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Agenda

- Timeline of Events
- Current Rules
- Existing Conditions
- Outreach Efforts
- Regulatory Options
- Next Steps



Short-Term Rental Timeline



- Short-term rentals: stays of less than 30 days
- We do not currently have a short-term rental ordinance
- Not permitted in any residential zone
- Bed and Breakfast use is allowed but requirements different than traditional short-term rental

Major Short-Term Rental Platforms Include:







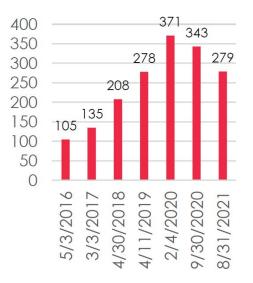


- 250 to 350 short-term rentals are operating in the City of Vancouver
- Short-term rentals represent 0.4% of Vancouver's 83,868 estimated housing units
- Short-term rentals are increasing steadily in Vancouver, but still low relative to larger cities.
- Complaints remain low



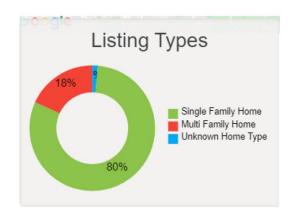


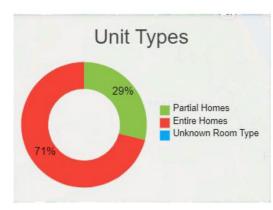
166% Rental Unit Growth since 2016



Vancouver STR Market Details

Median Nightly Rate (USD)
\$118





- February 2022: Letters sent out to all owner/operators
- February to March 2022: Surveys reach approximately 800 community members
- Currently engaging in listening sessions with the community
- Provided update to Council via briefing memo at June 13 City Council Meeting

MEMORANDUM

June 13, 2022 Eric Holmes, City Manager Chad Eiken, CDD Director

Jason Nortz, Development Review Manager, CDD

Update on Short-Term Rentals

This memo is to serve as an update to the City Council on the current short-term rental market in the this memor is to serve as an update to me cuty Council on the current short-term remail maker in the City of Vancouver, Staff previously provided an update to City Council on this subject as part of the

Background on Status as an Allowed Use

packground on status as an Autowea use

A short-term rental [STR] is defined as a residential property or portion of a residential property A state retirm remore justified werehouse as transferrance property or pointer or a review property (room, guesthouse, ADU, etc.) that is available to rent for stays of less than 30 days. This includes (room, guesthouse, AUU, etc.) than is available to rent for stays or less man .uu aays. Ins incusees rentals available on sites such as Airbab and VRBO. Within the last decade, the popularity of STRs has increased dramatically as a substitute for (or even a preferred option to) traditional lodging

Currently, the City's Land Use and Development Code, <u>VMC Chapter 20</u>, does not allow STRs in Currently, me cuty a conductive and userentlyment code, <u>transcription code</u> stored and union who are residential zones except as expressly authorized under the bed-and-breakfast provisions of <u>VMC</u> resonand zones except as expressly domanties under the best-discontinuous province or one 20.830. A bed-and-breakfast provides on alternative form of lodging for visitors who prefer a Addition in the City's Land Use and Development Code considers bed-and-breoldart establishments as Commercial and Transient Lodging, which includes uses such as hotels, motels and emanuscriments as Commerciae and Interient Language what manuscripts are seen as stores, increa, increas care homeless shelters where stays are typically less than 30 days. The individual or family operating the nomeness menters where stoys are typecuny resultant out outs. The management of the house and it must be their primary residence. The house must also over two preservant measures on the masse calcular must be mean primarily sentence... the masse must once have been used as a residence for all least a total of five years prior to filling the application for nare users used an a residence for as man a rout on the years princ to rising the approximent for approved use as a bed-and-breakfast establishment. A 1-2 bedroom bed-and-breakfast apparatus use as a verification encomment. estronomentum is anowed under current runy code as a innitied use in the lower density readening districts. A 3-6 bedroom bed-and-breakfast establishment is allowed with a conditional use permit uniform and the second second of the second

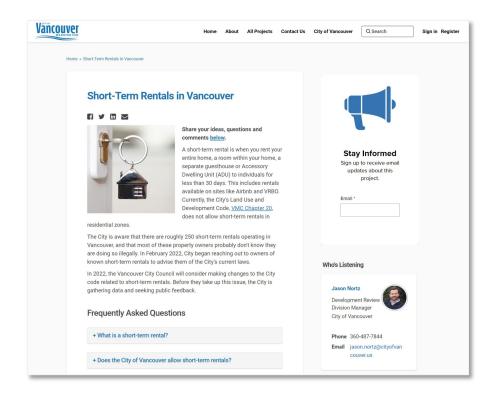
This definition of a bed-and-breakfast establishment, which envisions a host in residence with guests and the provision of food in conjunction with lodging, doesn't cophire the typical Airbnb-type STR one me provision or room in conjunction with longing, owen i cupatre line typical automotype or a arrangement that has emerged in recent years. Given that Airbib-style short-term lodging arrangement that has emerged in recett years, sweet that who to year assistant in many arrangements are allowed in many clies, most people are under the assumption that they are orrangements are anowed in many unless many people are usual the authorizant man ney use allowed in Vancouver, but the City's Land Use and Development Code haar's been updated to allowed in varicover, but me Liny's Long use and Development Louis must i been opcount to provide specific authorization for short-term rentals except under the bed-and-breakfast provisions. provide specific authorization for short-term retricus except under the ped-and-preactus provinsion in VMC 20.830. Additionally, Washington State law distinguishes bed-and-breakfast operations

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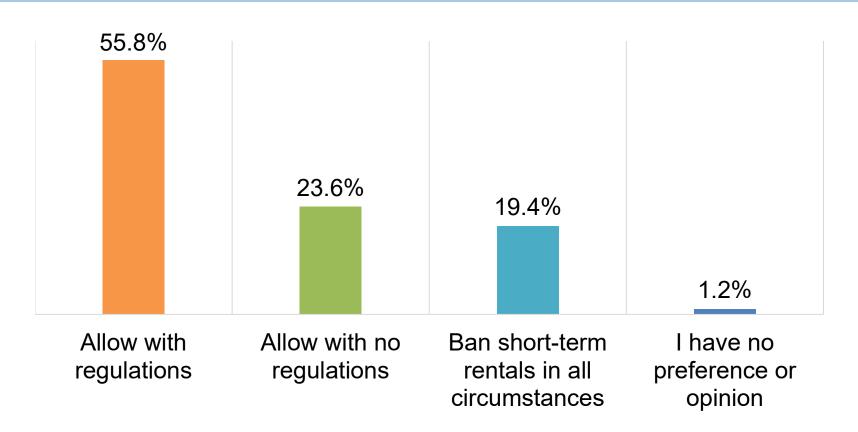
Community Engagement

Short-Term Rental Community Survey

- 783 community
 members took the
 survey between Feb. 3
 and March 6, 2022 using
 the City's Be Heard
 Vancouver website
- 81.5% of respondents were homeowners and
 9.6% were renters



How should the City handle short-term rentals?



In which housing types should STRs be allowed?



Single Family Homes



Accessory
Dwelling
Units (ADUs)



Townhomes



Condos

In which housing types should STRs be allowed?



Mobile or Manufactured Homes



Apartments



STRs should not be allowed anywhere

How important are possible requirements?

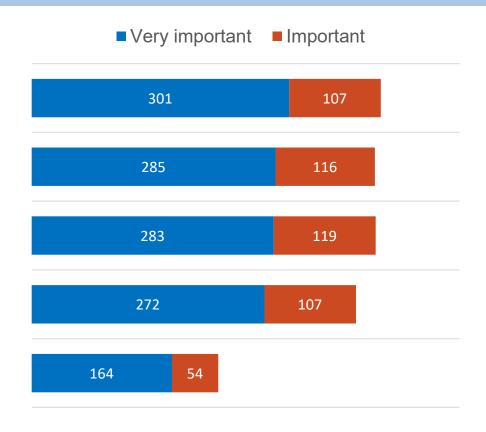
Require hosts to collect and pay lodging taxes

Require hosts to get a business license

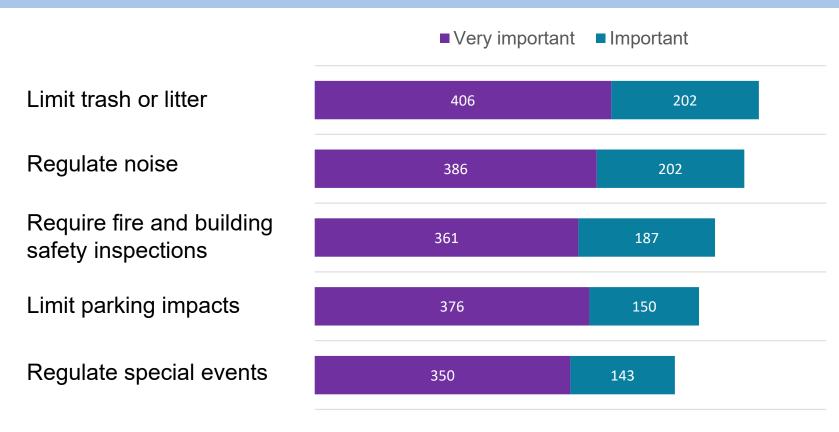
Require hosts to get regulatory permits

Require hosts to notify neighbors

Require hosts to be onsite during a short-term rental

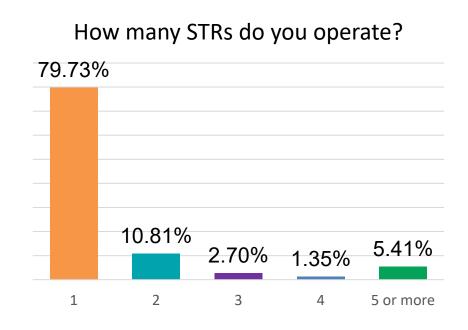


How important are possible requirements?

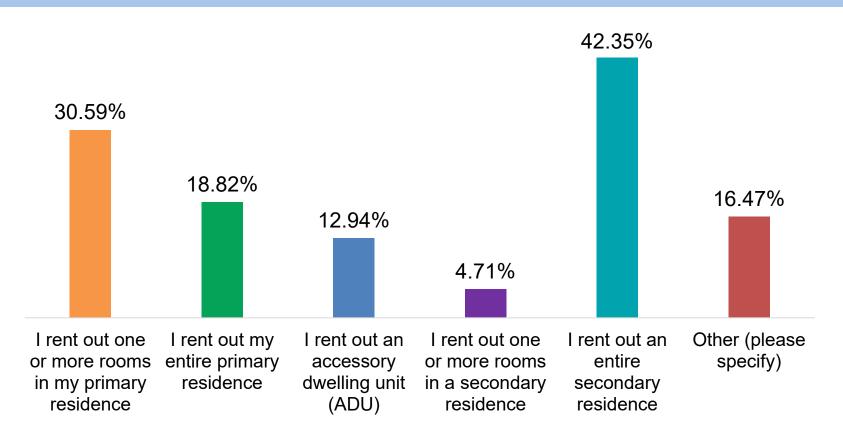


Short-Term Rental Host Survey

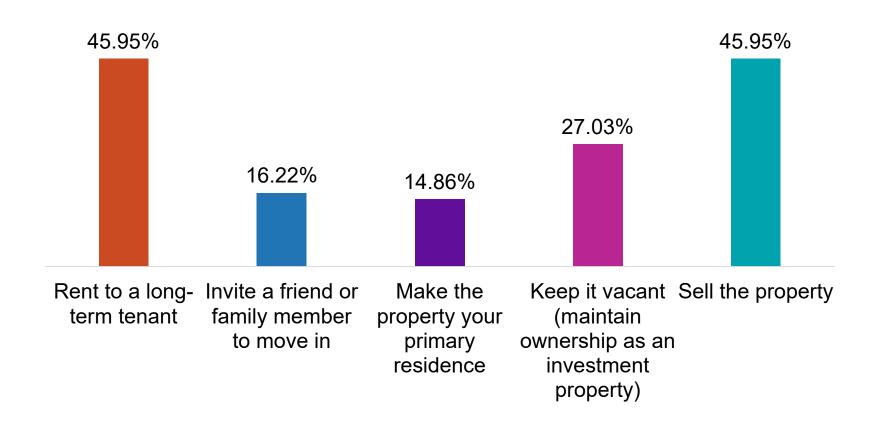
- City staff shared a link to a separate survey with roughly
 300 short-term rental hosts via direct mail
- 85 short-term rental hosts completed the survey between Feb. 3 and March 6, 2022
- **79.73**% of respondents operate one STR



Respondents' experiences with STRs



If you couldn't operate an STR, what would you do?



Conversation Summary: STR Hosts

- Held four virtual one-hour conversations with roughly 30 short-term rental hosts
- Most hosts lived in Vancouver for at least five years and owned 1-2 short-term rentals
- Hosts appreciate supplemental income for mortgage payments, retirement, and medical expenses
- Guests staying at STRs include families looking for different accommodations, local people getting work done on their home, visiting family, traveling for work

Conversation Summary: Housing Advocates

- Staff interviewed community focused organizations including Fourth Plain Forward, Council for the Homeless, and Evergreen Habitat for Humanity
- Converting existing housing stock into short-term rentals removes long-term housing options from the market
- Overall, allowing short-term rentals will exacerbate the affordable housing crisis
- It's important to put in place safeguards so our low-income communities don't get left behind.

Conversation Summary: Hotels and Tourism

- Staff held an online small group conversation with hotel industry and tourism professionals
- Overall believe short-term rentals should be beholden to the same regulations as hotels
- Short-term rentals should be required to have same inspections and regulations as hotels, including those related to: occupational safety (OSHA), fire and safety inspections, electrical, plumbing, ADA compliance, and the state tourism office

Next Steps/Options

- Develop an immediate regulatory response. Amend the code to allow short-term rentals in residential zones including implementing a permit process.
- Maintain the status quo/begin proactive code enforcement.
 Additional resources likely needed.

