



Austin Neighborhoods Council Executive Committee's Resolution Regarding Commercial Short Term Rentals

WHEREAS, commercial (Type 2) short-term rentals (STRs) have effectively removed over 445 single-family homes from the housing stock in Austin neighborhoods that could otherwise be available as affordable long-term rentals or for purchase by families; and

WHEREAS, the Austin Independent School District (AISD) projects that enrollment in many Austin Neighborhoods will decline over the next ten years due, in part, to lack of affordable single-family homes; and

WHEREAS, commercial STRs are unaffordable to low- and moderate income families; and

WHEREAS, commercial STRs are incompatible uses in residential neighborhoods that may negatively impact the appraised values of adjacent properties; and

WHEREAS, problem commercial STRs are nuisances that generate recurring noise, traffic, trash, parking problems and lewd behavior that diminish the livability of many neighborhoods in Austin; and

WHEREAS, enforcement of City Code regarding STRs has been largely ineffective; and

WHEREAS, Santa Monica, CA recently banned all STRs, Los Angeles, CA is considering a ban on commercial STRs, and New York City, New Orleans, and San Francisco are working to strengthen their STR laws;

NOW, THEREFORE,

BE IT RESOLVED THAT the Austin Neighborhoods Council (ANC) Executive Committee hereby petitions the Austin City Council to:

1. Establish an indefinite moratorium on applications and permits for Type 2 STRs effective September 1, 2015.
2. Expire all existing active permits for Type 2 STRs on September 30, 2017.
3. Prohibit Type 2 STRs effective October 1, 2017.
4. Investigate issues and complaints related to the City's inability to effectively enforce the STR ordinance.

5. Identify the cause for ineffective enforcement of the STR ordinance.
6. Identify tools and strategies utilized by peer cities that effectively enforce their STR ordinances.
7. Implement code amendments that provide the City with stronger and more effective tools to enforce the STR ordinance.

Presented to the ANC Executive Committee: June 10, 2015

Approved and Adopted: June 10, 2015

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