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Hyde Park Contact Team Request to Planning Commission to Initiate Zoning Amendments

The Hyde Park Contact Team has held five meetings to discuss the City's recently adopted ordinance regarding Short Term Rentals (STRs). After studying the available information, the Contact Team approved the following motions on September 18, 2012, to amend the Hyde Park NCCD and North Hyde Park NCCD as follows:

- (1) A Type 2 Short Term Rental is not permitted in any multifamily use. An exception is made for uses established on or before June 13, 2011, to continue until the property changes ownership.
- (2) A Type 2 Short Term Rental use may not be less than 750 feet from another Type 2 Short Term Rental use, as measured from property line to property line.

These measures are intended to (1) preserve affordable housing and (2) mitigate potential impacts on school enrollment.

Hyde Park contains a number of multifamily buildings – both large and small - that now provide the last vestiges of affordable housing in our neighborhood. Many of these buildings provide efficiency units or affordable apartments for students, single working people and older residents. Further, many of these buildings were zoned and permitted 40-50 years ago and are surrounded by single-family homes. Under the recently adopted STR ordinance, any of these structures could quickly become a de facto hotel, resulting in the further loss of increasingly scarce affordable housing options for longtime residents or students.

Children in Hyde Park are assigned to two small public elementary schools, Robert E. Lee or Ridgetop. Due to their small size, the loss of even a few dozen students on either campus would represent a significant drop in enrollment, potentially endangering future viability (in fact, both campuses would already be underenrolled if not for the presence of transfer students). While Type 1 STRs may house a family during the school year, Type 2 Short Term Rentals remain off the market for Austin residents, unavailable for families to rent or buy. Limiting the distance between Type 2 STRs will avoid the clustering of Type 2 STRs in a single school attendance zone, mitigating potential enrollment impacts.

We appreciate your consideration and hope to see these changes enacted as soon as possible, in anticipation of an increase of new Type 2 STRs when the open registration begins on January 1, 2013.

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