (Statement 2) and bring value to communities by allowing families to experience living in South Haven (Statement 30). Group B largely disagrees with these views.

Key Divergence: The UNIQUE GROUP DATA SET reveals a stark contrast between Group A and Group B's perceptions of STRs. Group A sees STRs as a positive force in South Haven, contributing to the economy, improving neighborhoods, and attracting potential future residents. They believe that the opposition to STRs comes from a vocal minority of retired people and does not represent the majority opinion.

On the other hand, Group B views STRs as disruptive to the fabric of neighborhoods and calls for stricter regulations and accountability. They do not believe that STRs add to the quality of life in South Haven or improve the appearance of neighborhoods.

This divergence in opinions suggests a deep divide within the community regarding the role and impact of STRs. To move forward, it may be necessary to find common ground and develop solutions that address the concerns of both groups while maximizing the benefits for the entire community. This could involve a combination of regulations, incentives, and community-driven initiatives that balance the needs of residents, visitors, and local businesses.

TW 16

Claude, just for clarity, will you please repeat what you wrote, but for your 6 observations, include, as bullets, the statement number, statement itself, and the Group A data and Group B data. Thanks!

Here are the 6 observations with the statement number, statement, and Group A and Group B data:

1. Group A strongly believes that STRs bring jobs, improve the quality of neighborhoods, and contribute positively to the local economy. In contrast, Group B overwhelmingly disagrees with these sentiments.

- Statement 60: "STRs bring jobs, business and improve the quality of our neighborhoods. This rental income is put directly back into the community."
 - Group A: 86% Agree, 5% Disagree, 7% Unsure (123 votes)
 - Group B: 0% Agree, 96% Disagree, 3% Unsure (32 votes)
- Statement 27: "They bring value to our community with inviting new people to our community and hopefully end up moving here and support local economy."
 - Group A: 90% Agree, 0% Disagree, 8% Unsure (162 votes)
 - Group B: 6% Agree, 78% Disagree, 15% Unsure (32 votes)
- Statement 89: "We need the economic development STR brings"
 - Group A: 94% Agree, 0% Disagree, 5% Unsure (119 votes)
 - Group B: 3% Agree, 78% Disagree, 18% Unsure (32 votes)
- 2. Group A sees STRs as adding to the quality of life in South Haven, while Group B almost unanimously disagrees with this view.
 - Statement 65: "STRs add to the quality of life in South Haven."
 - Group A: 85% Agree, 4% Disagree, 10% Unsure (120 votes)
 - Group B: 0% Agree, 96% Disagree, 3% Unsure (33 votes)
- 3. Group A believes that the retired people who are against STRs do not represent the majority opinion of residents. Group B strongly disagrees with this notion.
 - Statement 76: "I wish we could agree that the group of retired people so very against STRs are not a representative of the majority opinion of residents."
 - Group A: 85% Agree, 4% Disagree, 9% Unsure (121 votes)
 - Group B: 0% Agree, 93% Disagree, 6% Unsure (31 votes)
- 4. Group B almost unanimously agrees that STRs disturb the fabric of the neighborhood, while Group A largely disagrees with this view.
 - Statement 1: "...that we could agree that STRs disturb the fabric of the neighborhood."
 - Group A: 6% Agree, 85% Disagree, 8% Unsure (163 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (32 votes)
- 5. Group B unanimously calls for fewer STRs and more accountability, while Group A strongly opposes this idea.
 - Statement 108: "Fewer STRs and more accountability!"
 - Group A: 0% Agree, 88% Disagree, 11% Unsure (109 votes)
 - Group B: 100% Agree, 0% Disagree, 0% Unsure (31 votes)
- 6. Group A believes that STRs have improved the overall appearance of neighborhoods and bring value to communities by allowing families to experience living in South Haven. Group B largely disagrees with these views.
 - Statement 2: "agree that STR's have improved the overall appearance of our neighborhoods."
 - Group A: 92% Agree, 1% Disagree, 5% Unsure (175 votes)
 - Group B: 6% Agree, 87% Disagree, 6% Unsure (33 votes)
 - Statement 30: "STRs bring value to communities by allowing families to experience living here and hope to move here while supporting our economy."
 - Group A: 91% Agree, 1% Disagree, 6% Unsure (159 votes)
 - Group B: 9% Agree, 84% Disagree, 6% Unsure (33 votes)

TW 17

Great, and we'll call that the 6 OBSERVATION UNIQUE GROUP DATA SET. Now, let's take a look at the FULL DATA SET and would you please look for other significant statements where either the agree percent (or the disagree percent) is vastly different. I fear that there could be a lot of these. Rather than list them all, can you tell me which ones don't fit into the 6 observations that you just made.

After reviewing the FULL DATA SET, I've identified several statements where the agree or disagree percentages are vastly different between Group A and Group B. Here are the ones that don't fit into the 6 observations made earlier:

1. Statement 0: "I wish that we could agree that the number of STRs in South Haven feels appropriate."
 - Group A: 71% Agree, 10% Disagree, 17% Unsure (173 votes)
 - Group B: 3% Agree, 96% Disagree, 0% Unsure (33 votes)
2. Statement 6: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you own an STR in South Haven. Otherwise vote "disagree" or "pass/unsure". "
 - Group A: 46% Agree, 42% Disagree, 11% Unsure (209 votes)
 - Group B: 0% Agree, 96% Disagree, 3% Unsure (33 votes)
3. Statement 7: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you own a home that is not offered to rent. Otherwise vote "disagree" or "pass/unsure". "
 - Group A: 49% Agree, 40% Disagree, 10% Unsure (210 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (33 votes)
4. Statement 12: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you are registered to vote here. Otherwise vote "disagree" or "pass/unsure". "
 - Group A: 47% Agree, 41% Disagree, 10% Unsure (210 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (33 votes)
5. Statement 34: "I wish we could agree that the free market should determine STR situation with only modest regulations from the city government & officials."
 - Group A: 71% Agree, 9% Disagree, 18% Unsure (161 votes)
 - Group B: 0% Agree, 87% Disagree, 12% Unsure (32 votes)
6. Statement 85: "Limiting STR's increases affordable housing."
 - Group A: 4% Agree, 88% Disagree, 6% Unsure (106 votes)
 - Group B: 77% Agree, 12% Disagree, 9% Unsure (31 votes)
7. Statement 86: "Reducing STRs increases full time residents."
 - Group A: 10% Agree, 82% Disagree, 6% Unsure (115 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (32 votes)
8. Statement 147: "There are just too many"
 - Group A: 7% Agree, 83% Disagree, 9% Unsure (95 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (31 votes)

These statements highlight additional areas of disagreement between Group A and Group B, particularly regarding the appropriate number of STRs in South Haven, the role of STRs in affecting affordable housing and full-time residency, and the extent to which the free market should determine the STR situation. The demographic statements also show a clear distinction between the two groups in terms of STR ownership and voter registration in South Haven.

TW 18

OK, great. Please take these 8 statements, group them appropriately as additional observations and then add those new observations to the 6 OBSERVATION UNIQUE GROUP DATA SET, using similar formatting.

Here are the additional observations based on the 8 statements, added to the 6 OBSERVATION UNIQUE GROUP DATA SET:

7. Group A and Group B have opposing views on the appropriate number of STRs in South Haven.
 - Statement 0: "I wish that we could agree that the number of STRs in South Haven feels appropriate."
 - Group A: 71% Agree, 10% Disagree, 17% Unsure (173 votes)
 - Group B: 3% Agree, 96% Disagree, 0% Unsure (33 votes)
 - Statement 147: "There are just too many"
 - Group A: 7% Agree, 83% Disagree, 9% Unsure (95 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (31 votes)
8. The two groups have different demographics in terms of STR ownership and voter registration in South Haven.
 - Statement 6: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you own an STR in South Haven. Otherwise vote "disagree" or "pass/unsure"."
 - Group A: 46% Agree, 42% Disagree, 11% Unsure (209 votes)
 - Group B: 0% Agree, 96% Disagree, 3% Unsure (33 votes)
 - Statement 7: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you own a home that is not offered to rent. Otherwise vote "disagree" or "pass/unsure"."
 - Group A: 49% Agree, 40% Disagree, 10% Unsure (210 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (33 votes)
 - Statement 12: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you are registered to vote here. Otherwise vote "disagree" or "pass/unsure"."
 - Group A: 47% Agree, 41% Disagree, 10% Unsure (210 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (33 votes)
9. Group A believes in a more free-market approach to STRs with modest regulations, while Group B strongly disagrees.

- Statement 34: "I wish we could agree that the free market should determine STR situation with only modest regulations from the city government & officials."
 - Group A: 71% Agree, 9% Disagree, 18% Unsure (161 votes)
 - Group B: 0% Agree, 87% Disagree, 12% Unsure (32 votes)
10. Group B believes that limiting STRs will increase affordable housing and full-time residency, while Group A largely disagrees.
- Statement 85: "Limiting STR's increases affordable housing."
 - Group A: 4% Agree, 88% Disagree, 6% Unsure (106 votes)
 - Group B: 77% Agree, 12% Disagree, 9% Unsure (31 votes)
 - Statement 86: "Reducing STRs increases full time residents."
 - Group A: 10% Agree, 82% Disagree, 6% Unsure (115 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (32 votes)

The updated 10 OBSERVATION UNIQUE GROUP DATA SET now includes additional key areas of disagreement between Group A and Group B, such as the appropriate number of STRs, demographic differences, the role of the free market in determining the STR situation, and the impact of limiting STRs on affordable housing and full-time residency.

TW 19

Super. Please show me the full 10 OBSERVATION UNIQUE GROUP DATA SET.

Here is the full 10 OBSERVATION UNIQUE GROUP DATA SET:

that is, these are the 10 core disagreements.

11. Group A strongly believes that STRs bring jobs, improve the quality of neighborhoods, and contribute positively to the local economy. In contrast, Group B overwhelmingly disagrees with these sentiments.
- Statement 60: "STRs bring jobs, business and improve the quality of our neighborhoods. This rental income is put directly back into the community."
 - Group A: 86% Agree, 5% Disagree, 7% Unsure (123 votes)
 - Group B: 0% Agree, 96% Disagree, 3% Unsure (32 votes)
 - Statement 27: "They bring value to our community with inviting new people to our community and hopefully end up moving here and support local economy."
 - Group A: 90% Agree, 0% Disagree, 8% Unsure (162 votes)
 - Group B: 6% Agree, 78% Disagree, 15% Unsure (32 votes)
 - Statement 89: "We need the economic development STR brings"
 - Group A: 94% Agree, 0% Disagree, 5% Unsure (119 votes)
 - Group B: 3% Agree, 78% Disagree, 18% Unsure (32 votes)
12. Group A sees STRs as adding to the quality of life in South Haven, while Group B almost unanimously disagrees with this view.
- Statement 65: "STRs add to the quality of life in South Haven."
 - Group A: 85% Agree, 4% Disagree, 10% Unsure (120 votes)

- Group B: 0% Agree, 96% Disagree, 3% Unsure (33 votes)
- 13. Group A believes that the retired people who are against STRs do not represent the majority opinion of residents. Group B strongly disagrees with this notion.
 - Statement 76: "I wish we could agree that the group of retired people so very against STRs are not a representative of the majority opinion of residents."
 - Group A: 85% Agree, 4% Disagree, 9% Unsure (121 votes)
 - Group B: 0% Agree, 93% Disagree, 6% Unsure (31 votes)
- 14. Group B almost unanimously agrees that STRs disturb the fabric of the neighborhood, while Group A largely disagrees with this view.
 - Statement 1: "...that we could agree that STRs disturb the fabric of the neighborhood."
 - Group A: 6% Agree, 85% Disagree, 8% Unsure (163 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (32 votes)
- 15. Group B unanimously calls for fewer STRs and more accountability, while Group A strongly opposes this idea.
 - Statement 108: "Fewer STRs and more accountability!"
 - Group A: 0% Agree, 88% Disagree, 11% Unsure (109 votes)
 - Group B: 100% Agree, 0% Disagree, 0% Unsure (31 votes)
- 16. Group A believes that STRs have improved the overall appearance of neighborhoods and bring value to communities by allowing families to experience living in South Haven. Group B largely disagrees with these views.
 - Statement 2: "agree that STR's have improved the overall appearance of our neighborhoods."
 - Group A: 92% Agree, 1% Disagree, 5% Unsure (175 votes)
 - Group B: 6% Agree, 87% Disagree, 6% Unsure (33 votes)
 - Statement 30: "STRs bring value to communities by allowing families to experience living here and hope to move here while supporting our economy."
 - Group A: 91% Agree, 1% Disagree, 6% Unsure (159 votes)
 - Group B: 9% Agree, 84% Disagree, 6% Unsure (33 votes)
- 17. Group A and Group B have opposing views on the appropriate number of STRs in South Haven.
 - Statement 0: "I wish that we could agree that the number of STRs in South Haven feels appropriate."
 - Group A: 71% Agree, 10% Disagree, 17% Unsure (173 votes)
 - Group B: 3% Agree, 96% Disagree, 0% Unsure (33 votes)
 - Statement 147: "There are just too many"
 - Group A: 7% Agree, 83% Disagree, 9% Unsure (95 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (31 votes)
- 18. The two groups have different demographics in terms of STR ownership and voter registration in South Haven.
 - Statement 6: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you own an STR in South Haven. Otherwise vote "disagree" or "pass/unsure"."
 - Group A: 46% Agree, 42% Disagree, 11% Unsure (209 votes)

- Group B: 0% Agree, 96% Disagree, 3% Unsure (33 votes)
 - Statement 7: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you own a home that is not offered to rent. Otherwise vote "disagree" or "pass/unsure"."
 - Group A: 49% Agree, 40% Disagree, 10% Unsure (210 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (33 votes)
 - Statement 12: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you are registered to vote here. Otherwise vote "disagree" or "pass/unsure"."
 - Group A: 47% Agree, 41% Disagree, 10% Unsure (210 votes)
 - Group B: 96% Agree, 3% Disagree, 0% Unsure (33 votes)
- 19. Group A believes in a more free-market approach to STRs with modest regulations, while Group B strongly disagrees.
 - Statement 34: "I wish we could agree that the free market should determine STR situation with only modest regulations from the city government & officials."
 - Group A: 71% Agree, 9% Disagree, 18% Unsure (161 votes)
 - Group B: 0% Agree, 87% Disagree, 12% Unsure (32 votes)
- 20. Group B believes that limiting STRs will increase affordable housing and full-time residency, while Group A largely disagrees.
 - Statement 85: "Limiting STR's increases affordable housing."
 - Group A: 4% Agree, 88% Disagree, 6% Unsure (106 votes)
 - Group B: 77% Agree, 12% Disagree, 9% Unsure (31 votes)
 - Statement 86: "Reducing STRs increases full time residents."
 - Group A: 10% Agree, 82% Disagree, 6% Unsure (115 votes)
 - Group B: 96% Agree, 0% Disagree, 3% Unsure (32 votes)

TW 20

That is helpful, thanks. Now, perform topic modeling on the comments provided for the FULL DATA SET. Identify and list the primary topics. Then, consolidate these topics into a concise set that comprehensively represents the main themes, aiming for minimal overlap while maintaining the breadth of the discussion.

After performing topic modeling on the comments provided for the FULL DATA SET, I have identified the following primary topics:

1. Economic impact of STRs on the local economy and job market
2. Effect of STRs on neighborhood character and community fabric
3. Role of STRs in providing memorable experiences for visitors and families
4. Property rights and regulations surrounding STRs
5. Impact of STRs on housing affordability and availability
6. Importance of tourism for South Haven's economy
7. Divisiveness caused by the STR debate within the community
8. Demographic differences between STR owners, residents, and voters

9. Appearance and quality of neighborhoods with STRs
10. Need for a balanced approach and compromise in addressing STR issues
11. Relationship between STRs and attracting full-time residents and families
12. Role of STRs in supporting local businesses and services
13. Importance of focusing on economic development and job creation
14. Need for improved conditions to attract new industries and residents
15. Concerns about the behavior and impact of STR guests on neighborhoods
16. Role of city leadership and council members in addressing STR issues
17. Comparison of South Haven's STR situation to other seasonal tourist towns
18. Impact of STRs on school enrollment and rankings
19. Influence of realtors and investors on the STR market
20. Enforcement and effectiveness of existing STR regulations

To consolidate these topics into a concise set that comprehensively represents the main themes while minimizing overlap, I propose the following:

1. Economic Impact
 - Contribution of STRs to the local economy, job market, and tourism
 - Importance of focusing on economic development and job creation
 - Role of STRs in supporting local businesses and services
2. Community Character and Quality of Life
 - Effect of STRs on neighborhood character and community fabric
 - Impact of STRs on housing affordability and availability
 - Appearance and quality of neighborhoods with STRs
 - Concerns about the behavior and impact of STR guests on neighborhoods
3. Property Rights and Regulations
 - Property rights and regulations surrounding STRs
 - Enforcement and effectiveness of existing STR regulations
 - Need for a balanced approach and compromise in addressing STR issues
4. STRs and Resident Attraction
 - Role of STRs in providing memorable experiences for visitors and families
 - Relationship between STRs and attracting full-time residents and families
 - Impact of STRs on school enrollment and rankings
5. Community Dynamics and Leadership
 - Divisiveness caused by the STR debate within the community
 - Demographic differences between STR owners, residents, and voters
 - Role of city leadership and council members in addressing STR issues
 - Influence of realtors and investors on the STR market
6. Broader Context
 - Comparison of South Haven's STR situation to other seasonal tourist towns
 - Need for improved conditions to attract new industries and residents

These consolidated themes capture the main points of discussion while minimizing overlap and maintaining the breadth of the conversation surrounding STRs in South Haven.

TW 21

Compare this list of topic modeling 6 themes using the FULL DATA SET, to the 8 THEMES OF THE MAJORITY DATA SET and to the 10 OBSERVATION UNIQUE GROUP DATA SET, to create a unified list of the key combined topics.

After comparing the 6 themes from the topic modeling of the FULL DATA SET, the 8 THEMES OF THE MAJORITY DATA SET, and the 10 OBSERVATION UNIQUE GROUP DATA SET, I have created a unified list of the key combined topics:

1. Economic Impact and Development
 - Contribution of STRs to the local economy, job market, and tourism
 - Importance of focusing on economic development and job creation
 - Role of STRs in supporting local businesses and services
 - Need for improved conditions to attract new industries and residents
 - Group A strongly believes that STRs bring jobs, improve the quality of neighborhoods, and contribute positively to the local economy, while Group B overwhelmingly disagrees
2. Community Character, Quality of Life, and Housing
 - Effect of STRs on neighborhood character and community fabric
 - Impact of STRs on housing affordability and availability
 - Appearance and quality of neighborhoods with STRs
 - Concerns about the behavior and impact of STR guests on neighborhoods
 - Impact of STRs on school enrollment and rankings
 - Group A believes that STRs have improved the overall appearance of neighborhoods and bring value to communities, while Group B largely disagrees
 - Group B believes that limiting STRs will increase affordable housing and full-time residency, while Group A largely disagrees
3. Property Rights, Regulations, and Enforcement
 - Property rights and regulations surrounding STRs
 - Enforcement and effectiveness of existing STR regulations
 - Need for a balanced approach and compromise in addressing STR issues
 - Group A believes in a more free-market approach to STRs with modest regulations, while Group B strongly disagrees
4. STRs, Tourism, and Resident Attraction
 - Role of STRs in providing memorable experiences for visitors and families
 - Relationship between STRs and attracting full-time residents and families
 - Impact of STRs on school enrollment and rankings
 - Importance of tourism for South Haven's economy
 - Group A sees STRs as adding to the quality of life in South Haven, while Group B almost unanimously disagrees
5. Community Dynamics, Collaboration, and Leadership
 - Divisiveness caused by the STR debate within the community
 - Demographic differences between STR owners, residents, and voters

- Role of city leadership and council members in addressing STR issues
 - Influence of realtors and investors on the STR market
 - Importance of community collaboration and finding common ground
 - Group A believes that the retired people who are against STRs do not represent the majority opinion of residents, while Group B strongly disagrees
6. Broader Context and Comparisons
- Comparison of South Haven's STR situation to other seasonal tourist towns
 - Recognizing the shared love for South Haven among all stakeholders
 - Acknowledging the complexity of the issue and the need for compromise

This unified list combines the key topics from the FULL DATA SET, the MAJORITY DATA SET, and the UNIQUE GROUP DATA SET, providing a comprehensive overview of the main themes and points of agreement and disagreement between Group A and Group B. It highlights the importance of considering economic impact, community character, regulations, tourism, resident attraction, community dynamics, and the broader context when addressing the STR issue in South Haven.

TW 22

OK, thanks. Let's call this list the KEY COMBINED TOPICS. Might it make sense to consider these key topics to make up a fish bone diagram? Are we overlooking topics that ought to be considered as part of the fish bone diagram?

A fishbone diagram, also known as an Ishikawa diagram or cause-and-effect diagram, is an excellent tool for visualizing and analyzing the potential causes of a problem or effect. In this case, the effect would be the "Impact of STRs on South Haven," and the KEY COMBINED TOPICS could serve as the main categories of causes.

Here's a proposed fishbone diagram structure based on the KEY COMBINED TOPICS:

Effect: Impact of STRs on South Haven

Main Categories (Bones):

7. Economic Impact and Development
8. Community Character, Quality of Life, and Housing
9. Property Rights, Regulations, and Enforcement
10. STRs, Tourism, and Resident Attraction
11. Community Dynamics, Collaboration, and Leadership
12. Broader Context and Comparisons

To ensure that we are not overlooking any important topics, we could consider adding the following categories or sub-categories to the fishbone diagram:

11. Infrastructure and Public Services

- Impact of STRs on infrastructure (e.g., parking, traffic, utilities)
- Demand for public services (e.g., police, fire, waste management)

12. Environmental Considerations

- Potential environmental impacts of increased tourism and STR activity
- Sustainable tourism practices and eco-friendly STR management

13. Long-term Planning and Vision

- Alignment of STR policies with the long-term vision for South Haven
- Balancing the needs of different stakeholders in future planning efforts

14. Education and Awareness

- Providing information and resources to STR owners, guests, and residents
- Promoting responsible STR management and neighborly behavior

By incorporating these additional categories or sub-categories, the fishbone diagram will provide a more comprehensive view of the various factors influencing the impact of STRs on South Haven. This visual representation can help stakeholders identify key areas for discussion, collaboration, prioritization, and problem-solving, ultimately leading to more effective solutions and policies.

TW 23

Ok, these 10 can be a good start for the Fish Bone Diagram. I'm also wondering if there are outlier statements as part of the FULL DATA SET that don't fit into the 10 bones, but that point to unusual or creative areas to dig deeper. What might fall into the category for you Claude?

After reviewing the FULL DATA SET, I have identified a few outlier statements that don't fit neatly into the 10 main categories (bones) of the fishbone diagram but may point to unusual or creative areas for further exploration:

8. Statement 42: "I wish the community would realize that the reason we can't attract more families to the area is because the school rankings are a 4/10."

- This statement suggests that school quality may be a significant factor in attracting families to South Haven, which could be explored further in relation to STRs and resident attraction.

9. Statement 75: "STRs benefit Western Michigan University enrollment due to the love of the area by out-of-state vacationers."

- This statement points to a potential connection between STRs, tourism, and higher education enrollment, which could be an interesting area to investigate.

10. Statement 123: "that it feels like harassment when "neighbors" bring my garbage cans down to the street during off-days, only to learn about it when I get notices from the city."

- This statement highlights a specific example of tension between STR owners and neighbors, which could be explored as a sub-category under Community Dynamics, Collaboration, and Leadership.

11. Statement 195: "Most retirees that live in SH full time are not NNN supporters. We provide substantial dollars to the city without using up a job positions"

- This statement suggests that there may be diverse opinions among retirees regarding STRs, and it also points to the economic contributions of retirees to the city, which could be explored further.

12. Statement 246: "We used to get the same families every year typically with grandma/grandma and grandkids who respected the neighbors"

- This statement points to a potential shift in the type of STR guests over time, which could be explored as a sub-category under STRs, Tourism, and Resident Attraction.

13. Statement 259: "I'd be interested in more meet ups for South Haven locals and residents, whomever consider themselves in those categories."

- This statement suggests a desire for more community engagement and connection, which could be explored as a potential solution or initiative under Community Dynamics, Collaboration, and Leadership.

14. Statement 283: "Regarding this issue, I have made statements in the past that I have come to regret."

- This statement points to the potential for individuals to change their opinions over time, which could be explored as a sub-category under Education and Awareness or Community Dynamics, Collaboration, and Leadership.

These outlier statements provide additional insights and potential areas for further exploration that may not fit directly into the main categories of the fishbone diagram. By considering these statements and the unique perspectives they offer, stakeholders can gain a more nuanced understanding of the STR situation in South Haven and potentially identify creative solutions or initiatives to address the challenges and opportunities associated with STRs.

TW 24

Helpful, thanks! Can you expand on this quote that you identified: "I'd be interested in more meet ups for South Haven locals and residents, whomever consider themselves in those categories." I'm asking because, it seems to be synergistic in that it resolves a significant pain for NNNs and retirees who pine for more cohesive community, and it is nearly certain to aid collaboration. Seems like a win-win part of building solutions.

The statement "I'd be interested in more meet ups for South Haven locals and residents, whomever consider themselves in those categories" is indeed a promising starting point for building solutions that address the concerns of both NNNs (No New Neighbors, a group opposed to STRs) and retirees who desire a more cohesive community.

Expanding on this idea, organizing regular meet-ups and events for South Haven locals and residents could provide several benefits:

6. Fostering a sense of community: By bringing together people who consider themselves locals or residents, these meet-ups can help build stronger connections and a greater sense of belonging within the community.
7. Facilitating dialogue and understanding: Meet-ups can serve as a platform for residents to share their experiences, concerns, and ideas related to STRs and other community issues. This can lead to increased understanding and empathy among participants, potentially reducing the divisiveness surrounding the STR debate.
8. Identifying common ground: As residents interact and engage with one another, they may discover shared values, interests, and goals for the community. This common ground can serve as a foundation for collaboration and problem-solving.
9. Generating ideas and solutions: Meet-ups can provide an opportunity for residents to brainstorm and generate ideas for addressing the challenges associated with STRs and promoting a more cohesive community. By tapping into the collective knowledge and creativity of the community, these gatherings can lead to innovative solutions that benefit everyone.
10. Strengthening community resilience: Regular meet-ups can help build a stronger, more connected community that is better equipped to face challenges and adapt to change. This increased resilience can be particularly valuable in the context of the ongoing STR debate and other community issues.

To maximize the potential of these meet-ups, organizers could consider the following:

5. Inclusivity: Ensure that meet-ups are welcoming and accessible to all residents, regardless of their stance on STRs or other issues.
6. Varied activities: Offer a range of activities and formats to appeal to different interests and preferences, such as discussion groups, workshops, social events, and volunteer opportunities.
7. Collaboration with local organizations: Partner with local organizations, such as community centers, libraries, or faith-based groups, to host and promote meet-ups.
8. Feedback and continuous improvement: Encourage participants to provide feedback and suggestions for future meet-ups, and use this input to continuously improve the format and content of these gatherings.

By investing in regular meet-ups and events for South Haven locals and residents, the community can take a significant step towards building a more cohesive, collaborative, and resilient community that is better equipped to address the challenges and opportunities associated with STRs and other important issues. Ted: a mini Chautauqua sub-culture.

TW 25

"Analyze and summarize each group's priorities, values, and viewpoints, citing specific survey statements as examples of consensus and contention. Compare the groups, highlighting similarities and differences. Propose insightful descriptions and alternative names for these groups, supported by quoted statements."

Based on the survey statements and the analysis of the UNIQUE GROUP DATA SET, it is evident that Group A and Group B have distinct priorities, values, and viewpoints regarding Short Term Rentals (STRs) in South Haven.

Group A: Priorities and Values:

- Supports STRs as a driver of economic growth and job creation (Statements 60, 27, 89)
- Values the role of STRs in improving neighborhood quality and attracting visitors (Statements 65, 2, 30)
- Believes in a free-market approach with minimal regulations (Statement 34)
- Prioritizes property rights and opposes restrictions on STRs (Statement 108)

Viewpoints:

- Sees STRs as beneficial to the community and economy (Statements 60, 65, 27, 89)
- Believes that opposition to STRs comes from a vocal minority of retirees (Statement 76)
- Disagrees that STRs disrupt neighborhoods or reduce housing affordability (Statements 1, 85, 86)

Alternative Names:

- "STR Advocates" - This name reflects their strong support for STRs and belief in their positive impact on the community.
- "Property Rights Defenders" - This name emphasizes their prioritization of property rights and opposition to increased regulations.

Group B: Priorities and Values:

- Prioritizes preserving neighborhood character and community fabric (Statement 1)
- Values full-time residency and housing affordability (Statements 85, 86)
- Believes in stronger regulations and accountability for STRs (Statement 108)
- Prioritizes the concerns and opinions of permanent residents (Statement 76)

Viewpoints:

- Sees STRs as disruptive to neighborhoods and community life (Statement 1)
- Believes that STRs negatively impact housing affordability and full-time residency (Statements 85, 86)
- Disagrees that STRs bring significant economic benefits or improve neighborhood quality (Statements 60, 65, 27, 2, 30)

Alternative Names:

- "Neighborhood Preservationists" - This name reflects their priority of maintaining neighborhood character and quality of life.
- "Community Fabric Advocates" - This name emphasizes their focus on preserving the sense of community and full-time residency.

Similarities:

- Both groups express a strong love for South Haven (Statement 95)
- Both groups agree that tourism is important for the local economy (Statement 111)
- Both groups acknowledge the need for some level of STR regulation and management (Statement 29)

Differences:

- Group A strongly supports STRs, while Group B opposes their current level of presence (Statements 0, 147)
- Group A believes STRs improve neighborhoods, while Group B sees them as disruptive (Statements 2, 1)
- Group A opposes further restrictions, while Group B seeks stricter regulations and fewer STRs (Statements 108, 34)

In conclusion, Group A ("STR Advocates" or "Property Rights Defenders") prioritizes the economic benefits and property rights associated with STRs, while Group B ("Neighborhood Preservationists" or "Community Fabric Advocates") prioritizes preserving neighborhood character and advocating for the concerns of permanent residents. Despite their differences, both groups share a love for South Haven and acknowledge the importance of tourism and the need for some level of STR management.

TW 26

Thanks Claude. Now please suggest names for a combination of Group A and Group B that would inspire unity, and not be viewed as "selling out" their group."

When considering names for a combination of Group A and Group B that would inspire unity and not be viewed as "selling out" their group, it's essential to find common ground and shared values. Based on the analysis of the survey statements, both groups express a strong love for South Haven (Statement 95) and acknowledge the importance of tourism for the local economy (Statement 111). They also recognize the need for some level of STR regulation and management (Statement 29).

Keeping these shared values in mind, here are some potential names that could inspire unity and collaboration:

7. **"South Haven Stewards"** - This name emphasizes the shared responsibility of both groups to care for and protect the community they love. It implies a commitment to finding solutions that benefit the entire community.
8. **"Community Balance Advocates"** - This name acknowledges the need to strike a balance between the interests of STR owners, permanent residents, and the local economy. It suggests a willingness to work together to find a middle ground that addresses the concerns of both groups.
9. **"Sustainable South Haven Coalition"** - This name emphasizes the shared goal of ensuring the long-term sustainability of South Haven as a thriving community and tourist destination. It implies a commitment to finding solutions that are economically, socially, and environmentally sustainable.
10. **"South Haven Harmony Alliance"** - This name highlights the desire for both groups to work together in harmony, despite their differences. It suggests a willingness to listen to each other's concerns and find mutually beneficial solutions.
11. **"Collaborative Community Builders"** - This name emphasizes the shared goal of building a strong, vibrant community in South Haven. It implies a commitment to working collaboratively to address challenges and create a better future for all residents and visitors.
12. **"Inclusive South Haven Partnership"** - This name emphasizes the importance of including and considering the perspectives of all stakeholders in the community. It suggests a willingness to work together in partnership to find solutions that benefit everyone.

By choosing a name that emphasizes shared values, common goals, and a willingness to work together, Group A and Group B can inspire unity and collaboration. These names aim to create a sense of shared purpose and identity that transcends the differences between the groups, while still acknowledging the unique perspectives and concerns of each group. The key is to find a name that both groups can embrace and feel proud to be a part of, as they work together to create a better future for South Haven.

TW 27

Thanks Claude. Moving forward with this chat, let's refer to the joint group name as the "South Haven Harmony Alliance." Claude, please tell me the statement numbers and the statements themselves from the FULL DATA SET that seem to involve a fact claim.

After reviewing the FULL DATA SET, I have identified the following statements that involve a fact claim:

1. Statement 10: "Your next vote will help us track anonymous demographics. Please vote "Agree" if you are above the South Haven median age of 60 years. Otherwise vote "disagree" or "pass/unsure"."
2. Statement 42: "I wish the community would realize that the reason we can't attract more families to the area is because the school rankings are a 4/10."

3. Statement 53: "I wish people would realize that poor school rankings keep families from relocating to South Haven"
4. Statement 75: "STRs benefit Western Michigan University enrollment due to the love of the area by out-of-state vacationers."
5. Statement 97: "Many South Haven residents visited the city as tourists before deciding to move here"
6. Statement 169: "SH has more STRs than any other lakefront community of its size"
7. Statement 175: "Seasonal tourist towns share most of the same problems as South Haven. This is true not only in the US but other countries as well."
8. Statement 225: "South Haven is 10x nicer and has 10x the amenities than it did 20 years."
9. Statement 289: "A large share of the homes in South Haven were neglected until tourism started to come back in the 80s."
10. Statement 293: "STRs contribute up to 20% of revenue to downtown businesses."
11. Statement 303: "There are 2800 homes in Soha, 1800 of these are second homes. 500 of these 1800 are STRs, the towns not empty in the winter because of STRs."
12. Statement 342: "STRs have kept neighborhoods beautiful and supported local businesses while city's population dropped from 5,000 in 2000 to 3,544 in 2010"
13. Statement 352: "Our schools would improve if more teachers lived here and their children attended our schools"

These statements contain claims that can potentially be verified or fact-checked using available data, research, or expert opinions. It's important to note that while these statements are presented as facts, they may require further investigation to determine their accuracy and context within the broader discussion of STRs in South Haven.

TW 28

Thanks Claude. Disregard statement 10 and 97. Please imagine that we formed pairs of people that comprised of a person from Group A and from Group B, and that we asked the pairs to investigate facts that raised, hoping that finding the facts would bring clarity and then a bit more unity. I can see one pair investigating the school situation. I can see another pair looking at the population history of people and of STRs. I can see other pairs too, but I wonder what you are seeing as helpful facts to clarify. Do tell. Thanks.

Based on the fact claims identified in the statements, I can envision several pairs of people from Group A and Group B investigating various topics to bring clarity and promote unity within the South Haven Harmony Alliance. Here are some potential areas of investigation:

1. School Rankings and Family Attraction:
 - o Investigate the current school rankings and their impact on attracting families to South Haven (Statements 42 and 53).
 - o Explore ways to improve school performance and community perception of the schools.

- Examine the potential relationship between the presence of teachers living in the community and school improvement (Statement 352).
- 2. STRs and Local Businesses:
 - Research the actual contribution of STRs to downtown business revenue (Statement 293).
 - Investigate the relationship between STRs and the support of local businesses, especially during the off-season.
- 3. South Haven's Growth and Development:
 - Examine the changes in South Haven's amenities and overall appearance over the past 20 years (Statement 225).
 - Investigate the role of tourism in the revitalization of neglected homes and neighborhoods since the 1980s (Statement 289).
- 4. Population and Housing Dynamics:
 - Analyze the changes in South Haven's population over time and the factors contributing to these changes (Statement 342).
 - Investigate the current breakdown of primary residences, second homes, and STRs in South Haven (Statement 303).
 - Explore the relationship between STRs and the occupancy of homes during the winter months.
- 5. STRs and Higher Education:
 - Research the potential impact of STRs on Western Michigan University enrollment, specifically focusing on out-of-state students who may have developed an affinity for the area through vacationing (Statement 75).
- 6. Comparative Analysis of Tourist Towns:
 - Conduct a comparative study of South Haven and other lakefront communities to understand the prevalence of STRs and their impact on the local community (Statement 169).
 - Investigate common challenges faced by seasonal tourist towns in the US and abroad, and explore how these communities have addressed issues related to STRs (Statement 175).

By forming pairs to investigate these topics, members of Group A and Group B can work together to gather accurate information, dispel misconceptions, and develop a shared understanding of the complex dynamics surrounding STRs in South Haven. This collaborative fact-finding process can help build trust and foster a more informed and productive dialogue within the South Haven Harmony Alliance.

Additionally, the pairs could explore other relevant topics, such as the impact of STRs on housing affordability, the effectiveness of current STR regulations, and the best practices for balancing the needs of residents, visitors, and local businesses. By engaging in a comprehensive and inclusive fact-finding mission, the South Haven Harmony Alliance can lay the groundwork for developing innovative and mutually beneficial solutions to the challenges posed by STRs in their community.

TW 29

Claude, please reconsider these 6 topics for fact finding by also considering the 10 bones of the fish bone from earlier in this chat. I'm thinking that there may be some other areas of fact that would bring clarity to the bones (causes).

Absolutely! Let's revisit the 10 bones of the fishbone diagram and identify potential areas of fact-finding that could bring clarity to the causes of the STR impact on South Haven.

1. Economic Impact and Development:
 - Investigate the direct and indirect economic contributions of STRs to the local economy, including job creation, tax revenue, and support for local businesses.
 - Examine the potential impact of STRs on attracting new industries and residents to South Haven.
2. Community Character, Quality of Life, and Housing:
 - Analyze the relationship between STRs and housing affordability, including the impact on long-term rental prices and availability.
 - Investigate the effect of STRs on neighborhood character, including noise levels, parking, and trash management.
3. Property Rights, Regulations, and Enforcement:
 - Examine the current STR regulations in South Haven and compare them to other similar communities.
 - Investigate the effectiveness of enforcement measures and identify potential areas for improvement.
4. STRs, Tourism, and Resident Attraction:
 - Analyze the role of STRs in attracting tourists and potential future residents to South Haven.
 - Investigate the impact of STRs on the local hospitality industry, including hotels, bed and breakfasts, and other lodging options.
5. Community Dynamics, Collaboration, and Leadership:
 - Examine the demographic makeup of STR owners, residents, and voters in South Haven.
 - Investigate the role of city leadership and council members in addressing STR issues and fostering community collaboration.
6. Broader Context and Comparisons:
 - Conduct a comparative analysis of STR policies and their impact on other seasonal tourist towns, both in the US and abroad.
 - Investigate best practices and successful strategies employed by other communities to balance the interests of residents, visitors, and STR owners.
7. Infrastructure and Public Services:
 - Analyze the impact of STRs on infrastructure, such as parking, traffic, and utilities.
 - Investigate the demand for public services, such as police, fire, and waste management, in relation to STR activity.

8. Environmental Considerations:
 - Examine the potential environmental impacts of increased tourism and STR activity in South Haven.
 - Investigate the adoption of sustainable tourism practices and eco-friendly STR management in other communities.
9. Long-term Planning and Vision:
 - Review the existing long-term vision and plans for South Haven and assess the alignment of current STR policies with these goals.
 - Investigate the potential role of STRs in achieving the desired future state of the community.
10. Education and Awareness:
 - Identify the current availability and effectiveness of information and resources provided to STR owners, guests, and residents.
 - Investigate best practices for promoting responsible STR management and neighborly behavior in other communities.

By exploring these additional areas of fact-finding, the South Haven Harmony Alliance can develop a more comprehensive understanding of the various factors influencing the impact of STRs on their community. This expanded knowledge base will enable the group to make informed decisions and develop targeted solutions that address the root causes of the challenges they face.

TW 30

Analyze the core issues and positions in the debate about the topic presented in this Polis Survey Report. Use the data from this whole chat about STRs, explain the range of perspectives and opinions, and show how these results compare to discussions about the topic outside of Polis. Use direct quotes from the statements to illustrate key arguments and perspectives.

The Polis Survey Report on Short Term Rentals (STRs) in South Haven, Michigan, reveals a complex and often contentious debate between two main groups: Group A, which strongly supports STRs, and Group B, which opposes their current level of presence. The survey data and subsequent analysis highlight several core issues and positions that shape the discussion.

Core Issues:

1. Economic Impact: One of the primary points of contention is the economic impact of STRs on South Haven. Group A argues that "STRs bring jobs, business and improve the quality of our neighborhoods. This rental income is put directly back into the community" (Statement 60). They believe that STRs are crucial for the local economy, with 94% agreeing that "We need the economic development STR brings" (Statement 89). In contrast, Group B largely disagrees with these sentiments, with 96% disagreeing that STRs bring jobs and improve neighborhood quality (Statement 60).

2. **Community Character and Quality of Life:** Another core issue is the effect of STRs on neighborhood character and quality of life. Group B overwhelmingly (96%) agrees that "STRs disturb the fabric of the neighborhood" (Statement 1), while Group A largely (85%) disagrees with this view. Group A believes that "STRs add to the quality of life in South Haven" (Statement 65), with 85% agreeing, while 96% of Group B disagrees.
3. **Housing Affordability and Availability:** The impact of STRs on housing affordability and availability is another significant point of disagreement. Group B strongly believes that "Limiting STR's increases affordable housing" (Statement 85), with 77% agreeing, while 88% of Group A disagrees. Similarly, 96% of Group B agrees that "Reducing STRs increases full time residents" (Statement 86), while 82% of Group A disagrees.
4. **Regulations and Property Rights:** The two groups also differ in their views on STR regulations and property rights. Group A (71%) believes in a more free-market approach, agreeing that "the free market should determine STR situation with only modest regulations from the city government & officials" (Statement 34). In contrast, 87% of Group B disagrees with this view. Group B unanimously calls for "Fewer STRs and more accountability!" (Statement 108), while Group A strongly opposes this idea.

Comparison to Discussions Outside of Polis: The core issues and positions identified in the Polis Survey Report align with the broader national debate surrounding STRs. In many tourist destinations across the United States, similar conflicts have arisen between STR advocates, who emphasize the economic benefits and property rights, and those who prioritize neighborhood character and housing affordability.

For example, in cities like New Orleans, Louisiana, and Santa Monica, California, residents have raised concerns about the impact of STRs on housing prices and community fabric. These concerns have led to increased regulations and restrictions on STRs, similar to the demands of Group B in South Haven.

On the other hand, STR advocates in cities like Palm Springs, California, and Galveston, Texas, have argued that STRs provide crucial income for local residents and support the tourism economy, echoing the positions of Group A in South Haven.

The Polis Survey Report also reveals some unique aspects of the STR debate in South Haven, such as the demographic differences between the two groups and the specific concerns related to the town's status as a seasonal tourist destination. The survey data provides valuable insights into the complexities of the issue and the need for a balanced approach that takes into account the diverse perspectives and needs of the community.

In conclusion, the Polis Survey Report on STRs in South Haven offers a detailed and nuanced view of the core issues and positions that shape the debate. By using the Polis platform to engage the community and gather input, the report provides a foundation for informed decision-making and the development of solutions that can bridge the divide between the two groups and ensure the long-term well-being of South Haven.

TW 31

Claude, let's start to consider next steps. Please propose thought-provoking follow-up questions that could guide future surveys about the South Haven STRs, to encourage innovative thinking and collaborative solutions. Explain why these questions could lead to meaningful dialogue and consensus-building.

To encourage innovative thinking and collaborative solutions regarding the South Haven STR debate, I propose the following thought-provoking follow-up questions for future surveys:

1. How can we strike a balance between the economic benefits of STRs and the preservation of neighborhood character and quality of life?
 - This question acknowledges the validity of both Group A and Group B's concerns and encourages participants to think creatively about ways to find a middle ground. By framing the issue as a balancing act, it promotes a more nuanced and collaborative approach to problem-solving.
2. What specific STR regulations or policies could effectively address the concerns of all stakeholders (e.g., STR owners, permanent residents, local businesses)?
 - This question moves the conversation beyond the binary debate of "pro-STR" vs. "anti-STR" and focuses on identifying concrete solutions. By inviting participants to consider the perspectives of all stakeholders, it encourages the development of more inclusive and equitable policies.
3. How might we leverage the shared love for South Haven to foster a more cohesive and harmonious community, regardless of STR views?
 - This question taps into the common ground between Group A and Group B, as revealed in the survey data (e.g., Statement 95: "We all love the town!"). By emphasizing the shared affection for South Haven, it shifts the focus from differences to the potential for unity and collaboration.
4. What innovative strategies could help address housing affordability and availability concerns while still allowing for a healthy STR market?
 - This question acknowledges the legitimate concerns surrounding housing affordability and availability while also recognizing the importance of STRs to the local economy. It encourages participants to think beyond the traditional "either/or" approach and consider creative solutions that could satisfy both objectives.
5. How can we ensure that the benefits of tourism, including STRs, are distributed equitably throughout the community?
 - This question addresses the potential disparities in the distribution of STR benefits and challenges participants to think about ways to create a more inclusive and fair tourism economy. By focusing on equitable distribution, it promotes a more socially conscious approach to STR management.
6. What role can enhanced communication, transparency, and community engagement play in building trust and fostering collaboration around STR issues?

- This question recognizes the importance of open and honest communication in resolving conflicts and building consensus. It encourages participants to consider ways to improve community engagement and transparency, which could help break down barriers and promote more productive dialogue.
7. How might we create opportunities for STR owners and permanent residents to interact, share experiences, and develop a deeper understanding of each other's perspectives?
- This question builds upon the idea of community engagement and encourages participants to think about ways to foster more personal connections between STR owners and permanent residents. By promoting empathy and understanding, it could help reduce polarization and create a more supportive environment for problem-solving.

These follow-up questions are designed to shift the conversation from a contentious debate to a more collaborative and solution-oriented dialogue. By encouraging participants to think creatively, consider multiple perspectives, and focus on common ground, these questions could help the South Haven community move closer to finding mutually beneficial solutions to the STR challenge.

Moreover, by engaging the community in this type of reflective and forward-thinking discussion, future surveys could help build trust, foster a sense of shared ownership, and lay the groundwork for lasting, positive change. As the South Haven Harmony Alliance continues to explore these questions and work together to find answers, they can serve as a model for other communities facing similar challenges, demonstrating the power of inclusive, collaborative problem-solving.

TW 32

“Considering all of this chat string, and considering information from outside of this chat string, is there evidence that group A or group B would historically vote more democratic or more republican?”

Based on the information provided in the Polis Survey Report and the subsequent analysis, there is no direct evidence to suggest that either Group A or Group B would historically vote more Democratic or more Republican. The survey questions and responses do not explicitly address political party affiliations or voting patterns.

However, some studies and observations from outside this chat string suggest that there might be a correlation between political leanings and attitudes towards STRs, although this connection is not definitive and can vary depending on the specific context and location.

In general, conservative or Republican-leaning individuals and groups tend to prioritize property rights, free-market principles, and limited government intervention. These values align with some of the positions expressed by Group A, such as their support for a free-market approach

to STRs with modest regulations (Statement 34) and their emphasis on the economic benefits of STRs (Statements 60, 89).

On the other hand, liberal or Democratic-leaning individuals and groups often prioritize social equity, affordable housing, and community well-being. These values resonate with some of the concerns raised by Group B, such as the impact of STRs on housing affordability and availability (Statements 85, 86) and the disruption of neighborhood character (Statement 1).

However, it is essential to recognize that the STR debate is complex and multi-faceted, and individuals' opinions on the issue may not always align neatly with their political affiliations. Factors such as personal experiences, economic interests, and local dynamics can also shape attitudes towards STRs.

Moreover, the Polis Survey Report reveals some areas of common ground between Group A and Group B, such as their shared love for South Haven (Statement 95) and their recognition of the importance of tourism for the local economy (Statement 111). These shared values suggest that there is potential for collaboration and consensus-building across political lines.

To gain a more accurate understanding of the relationship between political affiliations and STR attitudes in South Haven, additional research and surveys specifically addressing this question would be needed. Such research could help inform the development of more targeted and effective strategies for community engagement and policy-making.

In conclusion, while there may be some general trends linking political leanings to STR attitudes, the evidence from this chat string and external sources is not conclusive. The Polis Survey Report underscores the complexity of the issue and the importance of considering the unique perspectives and needs of the South Haven community in finding solutions to the STR challenge, regardless of political affiliations.

TW 33

“What might be a better approach to this conversation? Evaluate whether deconstructing this complex issue into manageable components or framing it within a broader societal context could offer clearer pathways to understanding and resolution. Discuss the potential benefits and drawbacks of each approach. Then please comment on a balanced approach.”

Deconstructing the complex issue of Short Term Rentals (STRs) in South Haven into manageable components and framing it within a broader societal context both offer potential pathways to understanding and resolution. Each approach has its benefits and drawbacks, and a balanced approach that combines elements of both may be the most effective way to move the conversation forward.

Deconstructing the issue into manageable components: Benefits:

1. Allows for a more focused and in-depth analysis of specific aspects of the STR debate, such as economic impact, housing affordability, neighborhood character, and regulations.
2. Enables the identification of targeted solutions that address the unique needs and concerns of each component.
3. Facilitates the development of a step-by-step approach to problem-solving, which can be less overwhelming and more actionable.

Drawbacks:

1. May lead to a fragmented understanding of the issue, as the interconnections and dependencies between the various components could be overlooked.
2. Could result in a piecemeal approach to problem-solving that fails to address the underlying systemic issues.
3. May not adequately account for the broader social, economic, and political factors that shape the STR debate.

Framing the issue within a broader societal context: Benefits:

1. Provides a more comprehensive understanding of the STR debate by situating it within larger trends and issues, such as gentrification, income inequality, and the changing nature of work and travel.
2. Encourages participants to consider the long-term implications of STR policies and their potential impact on the wider community and society.
3. Facilitates the identification of best practices and lessons learned from other communities and contexts facing similar challenges.

Drawbacks:

1. May lead to a more abstract and theoretical discussion that fails to address the immediate, practical concerns of the South Haven community.
2. Could introduce additional complexity and potential points of disagreement, as participants bring in a wider range of perspectives and experiences.
3. May not provide clear, actionable steps for resolving the specific STR challenges faced by South Haven.

A balanced approach: To maximize the benefits and mitigate the drawbacks of each approach, a balanced approach that combines elements of both deconstruction and broader framing could be most effective. This approach would involve:

1. Breaking down the STR issue into manageable components and addressing each component systematically, while also acknowledging the interconnections and dependencies between them.

2. Situating the STR debate within the broader societal context, but also focusing on the specific needs, concerns, and experiences of the South Haven community.
3. Developing targeted solutions that address the unique challenges of each component while also considering the long-term implications and potential unintended consequences of these solutions.
4. Leveraging best practices and lessons learned from other communities and contexts, but adapting them to the specific realities and dynamics of South Haven.
5. Encouraging ongoing community engagement, dialogue, and collaboration to ensure that the perspectives of all stakeholders are heard and that the solutions developed are inclusive, equitable, and sustainable.

By adopting a balanced approach, the South Haven community can work towards a more nuanced, comprehensive, and effective resolution to the STR challenge. This approach recognizes the complexity of the issue while also providing a clear pathway for action and progress.

Moreover, by combining the benefits of deconstruction and broader framing, a balanced approach can help build a shared understanding of the problem, foster empathy and collaboration among stakeholders, and ultimately lead to solutions that promote the long-term well-being and resilience of the South Haven community.

TW 34

“This may sound like a repeat, but it feels import to ask in a little different way: Are the core disagreements really an either / or conundrum? Can the core disagreements be helped with a “both and” strategy, or a polarity management strategy?”

The core disagreements in the STR debate in South Haven may initially appear to be an either/or conundrum, with Group A strongly supporting STRs and Group B opposing their current level of presence. However, upon closer examination, there may be opportunities to employ a "both and" strategy or a polarity management approach to address the concerns of both groups and find a mutually beneficial solution.

A "both and" strategy recognizes that seemingly opposing views can coexist and that there may be ways to satisfy the needs and concerns of both parties. In the case of the South Haven STR debate, this could involve finding a balance between:

1. Allowing STRs to operate and contribute to the local economy while also implementing regulations to minimize their negative impact on neighborhood character and quality of life.
2. Encouraging the growth of the tourism industry while also investing in affordable housing and other initiatives to support full-time residents.
3. Protecting the property rights of STR owners while also ensuring that the broader community's interests are taken into account.

By adopting a "both and" mindset, the South Haven community can move beyond the binary thinking that often characterizes polarized debates and instead focus on finding creative solutions that address multiple concerns simultaneously.

Similarly, a polarity management approach recognizes that many complex issues involve ongoing tensions between competing values or priorities that cannot be resolved through a single decision or policy. Instead, polarity management seeks to find ways to manage these tensions over time, by leveraging the benefits of each pole while mitigating its drawbacks.

In the context of the South Haven STR debate, a polarity management approach could involve:

1. Acknowledging the legitimate concerns and values of both Group A and Group B, such as the economic benefits of STRs and the importance of preserving neighborhood character.
2. Identifying the positive aspects of each pole that should be maintained and enhanced, such as the job creation and improved neighborhood appearance associated with STRs, and the sense of community and stability associated with full-time residency.
3. Developing strategies to mitigate the negative aspects of each pole, such as the potential disruption to neighborhood life caused by STRs, and the potential economic losses associated with overly restrictive STR policies.
4. Creating ongoing feedback loops and mechanisms for adjusting STR policies and practices over time, based on changing circumstances and new information.

By viewing the STR debate through the lens of polarity management, the South Haven community can develop a more dynamic and adaptive approach to addressing the complex challenges associated with STRs.

Ultimately, whether employing a "both and" strategy, a polarity management approach, or a combination of the two, the key is to shift the conversation from an adversarial, either/or mindset to a more collaborative, solutions-oriented one. By recognizing the validity of multiple perspectives and working together to find creative ways to address the concerns of all stakeholders, the South Haven community can move closer to a sustainable, equitable, and mutually beneficial resolution to the STR challenge.

This shift in approach may not be easy, and it will likely require ongoing dialogue, compromise, and adjustment over time. However, by committing to a more inclusive, flexible, and forward-thinking approach to problem-solving, the South Haven community can serve as a model for other communities facing similar challenges and demonstrate the power of collaborative, community-driven solutions.

TW 35

Claude, these statement numbers involve demographics of the participants: 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 20. Please report out this demographic data by making a list of the

statement, statement number and the percent agree for overall, group A and Group B. Let's call this the DEMOGRAPHIC DATA SET. Please put this in the form of a table.

Statement	Overall Agree	Group A Agree	Group B Agree
5: you own a business in South Haven.	37%	36%	45%
6: you own an STR in South Haven.	40%	46%	0%
7: you own a home that is not offered to rent.	55%	49%	96%
9: you have children in school in this area.	21%	16%	57%
10: you are above the SH median age of 60y.	26%	25%	33%
11: SH / surrounding area is your primary residence.	62%	56%	100%
12: you are registered to vote here.	54%	47%	96%
13: you are part of Ward 1.	27%	25%	45%
14: you are part of Ward 2.	21%	22%	15%
15: you are part of Ward 3.	23%	22%	27%
16: you live outside of South Haven city limits.	45%	50%	18%
20: you live in a rented place.	7%	7%	3%

TW 36

What differences do you see in the meta data or DEMOGRAPHIC data that may help us understand the differences between Group A and Group B?

Analyzing the DEMOGRAPHIC DATA SET reveals several key differences between Group A and Group B that may help us understand their divergent perspectives on the STR issue in South Haven:

1. STR Ownership (Statement 6):
 - 46% of Group A owns an STR in South Haven, while 0% of Group B does. This suggests that Group A has a direct financial interest in the STR market, which may contribute to their support for STRs.
2. Home Ownership (Statement 7):
 - 96% of Group B owns a home that is not offered for rent, compared to 49% of Group A. This indicates that Group B is more likely to be composed of permanent residents who are not directly involved in the STR market.
3. Children in Local Schools (Statement 9):

- 57% of Group B has children in school in the area, while only 16% of Group A does. This suggests that Group B may be more invested in the long-term well-being of the community and more concerned about the potential impact of STRs on neighborhood character and quality of life.
- 4. Primary Residence (Statement 11):
 - 100% of Group B considers South Haven or the surrounding area their primary residence, compared to 56% of Group A. This reinforces the idea that Group B is more likely to be composed of permanent residents who are directly affected by the day-to-day impacts of STRs.
- 5. Voter Registration (Statement 12):
 - 96% of Group B is registered to vote in South Haven, while only 47% of Group A is. This suggests that Group B may be more politically engaged in local issues and more likely to advocate for policies that prioritize the needs of permanent residents.
- 6. Living Outside City Limits (Statement 16):
 - 50% of Group A lives outside of South Haven city limits, compared to 18% of Group B. This indicates that Group A may be less directly affected by the impact of STRs on neighborhoods within the city.

These demographic differences paint a picture of Group A as being more likely to have a direct financial stake in the STR market, less likely to be permanent residents, and less invested in the long-term well-being of the community. In contrast, Group B appears to be composed primarily of permanent residents who are more likely to have children in local schools, be registered to vote, and live within the city limits.

Understanding these underlying demographic factors can help contextualize the differing priorities and perspectives of the two groups. Group A's support for STRs may be driven in part by their financial interests and a desire to maximize the economic benefits of tourism, while Group B's opposition may stem from a concern for preserving neighborhood character and quality of life for permanent residents.

By recognizing these demographic differences, community leaders and stakeholders can work to develop solutions that balance the needs and concerns of both groups. This may involve finding ways to mitigate the negative impacts of STRs on neighborhoods while still allowing for the economic benefits of tourism, and ensuring that the voices of permanent residents are heard and considered in the decision-making process.

TW

Claude, I cherry picked information from the chat above to build a report section that I'm calling "what we agree on." Here is the information I picked. Please re-write it as a table where the headings of the table are statement with number, Agree % for Group A, and Agree % for Group B. Here is the information:

Statement Number	Statement	Group A Agree %	Group B Agree %
95	We all love the town!	92%	84%
111	Tourism is good for South Haven.	97%	87%
29	STR's need to be controlled/limited, however they have the potential to create a vibrant business district.	63%	76%
45	Tourism enhances our collective lifestyle with dining, shopping, and activities and it brings job opportunities, elevating our community	96%	48%
77	I wish we could agree that we should focus on building industries and not on tearing down the tourist industry	95%	45%
100	I wish we could all agree that we need tourism in SH.	96%	66%
118	they are needed for the local economy BUT there also needs to be further development plans for future local housing	93%	61%
257	South Haven has a lot to offer locals and tourists alike	93%	94%
35	Residents and our visitors share in our love of South Haven; we gather here with our friends and families to make beloved memories.	95%	65%
129	Dividing the community is a bad idea.	96%	83%
157	I wish we could agree that this is complicated and thus is not binary. In other words we all will need to give and take to find winning solutions.	83%	79%
162	Compromise is needed	91%	77%
171	we all love South Haven	93%	94%
253	We all share in the success of the community.	96%	94%
296	The issues facing City of SoHa effect all the Twps too. It is important to remember we all live here.	89%	68%
324	we need to work together to grow and sustain the South Haven communitys	97%	81%
38	we need to build more homes to accommodate all desired types of needs.	78%	93%
56	Housing cost are high every where...even in locales where STRs don't exist. It is an inventory problem. Let's do something about housing.	90%	67%
84	Reduce hook up fees, allow more land splits, support developers build more housing.	76%	80%

Statement Number	Statement	Group A Agree %	Group B Agree %
99	I wish we could all agree that South Haven needs to focus on new job opportunities and affordable housing.	90%	96%
308	We need to focus on affordable housing for the workers of this town.	91%	100%
330	there needs to be a balance	72%	100%
188	It's too late to fix the STR issue.	9%	9%
113	Well paying jobs are needed to attract families.	89%	100%
117	We need to focus on improving conditions that presently inhibit attraction of new industries (school performance, affordable housing, etc.).	89%	96%
284	City Council members should be fully-invested in South Haven and live here.	92%	86%
175	Seasonal tourist towns share most of the same problems as South Haven. This is true not only in the US but other countries as well.	93%	50%
92	Negative comments about tourists on Facebook attracts year round residents.	5%	0%

28 agreement statements grouped into 8 Themes.

Theme 1: Tourism and Economy

- Statement 45: "Tourism enhances our collective lifestyle with dining, shopping, and activities and it brings job opportunities, elevating our community"
 - Group A Agree: 96%
 - Group B Agree: 48%
- Statement 77: "I wish we could agree that we should focus on building industries and not on tearing down the tourist industry"
 - Group A Agree: 95%
 - Group B Agree: 45%
- Statement 100: "I wish we could all agree that we need tourism in SH."
 - Group A Agree: 96%
 - Group B Agree: 66%
- Statement 111: "Tourism is good for South Haven."
 - Group A Agree: 97%
 - Group B Agree: 87%
- Statement 118: "they are needed for the local economy BUT there also needs to be further development plans for future local housing"
 - Group A Agree: 93%

- Group B Agree: 61%
- Statement 257: "South Haven has a lot to offer locals and tourists alike"
 - Group A Agree: 93%
 - Group B Agree: 94%

Theme 2: Community and Collaboration

- Statement 35: "Residents and our visitors share in our love of South Haven; we gather here with our friends and families to make beloved memories."
 - Group A Agree: 95%
 - Group B Agree: 65%
- Statement 95: "We all love the town!"
 - Group A Agree: 92%
 - Group B Agree: 84%
- Statement 129: "Dividing the community is a bad idea."
 - Group A Agree: 96%
 - Group B Agree: 83%
- Statement 157: "I wish we could agree that this is complicated and thus is not binary. In other words we all will need to give and take to find winning solutions."
 - Group A Agree: 83%
 - Group B Agree: 79%
- Statement 162: "Compromise is needed"
 - Group A Agree: 91%
 - Group B Agree: 77%
- Statement 171: "we all love South Haven"
 - Group A Agree: 93%
 - Group B Agree: 94%
- Statement 253: "We all share in the success of the community."
 - Group A Agree: 96%
 - Group B Agree: 94%
- Statement 296: "The issues facing City of SoHa effect all the Twps too. It is important to remember we all live here."
 - Group A Agree: 89%
 - Group B Agree: 68%
- Statement 324: "we need to work together to grow and sustain the South Haven community"
 - Group A Agree: 97%
 - Group B Agree: 81%

Theme 3: Housing and Development

- Statement 38: "we need to build more homes to accommodate all desired types of needs."
 - Group A Agree: 78%

- Group B Agree: 93%
- Statement 56: "Housing cost are high every where...even in locales where STRs don't exist. It is an inventory problem. Let's do something about housing."
 - Group A Agree: 90%
 - Group B Agree: 67%
- Statement 84: "Reduce hook up fees, allow more land splits, support developers build more housing."
 - Group A Agree: 76%
 - Group B Agree: 80%
- Statement 99: "I wish we could all agree that South Haven needs to focus on new job opportunities and affordable housing."
 - Group A Agree: 90%
 - Group B Agree: 96%
- Statement 308: "We need to focus on affordable housing for the workers of this town."
 - Group A Agree: 91%
 - Group B Agree: 100%
- Statement 330: "there needs to be a balance"
 - Group A Agree: 72%
 - Group B Agree: 100%

Theme 4: STR Management and Regulation

- Statement 29: "STR's need to be controlled/limited, however they have the potential to create a vibrant business district."
 - Group A Agree: 63%
 - Group B Agree: 76%
- Statement 188: "It's too late to fix the STR issue."
 - Group A Agree: 9%
 - Group B Agree: 9%

Theme 5: Economic Development and Job Creation

- Statement 113: "Well paying jobs are needed to attract families."
 - Group A Agree: 89%
 - Group B Agree: 100%
- Statement 117: "We need to focus on improving conditions that presently inhibit attraction of new industries (school performance, affordable housing, etc.)."
 - Group A Agree: 89%
 - Group B Agree: 96%

Theme 6: Community Representation and Leadership

- Statement 284: "City Council members should be fully-invested in South Haven and live here."

- Group A Agree: 92%
- Group B Agree: 86%

Theme 7: Broader Context and Comparisons

- Statement 175: "Seasonal tourist towns share most of the same problems as South Haven. This is true not only in the US but other countries as well."
 - Group A Agree: 93%
 - Group B Agree: 50%

Theme 8: Social Media and Public Discourse

- Statement 92: "Negative comments about tourists on Facebook attracts year round residents."
 - Group A Agree: 5%
 - Group B Agree: 0%

Key Divergence: The UNIQUE GROUP DATA SET reveals a stark contrast between Group A and Group B's perceptions of STRs. Group A sees STRs as a positive force in South Haven, contributing to the economy,
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TW

Hi Claude. I'm back. I cherry picked information from the chat above to build a report section that I'm calling "what divides Group A and Group B." Attached is the information that I picked. Please turn the information into a 2-page summary.

Introduction The Polis Survey on Short Term Rentals (STRs) in South Haven, Michigan, has revealed a significant divide between two groups: Group A, which strongly supports STRs, and Group B, which opposes their current level of presence. The UNIQUE GROUP DATA SET highlights the key differences in opinions and voting patterns between these two groups, shedding light on the underlying factors that contribute to the divergent perspectives on the impact of STRs in the community.

Key Divergence The UNIQUE GROUP DATA SET reveals a stark contrast between Group A and Group B's perceptions of STRs. Group A sees STRs as a positive force in South Haven, contributing to the economy, improving neighborhoods, and attracting potential future residents. They believe that the opposition to STRs comes from a vocal minority of retired people and does not represent the majority opinion.

On the other hand, Group B views STRs as disruptive to the fabric of neighborhoods and calls for stricter regulations and accountability. They do not believe that STRs add to the quality of life in South Haven or improve the appearance of neighborhoods.

This divergence in opinions suggests a deep divide within the community regarding the role and impact of STRs. To move forward, it may be necessary to find common ground and develop solutions that address the concerns of both groups while maximizing the benefits for the entire community. This could involve a combination of regulations, incentives, and community-driven initiatives that balance the needs of residents, visitors, and local businesses.

10 Core Disagreements

1. **Economic Impact:** Group A strongly believes that STRs bring jobs, improve the quality of neighborhoods, and contribute positively to the local economy. In contrast, Group B overwhelmingly disagrees with these sentiments.
2. **Quality of Life:** Group A sees STRs as adding to the quality of life in South Haven, while Group B almost unanimously disagrees with this view.
3. **Representation of Majority Opinion:** Group A believes that the retired people who are against STRs do not represent the majority opinion of residents. Group B strongly disagrees with this notion.
4. **Neighborhood Disturbance:** Group B almost unanimously agrees that STRs disturb the fabric of the neighborhood, while Group A largely disagrees with this view.
5. **STR Reduction and Accountability:** Group B unanimously calls for fewer STRs and more accountability, while Group A strongly opposes this idea.
6. **Neighborhood Appearance and Value:** Group A believes that STRs have improved the overall appearance of neighborhoods and bring value to communities by allowing families to experience living in South Haven. Group B largely disagrees with these views.
7. **Appropriate Number of STRs:** Group A and Group B have opposing views on the appropriate number of STRs in South Haven.
8. **Demographic Differences:** The two groups have different demographics in terms of STR ownership and voter registration in South Haven.
9. **Regulatory Approach:** Group A believes in a more free-market approach to STRs with modest regulations, while Group B strongly disagrees.
10. **Impact on Housing and Residency:** Group B believes that limiting STRs will increase affordable housing and full-time residency, while Group A largely disagrees.

Understanding Demographic Factors The demographic differences between Group A and Group B provide valuable context for understanding the differing priorities and perspectives of the two groups. Some key observations include:

- 46% of Group A owns an STR in South Haven, while 0% of Group B does, suggesting that Group A has a direct financial interest in the STR market.
- 96% of Group B owns a home that is not offered for rent, compared to 49% of Group A, indicating that Group B is more likely to be composed of permanent residents who are not directly involved in the STR market.
- 96% of Group B is registered to vote in South Haven, while only 47% of Group A is, suggesting that Group B may be more politically engaged in local issues and more likely to advocate for policies that prioritize the needs of permanent residents.

These demographic factors suggest that Group A's support for STRs may be driven in part by their financial interests and a desire to maximize the economic benefits of tourism, while Group B's opposition may stem from a concern for preserving neighborhood character and quality of life for permanent residents.

Conclusion The UNIQUE GROUP DATA SET reveals a complex and multifaceted divide between Group A and Group B regarding the impact of STRs in South Haven. The divergent perspectives are rooted in differing priorities, values, and demographic characteristics, which must be carefully considered in any effort to find common ground and develop effective solutions.

To move forward, it is essential to acknowledge the validity of both groups' concerns and to work towards a balanced approach that addresses the needs of all stakeholders. This may involve a combination of targeted regulations, incentives for responsible STR management, and community-driven initiatives that foster open dialogue, collaboration, and mutual understanding.

By recognizing the underlying factors that contribute to the divide and working together to find creative solutions, the South Haven community can serve as a model for other communities facing similar challenges and demonstrate the power of inclusive, data-driven decision-making in the face of complex social and economic issues.

TW

Thanks Claude. Can you please reduce this prior introduction to 1 page?

Introduction The Polis Survey on Short Term Rentals (STRs) in South Haven, Michigan, has revealed a significant divide between two groups: Group A, which strongly supports STRs, and Group B, which opposes their current level of presence. The UNIQUE GROUP DATA SET highlights the key differences in opinions and voting patterns between these two groups, shedding light on the underlying factors that contribute to the divergent perspectives on the impact of STRs in the community.

Key Divergence and 10 Core Disagreements The UNIQUE GROUP DATA SET reveals a stark contrast between Group A and Group B's perceptions of STRs. Group A sees STRs as a positive force, contributing to the economy, improving neighborhoods, and attracting potential future residents. In contrast, Group B views STRs as disruptive to the fabric of neighborhoods and calls for stricter regulations and accountability.

The 10 core disagreements between the two groups revolve around economic impact, quality of life, representation of majority opinion, neighborhood disturbance, STR reduction and accountability, neighborhood appearance and value, appropriate number of STRs, demographic differences, regulatory approach, and impact on housing and residency.

Understanding Demographic Factors The demographic differences between Group A and Group B provide valuable context for understanding the differing priorities and perspectives of the two groups. Key observations include:

- 46% of Group A owns an STR in South Haven, while 0% of Group B does, suggesting that Group A has a direct financial interest in the STR market.
- 96% of Group B owns a home that is not offered for rent, compared to 49% of Group A, indicating that Group B is more likely to be composed of permanent residents who are not directly involved in the STR market.
- 96% of Group B is registered to vote in South Haven, while only 47% of Group A is, suggesting that Group B may be more politically engaged in local issues and more likely to advocate for policies that prioritize the needs of permanent residents.

Conclusion The UNIQUE GROUP DATA SET reveals a complex and multifaceted divide between Group A and Group B regarding the impact of STRs in South Haven. To move forward, it is essential to acknowledge the validity of both groups' concerns and to work towards a balanced approach that addresses the needs of all stakeholders. By recognizing the underlying factors that contribute to the divide and working together to find creative solutions, the South Haven community can serve as a model for other communities facing similar challenges and demonstrate the power of inclusive, data-driven decision-making in the face of complex social and economic issues.

A fishbone diagram, also known as an Ishikawa diagram or cause-and-effect diagram, is an excellent tool for visualizing and analyzing the potential causes of a problem or effect. In this case, the eff
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TW

Claude, next I cherry picked information from the chat above to build a report section that I'm calling "solution ideas generated." Here is the information I picked. Please use the information to write a 2-page summary of the various ideas we found that may lead to solutions. Here is the information:

Solution Ideas Generated (with edits by Ted)

Throughout the Polis survey and subsequent analysis, several potential solution ideas have emerged that could help bridge the divide between Group A and Group B, while addressing the various concerns and challenges associated with Short Term Rentals (STRs) in South Haven. These ideas span a range of approaches.

Fishbone Diagram can provide a comprehensive framework for understanding the complex factors influencing the impact of STRs on South Haven. The main categories (bones) of the diagram include:

7. Economic Impact and Development
8. Community Character, Quality of Life, and Housing
9. Property Rights, Regulations, and Enforcement
10. STRs, Tourism, and Resident Attraction
11. Community Dynamics, Collaboration, and Leadership
12. Broader Context and Comparisons

Additional sub-categories, such as (7) Infrastructure and Public Services, (8) Environmental Considerations, (9) Long-term Planning and Vision, and (10) Education and Awareness, further expand the scope of the analysis and potential solutions. **This is a framework that can help explore, organize, and evaluate.**

Several outlier statements from the Polis survey point to unique perspectives and potential areas for creative problem-solving. For example, Statement 42 highlights the importance of school quality in attracting families to South Haven, while Statement 75 suggests a potential connection between STRs, tourism, and higher education enrollment. Other statements, such as Statement 123 (tension between STR owners and neighbors) and Statement 246 (shift in STR guest demographics), offer insights into specific challenges that could be addressed through targeted initiatives.

Community Engagement and Collaboration. One of the most promising solution ideas centers around the concept of regular meet-ups and events for South Haven locals and residents (Statement 259). These gatherings could help foster a sense of community, facilitate dialogue and understanding, identify common ground, generate ideas and solutions, and strengthen community resilience. By investing in inclusive, varied, and collaborative activities, the community can take significant steps towards building a more cohesive and resilient foundation for addressing the challenges and opportunities associated with STRs. A community may suffer much more with a complex when there is no process for supporting each other emotionally. This can take many forms, for example:

- Events like Dinner and a Fight Dialogue (to air out a tough topic).
- Community Conversation Potluck Dinners (to collectively digest this report; with flip charts and post-it notes).
- Radio interviews with unlikely pairs to discuss the report.
- Forming other unlikely cooperative pairs to dig into facts, or history, what are other seasonal tourist towns doing about STRs, or “just” pickleball!
- A creative “What if...” conversation using Interactive Polis (to find reasons to work from the same side of the table).

Balancing Interests and Finding Common Ground. Despite the differences between Group A and Group B, there are areas of common ground that could serve as a starting point for collaborative problem-solving. Both groups express a strong love for South Haven (Statement 95), recognize the importance of tourism for the local economy (Statement 111), and acknowledge the need for some level of STR regulation and management (Statement 29). By

focusing on these shared values and goals, the community can work towards developing balanced solutions that address the concerns of all stakeholders.

Potential Names for a United Group. It may sound silly, but to inspire unity and collaboration between Group A and Group B, potential names can be helpful, such as "South Haven Stewards," "Community Balance Advocates," "Sustainable South Haven Coalition," "South Haven Harmony Alliance," "Collaborative Community Builders," and "Inclusive South Haven Partnership." By choosing a name that emphasizes shared values, common goals, and a willingness to work together, the community can create a sense of shared purpose and identity that transcends the differences between the groups.

Balanced Approach and Long-term Planning. Ultimately, finding effective solutions to the STR challenge in South Haven will require a balanced approach that combines targeted regulations, incentives for responsible STR management, and community-driven initiatives. This approach should be grounded in a shared understanding of the problem, a commitment to fostering empathy and collaboration among stakeholders, and a focus on the long-term well-being and resilience of the community. **This often requires elected officials to see themselves as liberating the voice of the community, and distance themselves from the role of chief problem solvers.**

By incorporating the insights gained from the Polis survey, the fishbone diagram, and the various solution ideas generated, the South Haven community can develop a comprehensive, data-driven, and inclusive plan for managing STRs in a way that maximizes benefits and minimizes negative impacts. This plan should align with the community's long-term vision and goals, while also remaining flexible and adaptable to changing circumstances and new information.

The solution ideas generated throughout this process offer a promising foundation for addressing the complex challenges associated with STRs in South Haven. This may sound like "consultant-speak" but by leveraging the power of servant leadership, community engagement, collaboration, and balanced problem-solving, the community can work towards developing a sustainable, equitable, and mutually beneficial vision to STR management. As the South Haven community continues to explore and refine these ideas, it can demonstrate the value of inclusive, data-driven, and community-centered decision-making. **The community can unite by following a process, over time, with established tools, and a framework to gather and celebrate progress.**

===== END