



Department Source: Community Development - CDBG/Home

To: City Council

From: Community Development Department

Council Meeting Date: March 16, 2020

Re: Housing and Community Development Commission Response to Council Request on Short-Term Rentals

Executive Summary

City Council requested the Housing and Community Development Commission discuss and provide feedback on the impact of short term rentals on affordable housing. This request was made at the February 17, 2020 Council meeting, therefore the HCDC discussed this item at their March 11, 2020 meeting.

Discussion

The HCDC discussed short term rentals and their impact on housing affordability at their March 11, 2020 meeting. There was significant discussion and general consensus on 3 primary points of feedback as follows:

1. The Commission stated general consensus that the current status of short term rentals is not likely creating an additional adverse impact on affordable housing in the overall Columbia housing market.
2. There was also general consensus and concern for the future impacts of short term rentals on housing affordability as the number of short term rental units grows and increases their potential level of impact in contributing to a reduction in the overall supply of housing units. The potential future impacts of short term rentals on the central city's affordable housing supply was noted as a specific geographic area of concern.
3. There was general consensus that the \$2 nuisance surcharge should be reevaluated and examined to also include a fee amount to provide funds for affordable housing and homelessness initiatives. There was also recognition of the importance of any additional funds earmarked for affordable housing or homelessness be directed towards existing competitive funding processes, rather than for specific organizations or initiatives.

Fiscal Impact

Short-Term Impact: Unknown.

Long-Term Impact: Unknown.

Strategic & Comprehensive Plan Impacts

[Strategic Plan Impacts:](#)

Primary Impact: Social Equity, Secondary Impact: Economy



City of Columbia

701 East Broadway, Columbia, Missouri 65201

[Comprehensive Plan Impacts:](#)

Primary Impact: Economic Development, Secondary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
February 17, 2020	Council request for the Housing and Community Development Commission to provide feedback on the impact of short term rentals on housing affordability.

Suggested Council Action

Review and accept the report highlighting key points of discussion and consensus of the Housing and Community Development Commission.