



Resolution on Calling for Public Process on Commercial Short-Term Rentals

WHEREAS, The Board of Directors of Liveable City does not oppose owner-occupied short-term rentals (Type 1 rentals) which account for approximately two-thirds of Austin's short-term rental market; and

WHEREAS, The Austin City Council is considering legalizing Commercial Short-Term Rentals (Type 2 rentals) without thorough consideration of the potential negative impacts to affordability, public schools and neighborhoods of the currently proposed ordinance; and

WHEREAS, The Planning Commission conducted an extensive public process with stakeholder representation that resulted in a consensus ordinance which was approved unanimously and heard before the City Council; and

WHEREAS, An ordinance was substituted for the Planning Commission ordinance after the public hearing; and

WHEREAS, Introduction of the Substitute Ordinance after the public hearing negated the stakeholder process through the Planning Commission and eliminated any opportunity for public comment before Council on the Substitute Ordinance; and

WHEREAS, The substitute ordinance effectively rezones thousands of residential properties citywide without the due process provided by City Code and without consideration to existing nearby residents; and,

WHEREAS, the Substitute Ordinance allows investors to buy and operate homes and apartments as unregulated "mini-motels" in residential neighborhoods throughout the city, rendering up to three percent of single-family homes per zip code - plus an unlimited number of multifamily units - unavailable for Austin residents to rent, buy or live in; and

WHEREAS, Studies cited by the American Planning Association and the National Association of Realtors, found that, by removing housing stock for permanent residents, short-term rentals squeeze the supply of housing across a community, pushing up demand and driving up housing costs citywide; and

WHEREAS, The proposed three percent cap in the Substitute Ordinance could allow over 5,500 single-family homes citywide to become Commercial Short-Term Rentals, including over 3,800 in the Austin Independent School District attendance zone, reducing housing options for families at a time when the percentage of families with children in the City of Austin is declining; and

WHEREAS, The Substitute Ordinance allows an unlimited number of multifamily units to become Commercial Short-Term Rentals, potentially impacting the current tight multifamily housing market, which particularly affects low-income families; and

WHEREAS, The Substitute Ordinance would also allow all Commercial Short-Term Rentals in a given zip code to cluster in a single school attendance zone, potentially impacting enrollment, particularly for smaller campuses; and

WHEREAS, The Substitute Ordinance allows commercial investors to avoid compliance with the Americans with Disabilities Act (ADA), as well as other critical health and safety measures required of hotels and motels; and therefore, be it

RESOLVED, That the Board of Directors of Liveable City calls on The Austin City Council to reinstate a basic public input process for the Substitute Commercial Short Term Rental Ordinance; and be it

RESOLVED, That the Board of Directors of Liveable City calls on The Austin City Council to submit the Substitute Ordinance to the Planning Commission for review through its stakeholder process; and, after the Planning Commission's stakeholder process is completed, to hold at least one public hearing before Council, before any final vote on the issue.