

## Re-Cap of Short-term Rentals

May 20, 2022

**Summer 2021** - Members began to express concern with the increasing number of approved short-term rental applications in their neighborhoods and its possible impact on the housing crisis.

**Fall 2021** - Members of the LUCNG prepared an educational slide presentation for all members on the history of Short-Term Rentals (STRs), including the relevant city ordinances and development code. The presentation also included statistics of approved STR applications and corresponding middle housing development to provide a measure of scale to STR numbers.

**November 2021** - A letter to the City Council was drafted to ask the Council to look at the increasing number of applications and its possible impact on the city's housing crisis. The draft letter included a list of possible actions for the Council to consider.

**December 2, 2021** - Councilor Broadman asked for a work session to look at possible correlation between STRs and the city's housing crisis. The LUCNG letter was put on hold.

**March 2, 2022** - Staff made a STR presentation to the Council where staff implied the number of applications were diminishing and would eventually be capped due to; a) 250-foot code buffer in five residential zones, and b) CCRs usually prevented STRs in a homeowners association. Staff favored continuing the status quo. Council gave staff direction to look at four issues.

**April 26, 2022** - LUCNG delivered a letter to staff and Councilor Broadman that challenged staff's interpretation of the data.

**May 16, 2022** - Staff responded to the LUCNG letter that defended their March 2 presentation.

**May 18, 2022** - At a second work session, Council directed staff to work on the necessary development code and administrative policies to: a) increase the eligibility buffer from 250 feet to 500 feet, and b) increase enforcement to reduce/eliminate illegal STRS.

### Final takeaways -

- LUCNG actions demonstrated the group could be a source of education and awareness.
- LUCNG actions may lead to a reduction in the possible number of additional STRs in residential zones and increased enforcement.
- LUCNG should monitor the staff's progress in following Council's directions.
- LUCNG may want to periodically monitor the number of future STR approvals in residential zones and the many other zones where buffers are not required.