

Short-Term Vacation Rental Subcommittee

City of Santa Cruz

Date: February 8, 2017

From: Planning and Community Development, Scott Harriman

To: STVR Subcommittee

Subject: Short-Term Vacation Rentals in Santa Cruz; Subcommittee meeting agenda and topics

BACHKGROUND: In the interest of conserving meeting time, we wanted to summarize a few items.

1. TOT – the summary from Laura Waltz is correct. The Subcommittee is not being asked for an opinion on how TOT should be collected or where it should be spent. This is a separate issue. Incidentally, there will be a significant cost to implementing any new STVR ordinance so the General Fund is likely to be required to support the additional staff enforcement functions. Staff is still hopeful that more TOT comparison statistics will be available for the Subcommittee to review.

2. At the January 11th meeting, staff presented statistics on the number of housing units receiving Final inspection approvals and the number of new TOT registrations. It was a mistake by staff to show these on the same slide because people do not necessarily pay attention to the qualifying statements – which are that these numbers are not comparing apples to apples. There is not a direct correlation between the TOT registrations and rental housing stock lost. There may be SOME long term rental housing lost, but certainly not a one-to-one ratio of TOT registrations equating to the same number of lost rental housing units. The 246 new registered properties in the last 3 years were not all rental properties before the TOT registrations. After a quick review of the properties, about ~129 (more than half of the properties appear to be owner occupied). There is no way to know how many of the remaining properties (~117) were being used as long-term rentals. Many are no doubt second homes that may remain vacant more a good portion of the year.

3. Relationship to the Housing Element and General Plan Housing policies. A number of questions and concerns have been raised regarding General Plan and Housing Element Policies. In response, please see the attached housing information summary.

MEETING TOPICS AND GOALS:

SurveyMonkey Questionnaire: The purpose of this survey is to suggest regulations that have been used by various jurisdictions for subcommittee consideration and discussion. These

questions and potential regulations may prompt ideas that can be discussed by the group. The survey questions may also identify regulations or concepts that have general agreement among subcommittee members. The survey questions may also identify areas of disagreement, where further debate may be possible.

Please refer to the Meeting Agenda for a list of discussion topics.

Attachments: Correspondence
Information from Subcommittee members
General Plan and Housing Summary

Next meeting: Thursday, February 23, 2017