

Pilon, Janet

Subject: Short Term Rentals

From: C Kidd

Sent: January 23, 2023 5:10 PM

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Cc: clerk@hamilton.ca

Subject: Short Term Rentals

Councillors:

I am away out of the country and unable to delegate or attend Council.

MY AIRBNB CONTEXT

I am a retired senior and I own a small row house in downtown Hamilton. I rent two small separated units (with kitchenettes) in my house via Airbnb, only one person in each. I live on the main floor.

I won't ever rent long term as it's too disruptive in my small home, and I occasionally use the whole house.

My Airbnb guests are mature, respectful, hardworking people looking for privacy, economy and a convenient location that is furnished and equipped. They come to Hamilton for work or study, often semester or contract based and typically 3 month stays.

Examples include:

- Law student articling with a Hamilton law firm.
- Pharmacology student doing a semester Coop job in a medical lab.
- International physicians recertifying to practice in Canada, one now living here and working at a hospital in Hamilton.
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- Med students (4th year) on placements at our hospitals, including one booked for four weeks' who stayed 3 months through a Covid wave.
- International graduate students arriving for school at McMaster, renting short term for their first semester to focus on their studies, become familiar with the city and find roommates for a long term rental.
- Healthcare worker on a 3 month contract with Hamilton Public Health.
- Researchers doing nighttime fish counts in the harbour.
- International professor teaching summer session at McMaster.
- Remote workers exploring different communities, perhaps to settle in permanently.

COUNCIL'S PROPOSED REGULATIONS

** a cap with no one rental going for more than 28 nights consecutively?*

Where will my semester/contract guests find housing?

Forcing my 1+ month guests to move every month would be ridiculously intrusive for these excellent and very busy visitors to Hamilton, and costly for hosts like me.

** cap on #days (120?) STR hosts can rent per year?*

Where will my semester/contract guests find housing?

I currently have a 1 month minimum and a 11 month maximum (eg, a medical residency), and I generally rent 6-10 months annually.

The **Airbnb Neighbourhood Support line (855) 635-7754** may be particularly useful for neighbours with complaints and for City staff receiving complaints. Inattentive hosts can be warned, suspended and/or removed from the Airbnb site.

Commercial operators can speak for themselves, but it's very unlikely that their units would be **affordable** long term housing.

Please consider carefully the lives of hosts and guests you are damaging, without **any prospect** of gaining any affordable long term housing or solving any other problems.

Connie Kidd