



HOUSING ELEMENT UPDATE: SHORT-TERM RENTALS

Agenda Item No. 67

Presented By: Chad Nottingham, Interim Director
Land Use Services Department
March 28, 2023



BACKGROUND

- In September 2022, the Board adopted the County's 6th Housing Element (HE)
 - The HE addresses existing local housing needs and an assigned share of the region's housing growth in eight-year cycles
- The HE was certified by the State on November 28, 2022
- The Certified HE includes numerous implementation programs for the following topics:
 - Providing adequate sites to achieve a variety and diversity of housing
 - Assisting in the development of affordable housing
 - Removing governmental constraints (as necessary)
 - Improving the conditions of existing affordable housing
 - Preserving assisted housing developments at-risk of conversion to market-rate
 - Promoting equal housing opportunity



BACKGROUND, CONTINUED

- Program 4 – Short-term Rentals: Addresses the need to provide adequate sites for a variety and diversity of housing
- Includes the following objectives targeted for 2023:
 - Conduct a public planning process and study to determine the current and projected impact of short-term rentals on the housing supply
 - Establish and implement strategies based on the study's findings
 - Bring forward a recommendation for an interim cap by March of 2023 while the County conducts a comprehensive study and determines what may be needed in the long-term



CURRENT STATUS

- Land Use Services has hired a third-party vendor to conduct the study – 3 phase process:
 - Phase 1 - Short-term Rental (STR) Assessment to be completed by March 31, 2023
 - Phase 2 - Avenues of Inquiry (ways STRs are affecting long-term housing) to be completed by June 30, 2023
 - Phase 3 - Presentation of Findings to be completed by August 15, 2023
- Due to the complexity of the study, the data needed to make an informed recommendation on an interim cap is not yet available
- As the HE was certified by the State, the County has made contact with the State and provided them with a status update, as well as our planned next steps and timing of study completion

- Begin public outreach (April – June)
- Complete data collection
- Study findings complete in August
- Bring findings and any recommendations back to Board in November

NEXT STEPS