

Communication from Public

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Comments for Public Posting: There are ongoing problems with short-term rentals loopholes and the correlation with noise, partying, drug overdoses; and the increased need for emergency responders that is created due to short-term rentals where the main tenant on the lease is not present in the vacation rental. Currently, new multi-unit construction can be used for short-term rental purposes as long as the unit isn't covered under the rent stabilization ordinance. This doesn't require the actual tenant to be present in the unit during the vacation usage, which is just a short-term sublease. I am respectfully requesting that this law be amended to only apply to multi-units that are constructed by-right. Any structure that required any deviance from applicable zoning or FAR law at the time that the building was constructed that cited a city wide need for housing shall be barred from any short-term hotel usage on that property. Being allowed to bend the law to build more housing should automatically prevent them from changing the usage to a de facto hotel that then requires an increase in first responders due to the increase in partying and correlating crimes. Why are tax payers having to face paying more taxes for a property owner to benefit from deviating from fair zoning laws in order to generate more profit from their development? I would cite 1530 Cassil Place as an example. The de facto hotel has had a sharp increase in first responders in the neighborhood since the structure opened. The short-term AirBnB usage has increased fighting, drug overdose, illegal fireworks, and other problems for the surrounding community. Tenants who wish to sublease a unit should not be allowed to do so for less than a month at a time. Part of that monthly sublease charge should be a pass through fee to cover the cost of increased first responders. If a unit won't be used for housing as was promised to the community when seeking entitlements to deviate from fair zoning laws, then the tax payers shouldn't be paying for the additional police and fire responders. Subleases for a month at a time is still a business, not housing for the main tenant on the lease, especially if they have a main residence somewhere else.