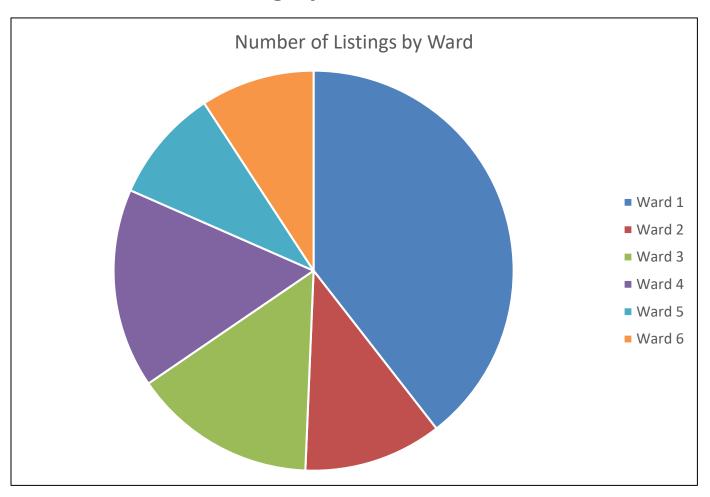
# Short-term Rental Data Analysis Planning Commissioners Carroll and Loe November 2022

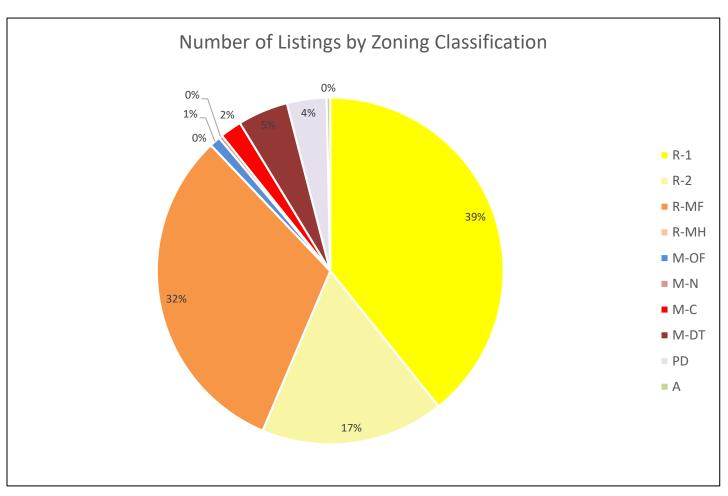
#### **STR Flowchart** Only **one** STR \*STR only allowed STR property zoning\* **STR Tier options** Do you have a STR license allowed Yes license for a different in zones as per entity identified address? **Accessory Use:** Zones: A, R-1, R-2, R-Tier 1 STR (30 days max/yr) MF No Tier 2 STR (120 days max/yr) **Accessory Use:** The dwelling proposed The dwelling Tier 1 STR (30 days max/yr) is the principal Verify the zoning to be used as the STR is Tier 2 STR (120 days max/yr) Zones: M-OF Yes Yes residence of your **principal** of **Conditional Use:** residence? the **owner**? vour property Tier 3 STR (365 days/yr) **Accessory Use:** Tier 1 STR (30 days max/yr) Zones: M-N, M-C, M-No Tier 2 STR (120 days max/yr) No DT **Permitted Use:** Tier 3 STR (365 days/yr) The dwelling is the principal Zones: A, R-1, R-2, Rresidence of a Verify the zoning of **Accessory Use:** MF, M-OF, M-N, M-C, Yes Tier 1 STR (30 days max/yr) long-term your property M-DT tenant? Zones: A, R-1, R-2, R-**Conditional Accessory Use:** Tier 2 STR (120 days max/yr) MF The dwelling proposed **Accessory Use:** Tier 2 STR (120 days max/yr) to be used as the STR is Verify the zoning of Zones: M-OF Yes your **secondary Conditional Use:** your property Tier 3 STR (365 days/yr) residence? **Accessory Use:** Tier 2 STR (120 days max/yr) Zones: M-N, M-C, M-**Permitted Use:** No DT Tier 3 STR (365 days/yr) Conditional Use: The dwelling proposed **Zones: M-OF** Tier 3 STR (365 days/yr) to be used as the STR Verify the zoning of Yes is **not a principal or** your property Zones: M-N, M-C, M-**Permitted Use:** secondary residence? DT Tier 3 STR (365 days/yr)

## Short-term Rental Data Analysis Listing by Council Wards



City Ward	listings	Percent of total listings			
Ward 1	120	39%			
Ward 2	34	11%			
Ward 3	45	15%			
Ward 4	49	16%			
Ward 5	28	9%			
Ward 6	28	9%			
TOTAL	304	100%			

#### Short-term Rental Data Analysis Listing by Zoning Classification



#### Occupany, Income and STR information by Ward/Census Tract (CT)

Diff. between CT 11.05 & Ward 6 average

Owner occupied dwelling units, renter occupied dwelling units, median household income (MHI) and percentage below poverty data are from USCB American Community Survey (ACS) DP04, S1901, S1702, S0101. NOTE: "ward" data is based on the alignment, as possible, of ward areas with census tract areas. The census tract (CT) highlighted for each ward is the CT with the highest number of STR identified in each ward.

City of Columbia data establishes the datum; yellow identifies data close to the datum, green indicates positive trends, red indicates negative trends

Area	Total housing	Occupied		Owner occupied housing - 2020	Renter occupied housing - 2020	2020 MHI	% Below Poverty Level	~% of STR that appear to operate as a "principal residence"	Total # of STR reviewed in area
USA	138,432,751	122,354,219	38.2	64.40%	35.60%	\$64,994	9.10%		
Diff. between 2010 & 2020 data			1	-2.20%	2.20%	\$13,080	-1.00%		
								_	
Missouri	2,804,664	2,440,212	38.7	67.10%	32.90%	\$57,290	8.90%		
Diff. between 2010 & 2020 data			0.7	-2.90%	2.90%	\$11,028	-1.10%		
City of Columbia	53,746	49,371	28.8	47.40%	52.60%	\$53,447	8.50%	26.58%	300
Diff. between 2010 & 2020 data			2.1	-1.10%	1.10%	\$12,160	-2.50%		
"Ward 1" (CT 5, 7, 9, 21)	7,801	6,761	27.96	23.66%	76.34%	\$27,246	35.74%	11.48%	122
Ward 1 - diff bet 2010 & 2020				-1.24%	1.24%	\$4,997	0.14%		
CT 21 (No Central & Douglass Pk)	1,891	1,544	26.50	13.30%	86.70%	\$26,774	36.40%	21.62%	56
CT 21 - diff between 2010 & 2020			I	-6.20%	6.20%	\$9,211	-10.90%		
Diff. between CT 21 & Ward 1 average				-10.36%	10.36%	-\$472	0.66%		
"Ward 2" (CT 14.01, 14.02, 15.07)	8,293	7,618	34.03	53.83%	46.18%	\$62,489	7.50%	55.56%	27
Ward 2 - diff bet 2010 &2020				n/a	n/a	n/a	n/a		
CT 14.02 (Parkade & Valley View Gardens)	2,311	2,099	38.00	56.00%	44.00%	\$56,815	2.70%	50.00%	14
CT 14.02 - diff between 2010 & 2020				n/a	n/a	n/a	n/a		
Diff. between CT 14.02 & Ward 2 average				2.18%	-2.18%	-\$5,674	-4.80%		
"Ward 3" (CT 2, 15.06, 16.04)	11,803	10,986	30.50	38.07%	61.93%	\$44,238	13.27%	27.91%	48
Ward 3 - dif bet 2010 & 2020	11,003	10,500	30.30	0.10%	-0.10%	\$11,604	-3.33%	27.5270	70
W010 3 - 011 DEC 2020 G 2020		<b>-</b>		0.2070	-0.2070	922,007	3.3370		<del> </del>
CT 2 (Benton-Stephens)	1,007	948	26.90	18.00%	82.00%	\$29,452	13.00%	21.62%	37
CT 2 - diff between 2010 & 2020				-3.80%	3.80%	\$9,535	-8.90%		
Diff. between CT 2 & Ward 3 average				-20.07%	20.07%	-\$14,786	-0.27%		
"Ward 4" (CT 6, 12.01, 12.02, 18.07)	8,726	8,010	41.13	77.38%	22.63%	\$85,595	3.45%	51.06%	47
Ward 4 - diff bet 2010 & 2020			<del> </del>	0.45%	-0.50%	\$17,546	-3.23%		
CT 6 (SW area inside Stadium loop)	2,079	2,028	45.50	80.40%	19.60%	\$89,138	2.20%	51.85%	27
CT 6 - diff between 2010 & 2020	2,079	2,028	45.50	2.00%	-2.20%	\$20,055	-6.00%	31.03%	27
Diff. between CT 6 & Ward 4 average		<u> </u>		3.03%	-3.03%	\$3,544	-1.25%		
"Ward 5" (CT 11.07, 11.08)	8,770	8,220	35.23	58.93%	41.08%	\$70,715	3.25%	28.57%	28
Ward 5 - diff bet 2010 & 2020				n/a	n/a	n/a	n/a		
CT 11.07	2,153	2,085	42.70	43.20%	56.80%	\$65,952	4.10%	22.73%	22
CT 11.07 - diff between 2010 & 2020				n/a	n/a	n/a	n/a		
Diff. between CT 11.07 & Ward 5 average				-15.73%	15.73%	-\$4,763	0.85%		
"Ward 6" (CT 3, 10.01, 10.04, 11.05, 11.06)	10,584	9,418	26.14	26.02%	73.98%	\$38,042	18.92%	21.21%	33
Ward 6 - diff bet 2010 & 2020		-,		-2.33%	2.33%	\$6,969	10.82%		
						1			1
CT 11.05	2,032	1,949	24.30	10.60%	89.40%	\$39,946	34.90%	13.33%	15
CT 11.05 - diff between 2010 & 2020				n/a	n/a	n/a	n/a		
		-	-					_	-

-15.42%

15.42%

\$1,904

15.98%

### **Analysis of Multi-Listing Activity in Columbia's Current STR Market**

#### **CITY OF COLUMBIA**

