

From: Lynn Mackey

Sent: Monday, January 16, 2023 10:42 AM

To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; clerk@hamilton.ca

Subject: Hamilton Short-Term Rentals - Planning Committee Meeting Jan 17th

Written Submission:

Hamilton Short-Term Rentals

Dear Councilors,

I am writing to you today as a Hamilton Airbnb host to express my support of short-term rentals in Hamilton.

I operate a one-bedroom Airbnb unit on the main floor of my home located in the Stipley neighborhood.

Having the additional income from the Airbnb unit has allowed my partner and I to afford our home. As young homeowners, we chose to go the short-term rental route as we don't have a large amount of savings to fall back on should we end up with a long-term tenant who stops paying rent. We have heard too many horror stories of bad tenants taking years to evict to take on this risk. We went with Airbnb as the platform is easy to use, guests and hosts are reviewed, and payments are received up front. So far, we have only had positive experiences with Airbnb, and we believe our hosting has also had a positive impact to the community of Hamilton.

Most of our guests have stayed for two weeks to a month. We have never had any issues with noise complaints, and we keep our property in pristine condition. Our hosting experience has allowed us to meet people from all over the world and introduce them to Hamilton. We have hosted people from Vancouver, Colombia, and Peru all looking to relocate to Hamilton and using our Airbnb as their base well they search for a long-term rental/housing and get settled in the city. We have hosted members of our community as they go through a large renovation of their own home, and international students here for exams. There is a need for short-term rentals in Hamilton. Airbnb hosts like myself provide a valuable service that traditional hotels cannot always meet. We allow newcomers to stay in a residential area and get a real feel for the city as opposed to most hotels located downtown in the core. We allow people with pets to have the comfort of a backyard and the space only a house can provide.

I understand the concerns around short-term rentals. The number one issues being the impact on affordability. I do not believe that limiting Airbnb will solve these concerns. The lack of affordable housing is due to years and years of underfunding and lack of city development. There is no guarantee that all Airbnb units would be added to the long-term supply market, nor would they be offered at an affordable price. We have seen in Toronto; rental prices continue to increase after limiting short-term rentals. Forcing homeowner to either rent long term or not all, will have little to only a short-term impact on the Hamilton housing market, but a large impact on Hamilton homeowners themselves who depend on this source of income and cannot afford a bad tenant.

The second issue is around party houses. Airbnb has rules against hosting parties and events. Also, the city of Hamilton has bylaws about noise levels and parking. These bylaws should always be enforced and used to deal with the issues around parties. Our experience has only been positive, and I would hate to see the city of Hamilton lose out on all the positives short-term rentals can bring (visitors and tourist

dollars into the community and giving members of the community options when short-term needs arise to name a couple) due to a few bad apples.

I hope the city will consider a way to allow short-term rentals to continue in an unlimited way in Hamilton. The current proposed restrictions of only being your principal resident unit and only for 120 days max are highly restrictive and would force most short-term rental operators out of business, including myself. I would like to see the removal of the primary resident unit and a no limitation on the number of nights. I can understand the need for a licensing system to ensure the city is aware of operating short-term rental units and would support this as long as the license is not cost prohibitive to smaller operators like myself.

Thank you for taking the time to read my letter and I hope the City of Hamilton and Short-Term Hosts can work together to find a solution for all for a better Hamilton.

Sincerely,

Lynn Mackey