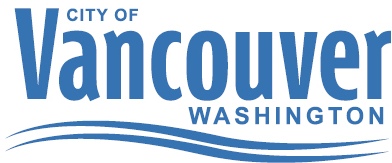




# Short-Term Rentals City Council Workshop June 27, 2022



**Jason Nortz**

Development Review Manager

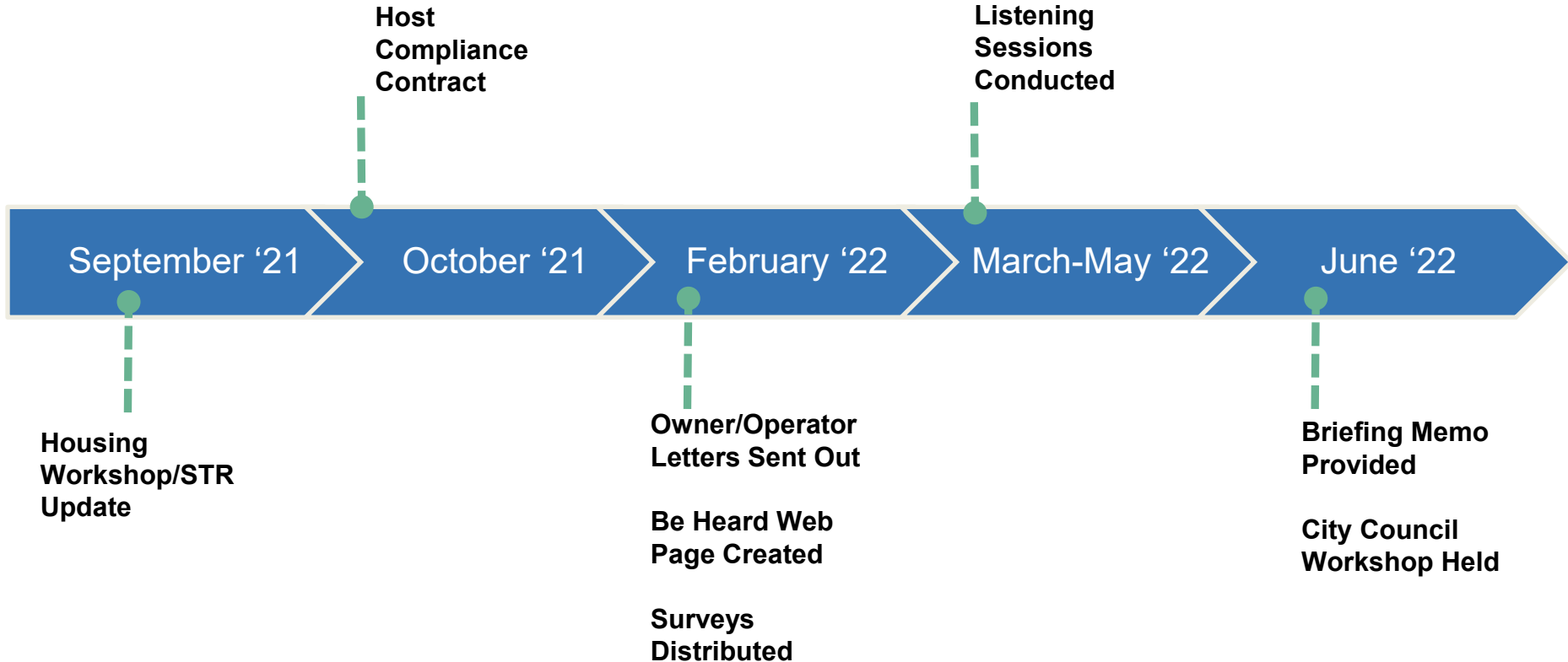
**William Cooley**

Community Engagement Manager

# Agenda

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

# Short-Term Rental Timeline



# Short-Term Rentals: Where We are Now?

- 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:



# Short-Term Rentals: Where We are Now?

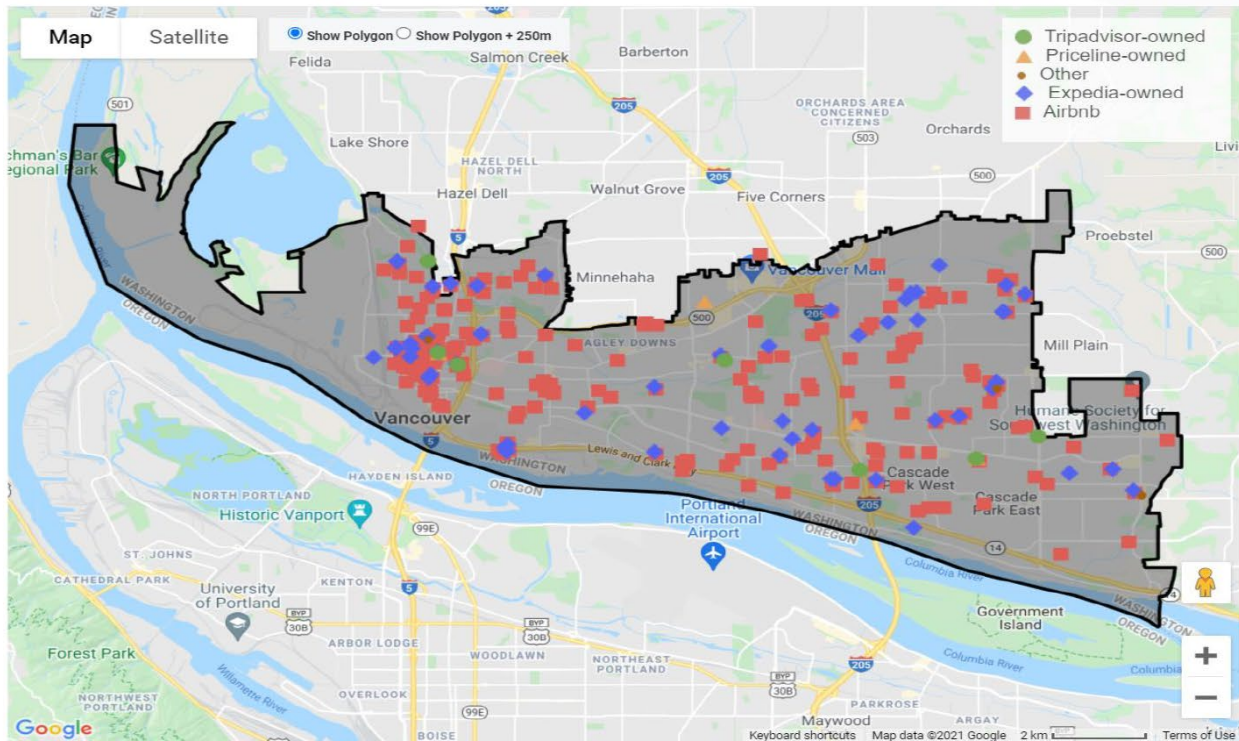
- 250 to 350 short-term rentals are operating in the City of Vancouver
- Short-term rentals represent 0.4% of Vancouver's 83,868 estimated housing units
- Short-term rentals are increasing steadily in Vancouver, but still low relative to larger cities.
- Complaints remain low



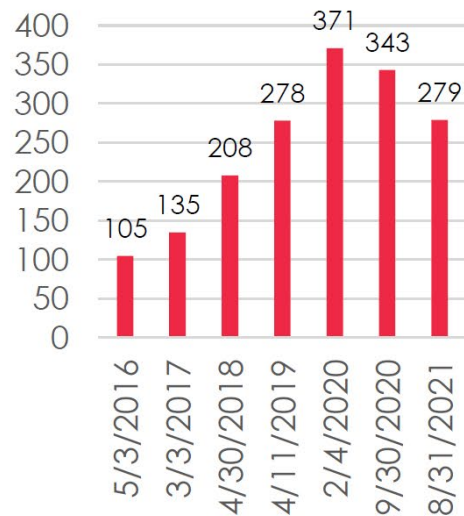


# Short-Term Rentals: Where We are Now?

Short-term rentals in Vancouver as of August 31, 2021



**166%** Rental Unit Growth since 2016



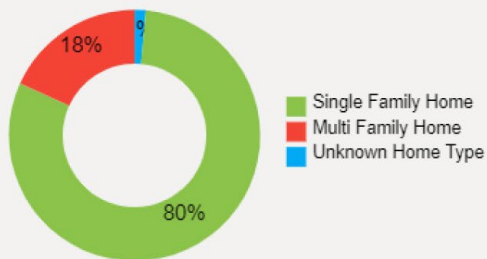
# Short-Term Rentals: Where We are Now?

## Vancouver STR Market Details

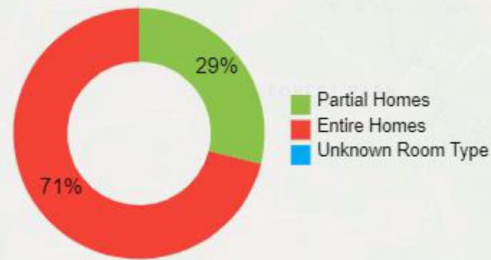
Median Nightly Rate  
(USD)

**\$118**

Listing Types

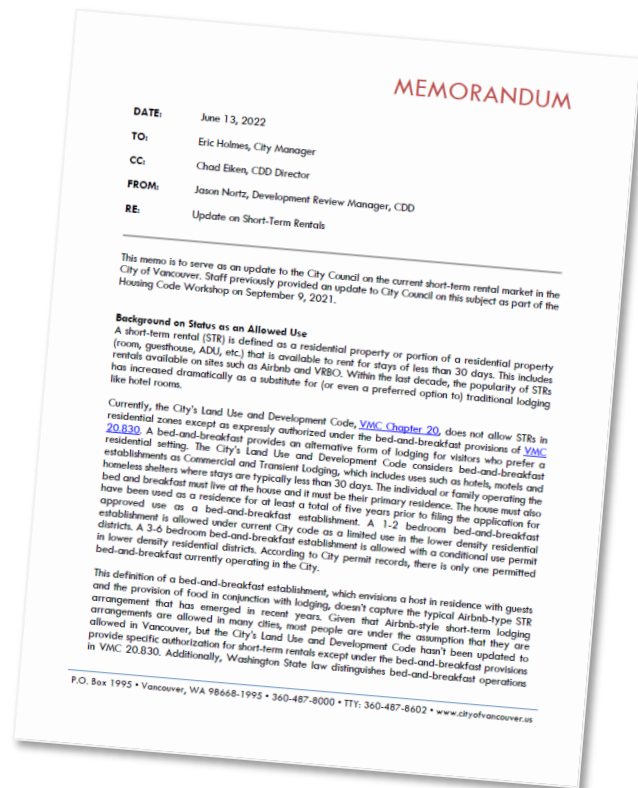


Unit Types



# Short-Term Rentals: Where We are Now?

- 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

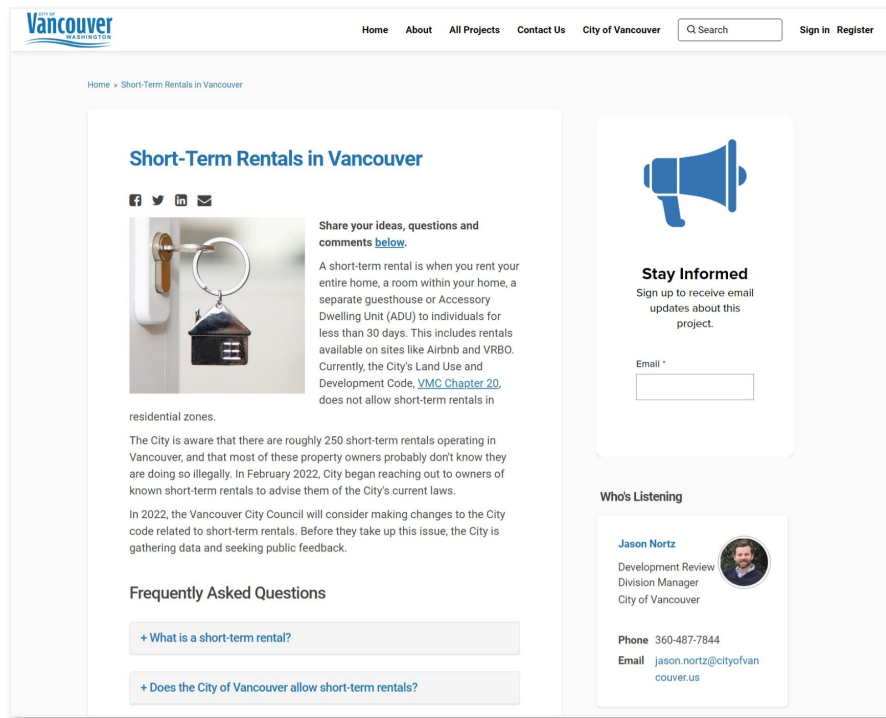




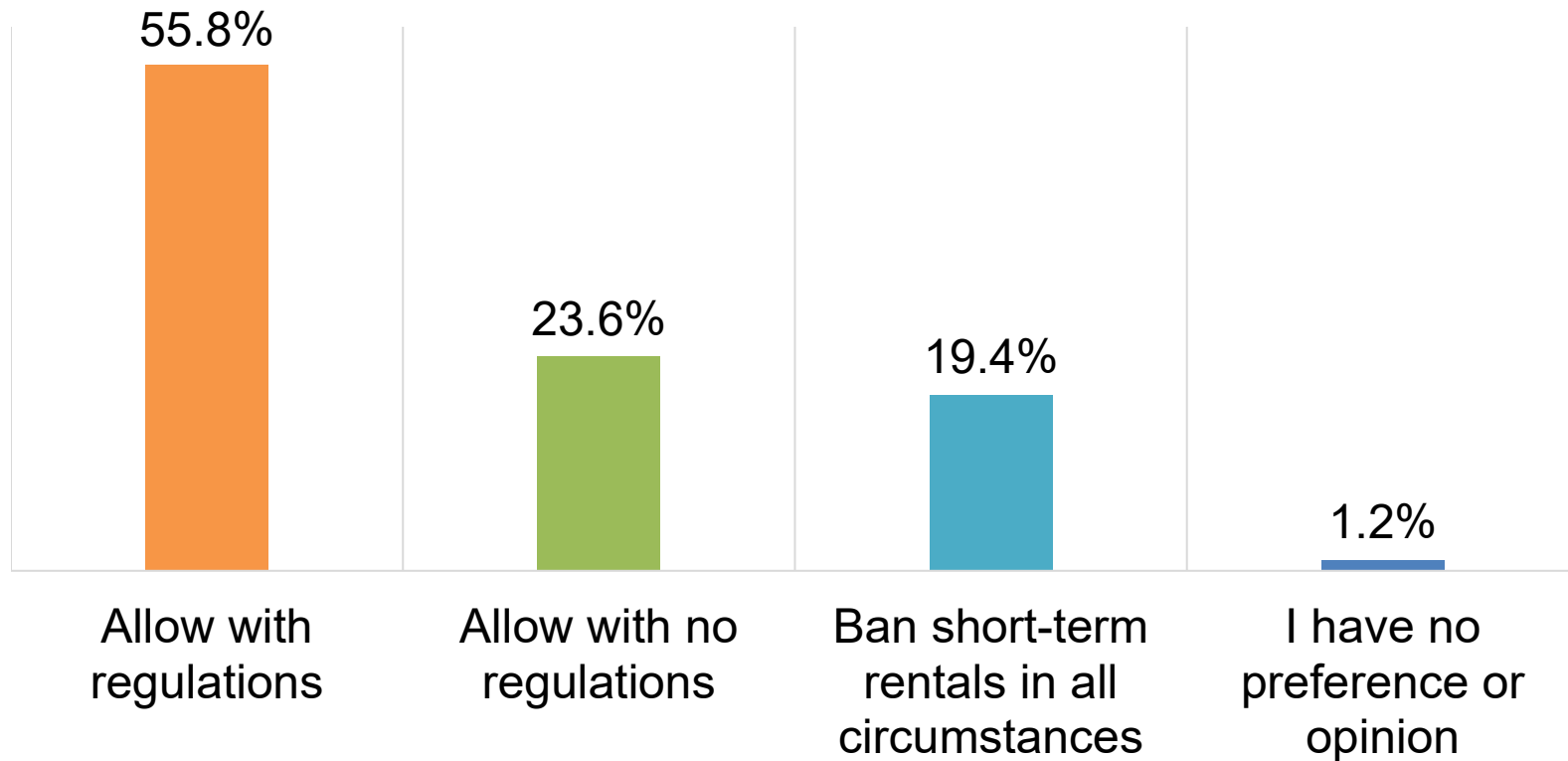
# Community Engagement

# 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?

70%



Single  
Family  
Homes

69.5%



Accessory  
Dwelling  
Units (ADUs)

56.7%



Townhomes

53.7%



Condos

# In which housing types should STRs be allowed?

70%



Mobile or  
Manufactured  
Homes

69.5%



Apartments

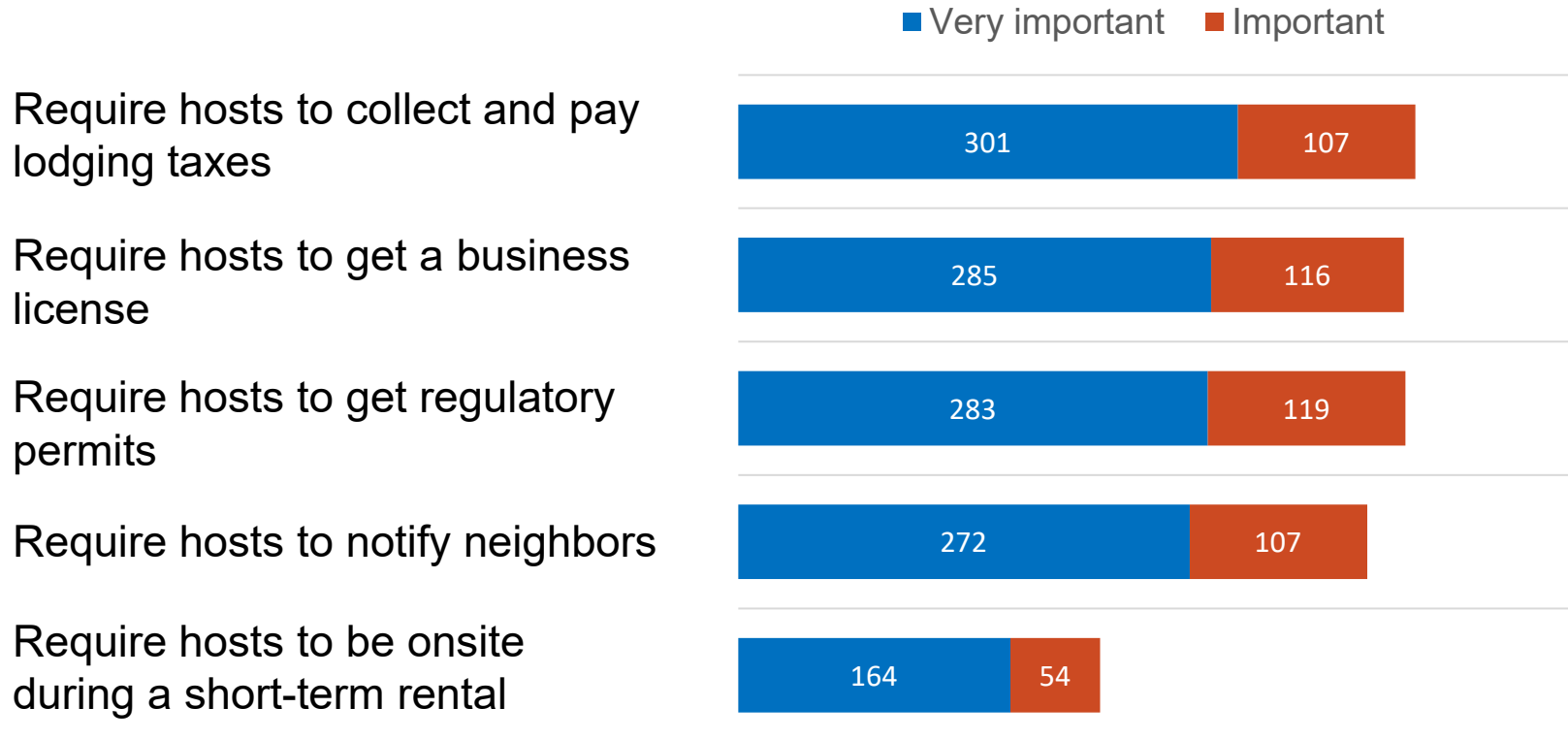
56.7%



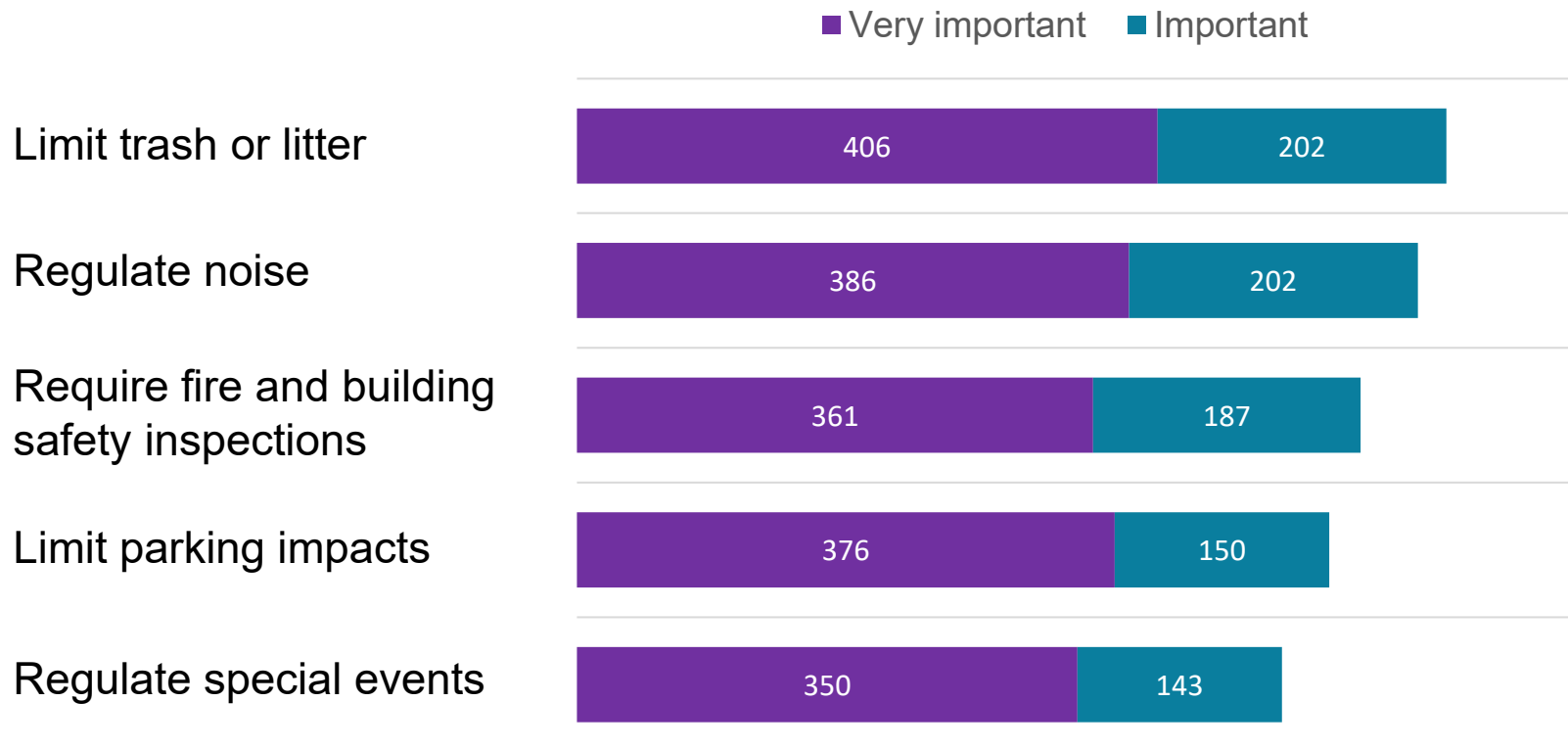
STRs should not  
be allowed  
anywhere



# How important are possible requirements?

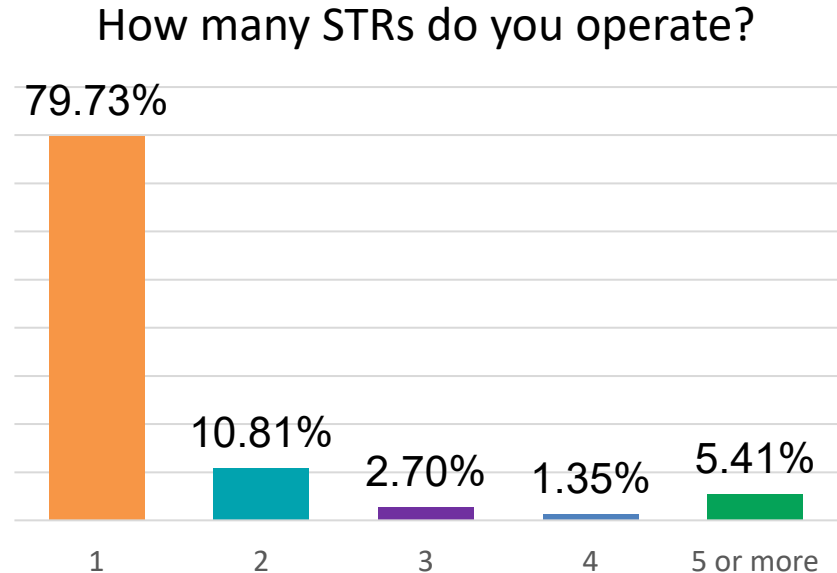


# How important are possible requirements?

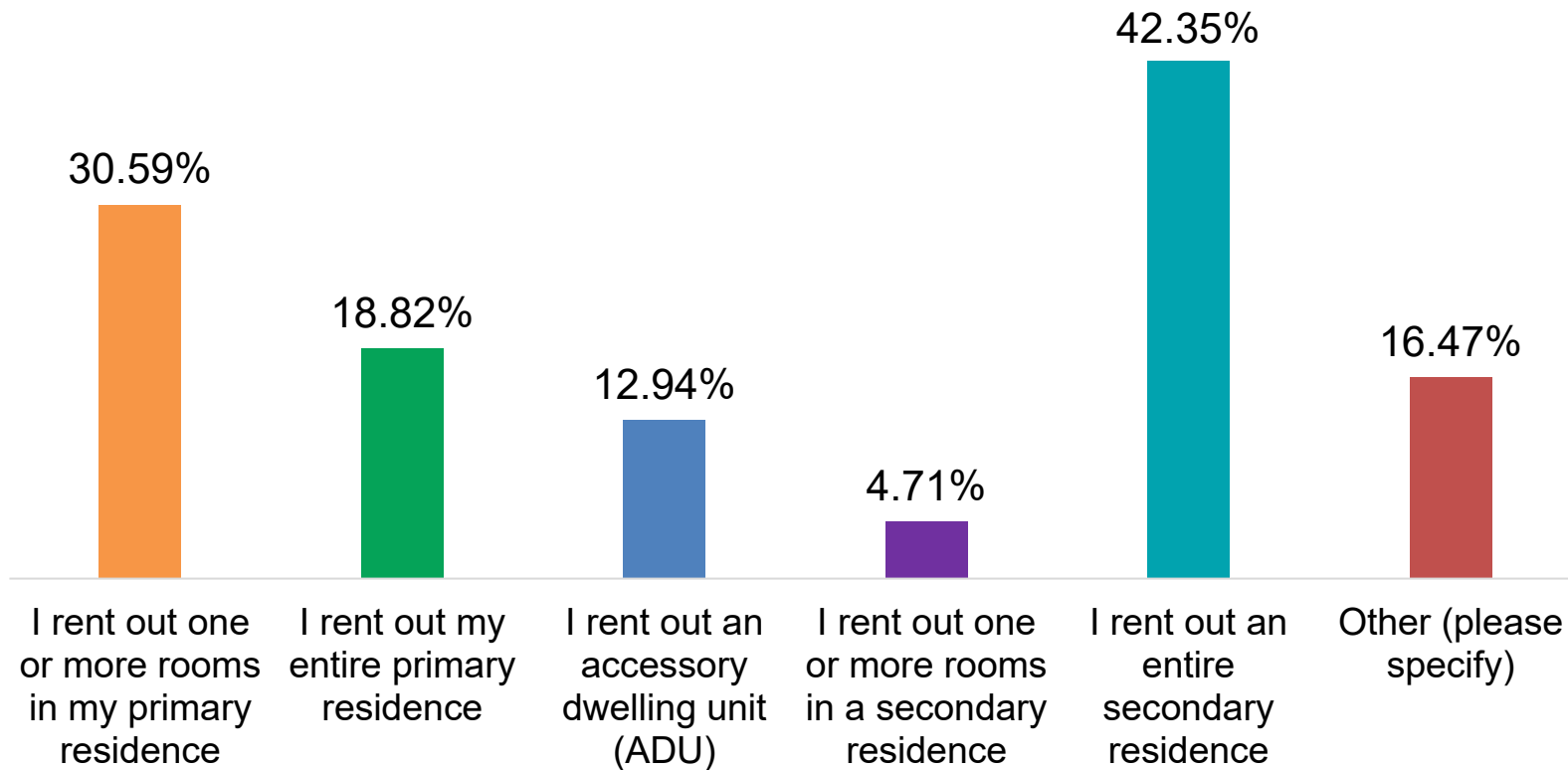


# Short-Term Rental Host Survey

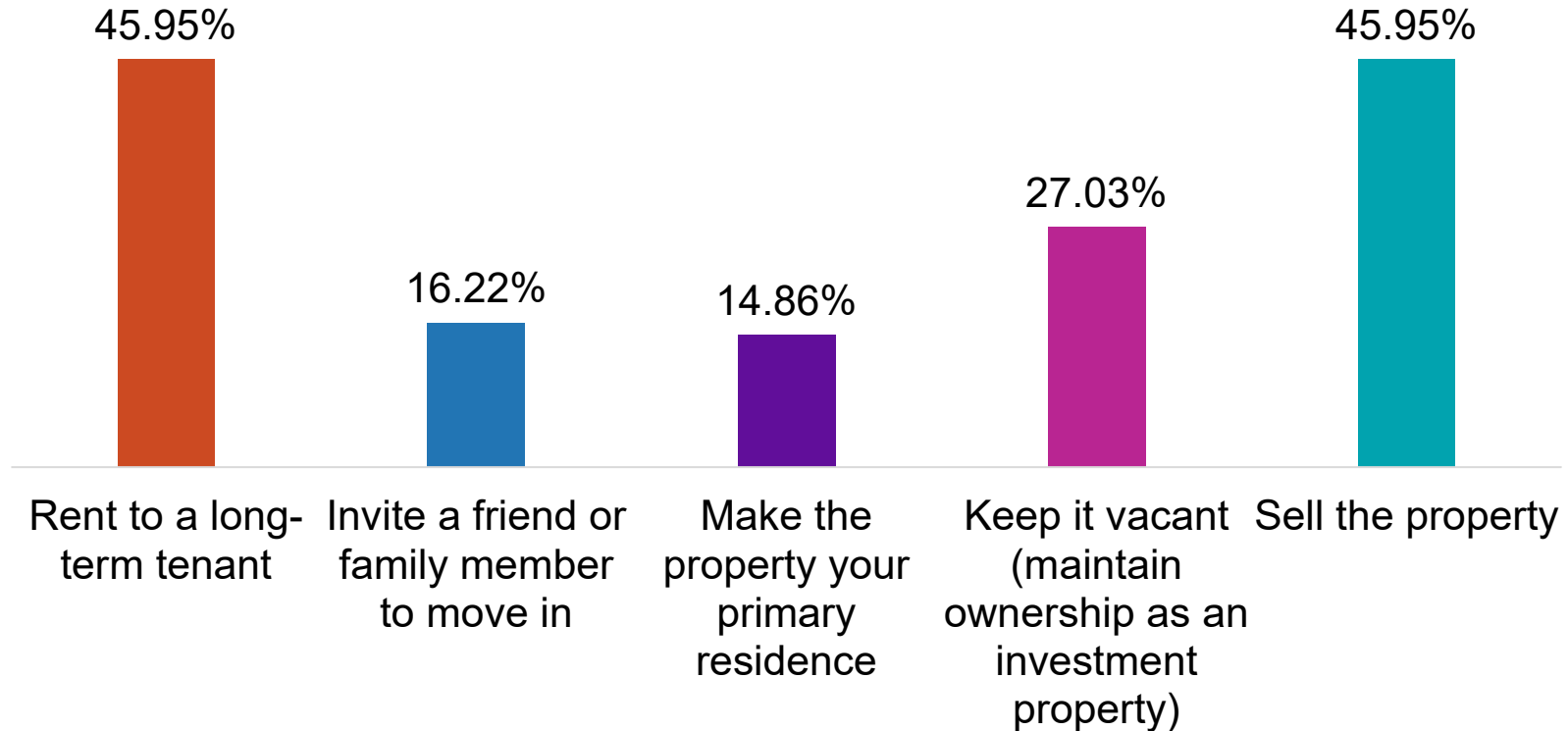
- City staff shared a link to a separate survey with roughly **300 short-term rental hosts** via direct mail
- **85 short-term rental hosts** completed the survey between Feb. 3 and March 6, 2022
- **79.73%** of respondents operate one STR



# Respondents' experiences with STRs



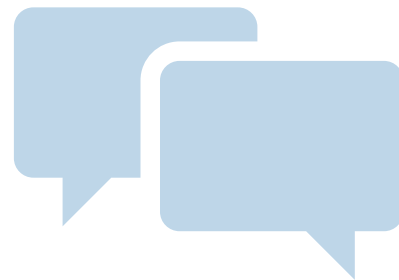
# If you couldn't operate an STR, what would you do?





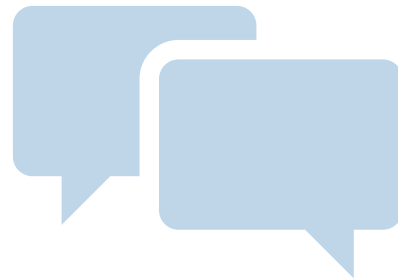
# Conversation Summary: STR Hosts

- 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.

