



# **Short-term Rental Ordinance Workshop**



September 21, 2023



# Roadmap

## Introduction

- Values
- Data
- Public Outreach

## Ordinance

- Staff presentation of the ordinance

## Planning Commission

- Questions & comments from P.C., by section

## Public input

- Questions & comments from public

# Opportunities for Engagement

- Planning Commission Hearing – October 5, 2023
- Board of Supervisors Hearing – Fourth Quarter
- Coastal Commission – tbd
  
- You can always email or call me with questions or comments at [khilton@co.humboldt.ca.us](mailto:khilton@co.humboldt.ca.us) or (707) 268-3722

# Protecting the Values of the Community

- Create a legal pathway for Short-term Rentals with the following values in mind:





# Data

- ▶ STRs – Host Compliance data
  - ▶ Unincorporated Area
  - ▶ Inland / Coastal
  - ▶ Humboldt Bay Area Cap Area
- ▶ Housing – 2020 Census data
  - ▶ Number of Units
  - ▶ Vacancy
- ▶ Rental Data – American Community Survey, 2022
  - ▶ Percentage of Renters in Humboldt County
  - ▶ Share of income to rent



# Public Outreach

- 5 Community Meeting, attendance of 400+
- 100+ written comments
- Webpage with over 3,000 visits

# Public Outreach

## Alternative Owner Builder (AOB)

- Create pathway for AOB

## Existing Operations

- Deference to operations in existence

## Urban / Rural

- Housing & neighborhood concerns differ

## Housing Stock Impacts

- STRs impact housing availability

## Amend/Delete Standards

- Owners want fewer, neighbors want more

## Home-share and Short-term Rental

- Differentiation

# Q&A

Website: [humboldt.gov.org/3387](http://humboldt.gov.org/3387)

Assigned Planner: Keenan Hilton

[khilton@co.humboldt.ca.us](mailto:khilton@co.humboldt.ca.us)

(707) 268-3722