

Tomorrow you could be living next door to a motel.

Your residential property is about to be essentially rezoned to allow for commercial short-term residential rentals, C-STRs.

C-STRs are furnished properties within single-family neighborhoods that are advertised on internet sites such as www.HomeAway.com and www.Airbnb.com, with a worldwide clientele, and are rented for periods as short as one day, much like hotels and motels, but without onsite management, thorough background checks, commercial fire and safety measures, and often without adequate parking for large events that can be held at these properties. This new residential use will allow investors to convert a residence to a transient lodging business and will allow them to rent to anyone, anytime and for any period, much like having a motel next door to you. C-STRs are spreading rapidly throughout Austin.

Why should you be concerned?

- Loss of the residential character of your neighborhood
- Commercialization of Austin neighborhoods
- Conversion of housing to transient lodging
- Introduction of strangers staying in your neighborhood
- Safety and parking problems
- Loss of residents, neighbors, families, school children and voters
- If allowed, it would be difficult to enforce any restrictions placed upon C-STRs
- Loss of affordable housing

No neighborhood in Austin will be safe from this trend.

The Planning Commission has proposed an ordinance to allow short-term rentals in single-family neighborhoods, not only for owner-occupied properties for brief periods, such as during SXSW or ACL, but also for fulltime investment properties, known as C-STRs. A short-term rental is defined as a rental for less than 30 days. Visit www.ANCweb.org to view the Planning Commission's proposal and the Austin Neighborhoods Council's resolution on STRs.

Facts on C-STRs:

- All short-term residential rentals currently violate city zoning, yet the city refuses to enforce its own zoning regulations
- The Planning Commission's proposal would allow for 5,000 to 10,000 STRs within Austin neighborhoods
- By comparison, Austin has 10-20 legal Bed & Breakfast establishments in single-family neighborhoods
- Five years ago Austin had a handful of short-term rentals; today Travis County has 1,000 to 1,500, and the numbers are growing rapidly
- Our sister city Portland, Oregon and our neighboring city Rollingwood have banned C-STRs from neighborhoods, as have other cities and states
- The city has received numerous complaints regarding C-STRs since the summer of 2009: commercial misuse of residential property, safety concerns, loud all night parties, violation of occupancy limits, parking issues, drug trafficking

If you are concerned about the impact C-STRs will have on your neighborhood and your quality of life, please write the Mayor, City Council and Planning Commission immediately and tell them to prohibit C-STRs in single-family neighborhoods:

<http://www.austintexas.gov/mail/all-council-members>

<http://www.ci.austin.tx.us/boards/results.cfm?bid=43>

Or you may be living near one soon!

Please forward this email to your friends, neighbors and neighborhood listserv to spread the word. For questions, contact:

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Austin Neighborhoods Council