



Presentation to the Quality-of-Life Committee:
Status of Short-Term Rental Data and Research

July 31, 2024



Background



- **March 2023:** The Regulatory & Neighborhood Affairs Committee began inquiries into STRs through public comments and presentations from AirBnB and Houston First.
- **April 2023: Council Members Alcorn and Peck request the Administration:**
 - Evaluate the feasibility of registering or permitting STRs to identify property owners and locations
 - Address units in apartment buildings being rented as STRs
 - Determine whether the hotel ordinance could be applied to STRs
- **April 2024:** Administration directs ARA and Legal to gather data and facts to develop STR regulations
- **May 2024:** Agreement with Granicus/Host Compliance approved

Status: STR data and identification



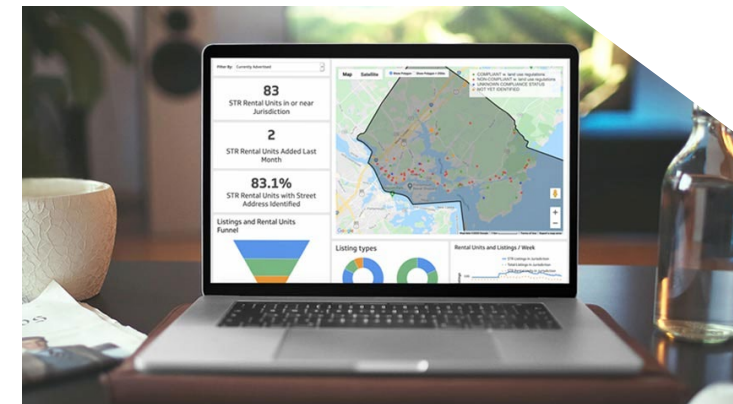
- **June 2024:** Granicus/Host Compliance begins to upload data. 1M HCAD parcels uploaded.
- **July 2024:** Granicus has identified about 11,000 STRs operating in Houston; 2,912 have been identified to the parcel level.



Looking Ahead

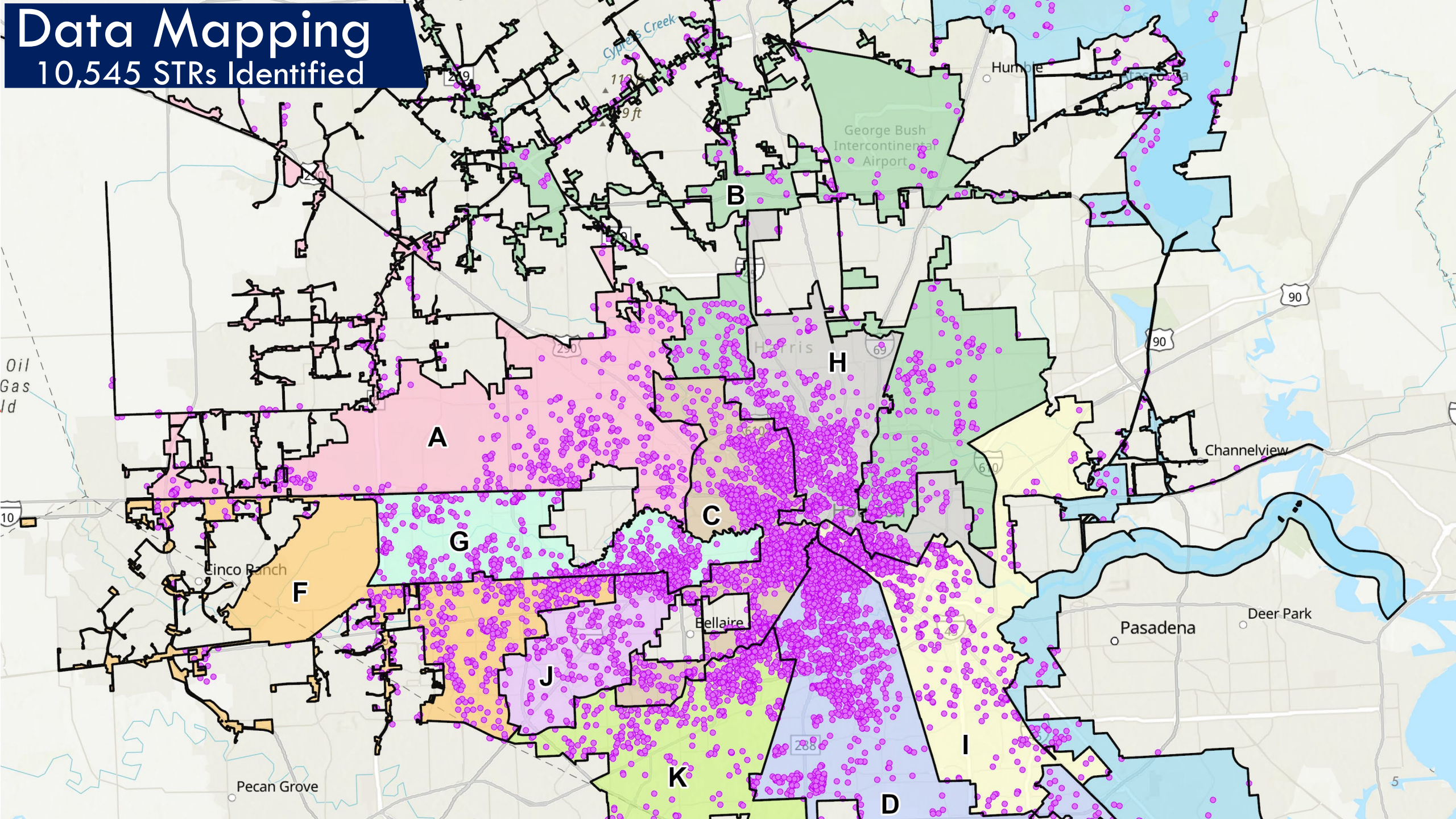


- Parcel identification: ongoing
- Development of regulations based on:
 - Legal landscape
 - City Council feedback
 - Stakeholder feedback
- Estimated return to this Committee with proposed regulations: Fall 2024
- What can communities do now?
 - Consult with your HOA or local community group to create or update your deed restrictions regarding STRs
 - Contact platform support to report. For example, for Airbnb: <https://www.airbnb.com/help/article/3290>

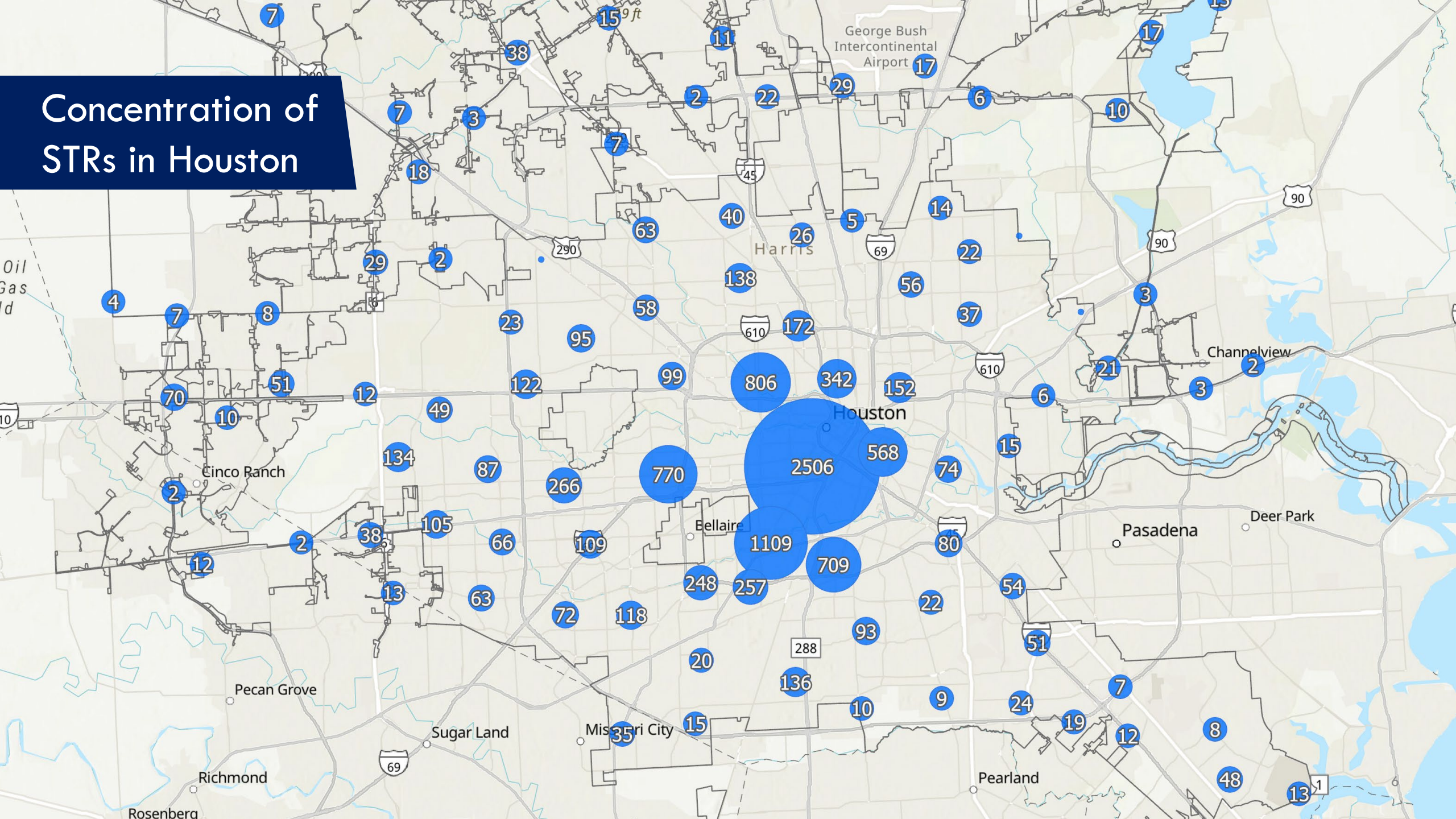


Data Mapping

10,545 STRs Identified

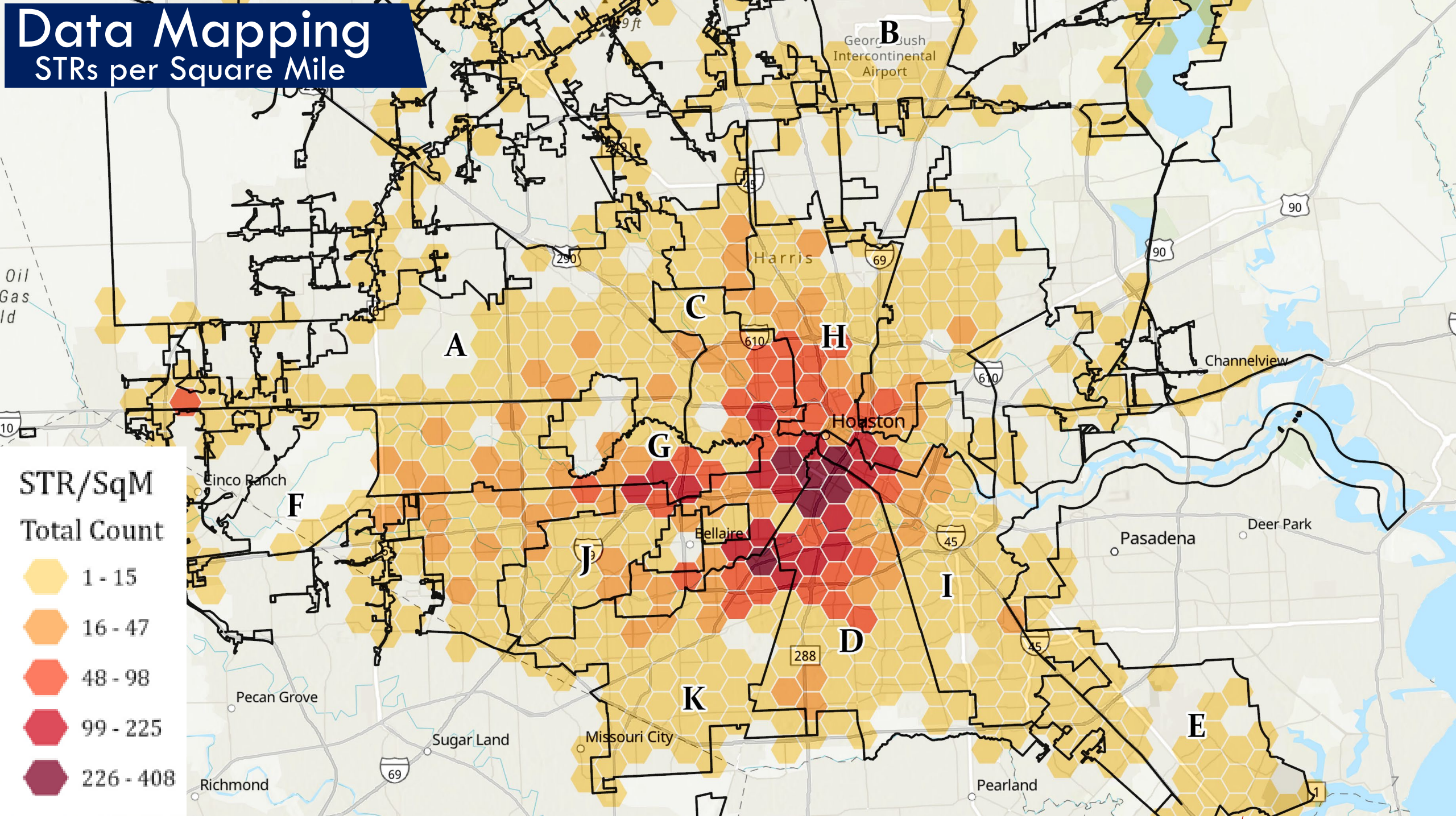


Concentration of STRs in Houston



Data Mapping

STRs per Square Mile



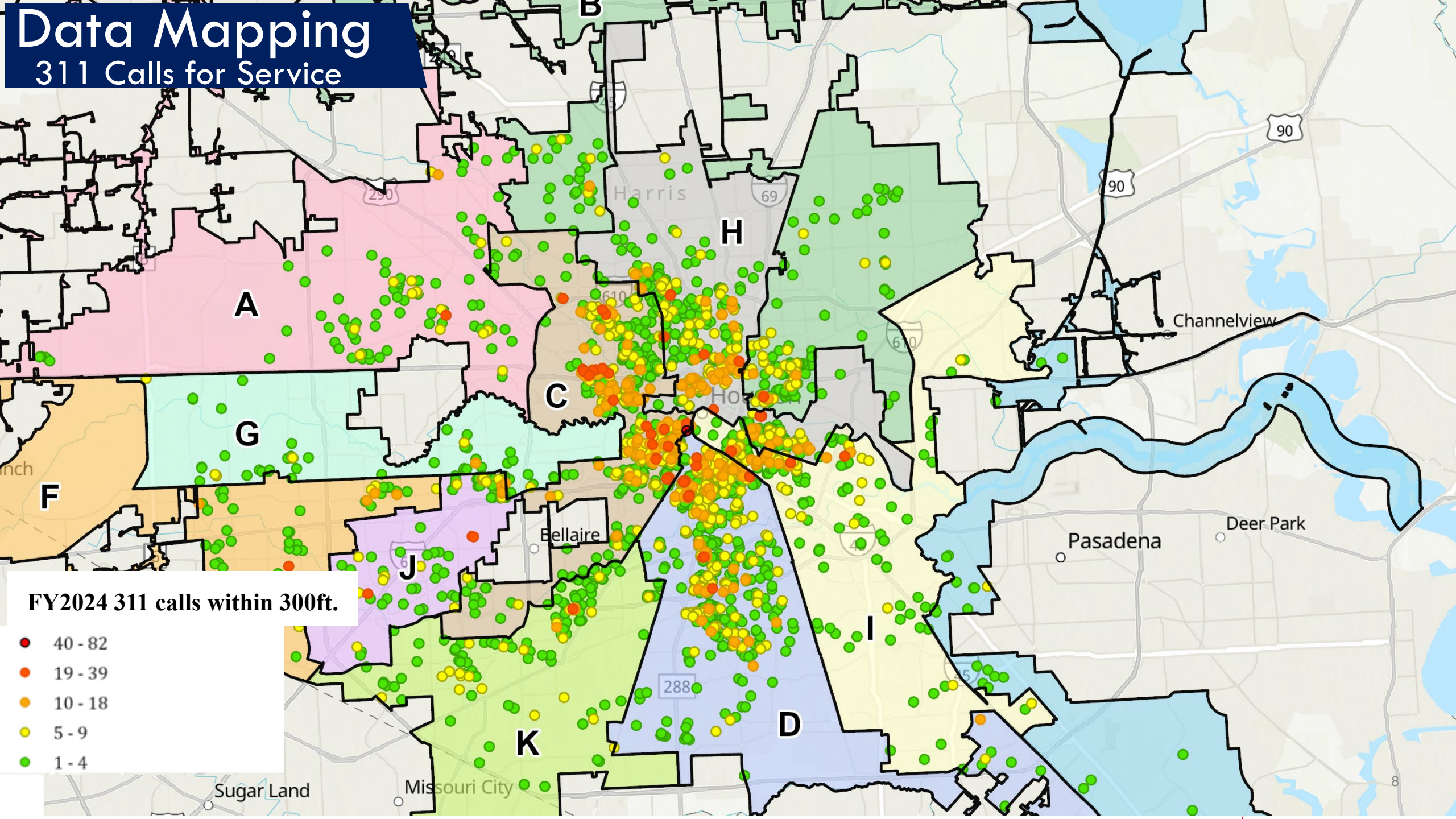
STR/SqM

Total Count

- 1 - 15
- 16 - 47
- 48 - 98
- 99 - 225
- 226 - 408

Data Mapping

311 Calls for Service

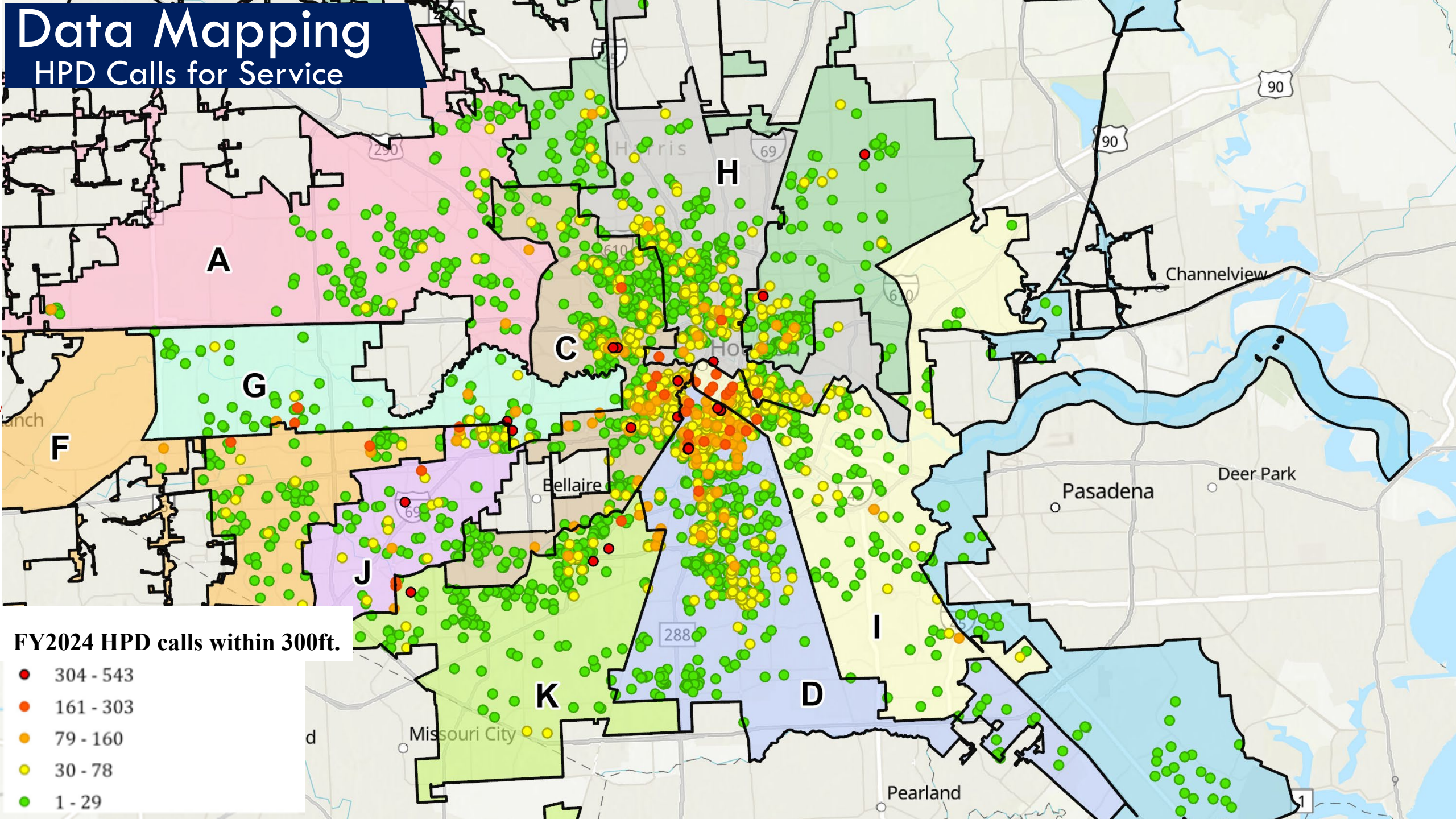


FY2024 311 calls within 300ft.

- 40 - 82
- 19 - 39
- 10 - 18
- 5 - 9
- 1 - 4

Data Mapping

HPD Calls for Service



FY2024 HPD calls within 300ft.

- 304 - 543
- 161 - 303
- 79 - 160
- 30 - 78
- 1 - 29

Data Mapping Numbers by Council District



Council District	Number of STRs	STRs per SqM	311 Calls	HPD Calls
District A	454	5.53	270	1,695
District B	608	5.39	452	4,479
District C	2,375	67.50	2,287	12,929
District D	2,376	40.62	1,887	17,225
District E	211	1.63	58	376
District F	431	8.08	212	1,785
District G	864	25.89	114	2,487
District H	916	21.84	1,304	8,028
District I	908	16.08	602	5,225
District J	377	18.13	275	2,824
District K	1,025	21.62	328	4,114
TOTAL	10,545	16.30	7,789	61,167

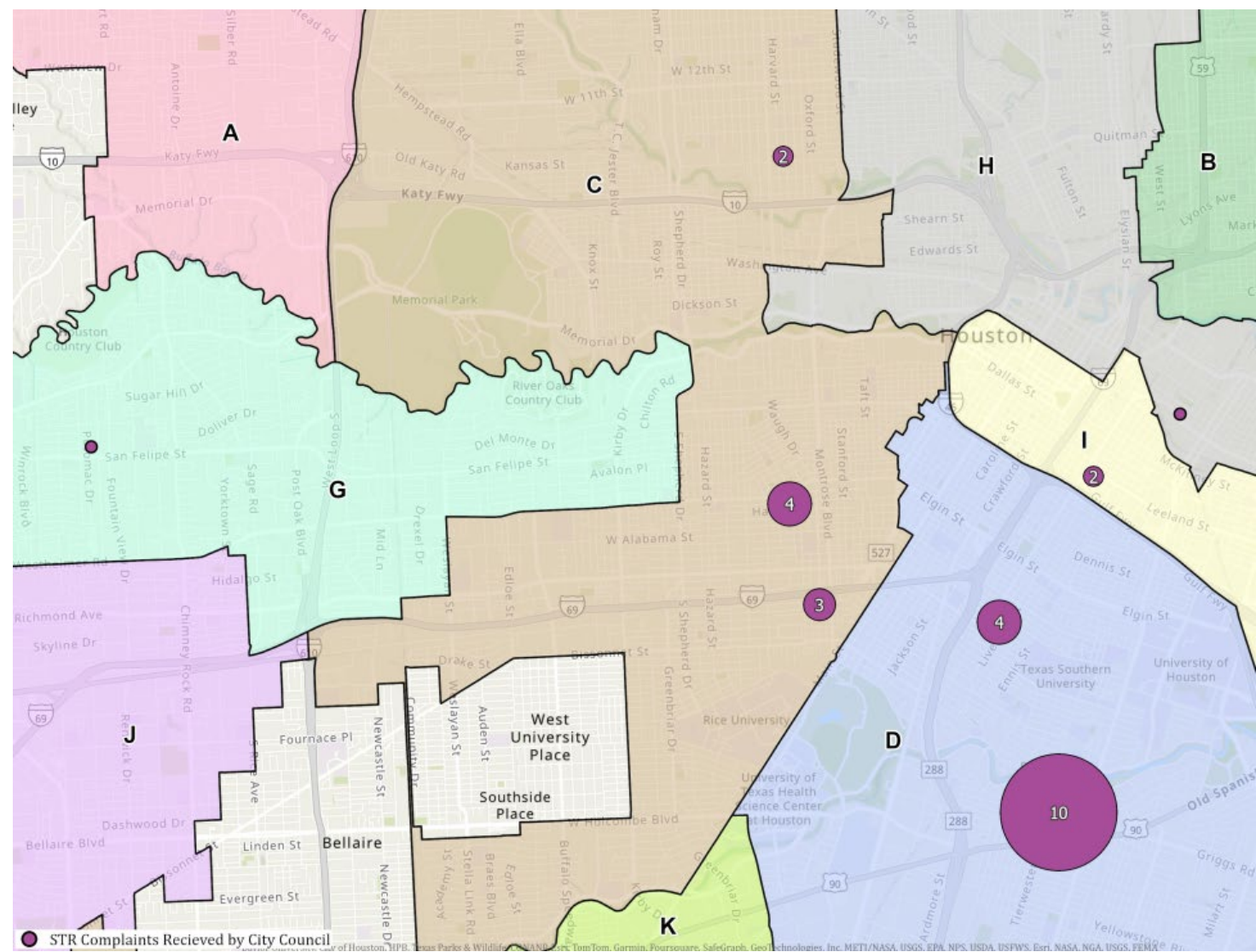
STR Complaints Received by City Council



27 Escalated STR Complaints

By District

- District D - 14
- District C - 9
- District I - 2
- District G - 1
- District H - 1





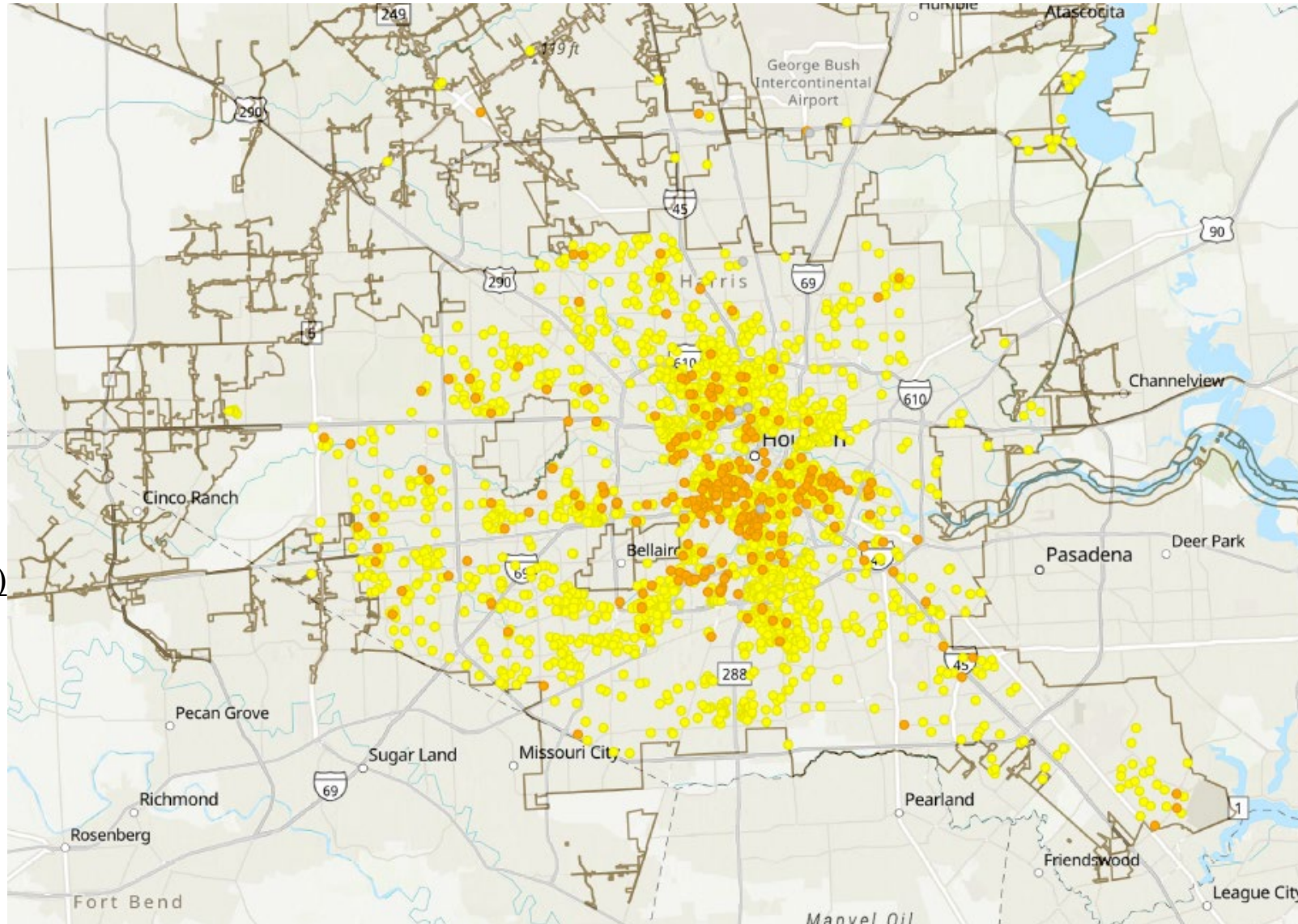
Appendix



STR Land Use



Land Use of Identified STRs



STR Identified (Land Use)

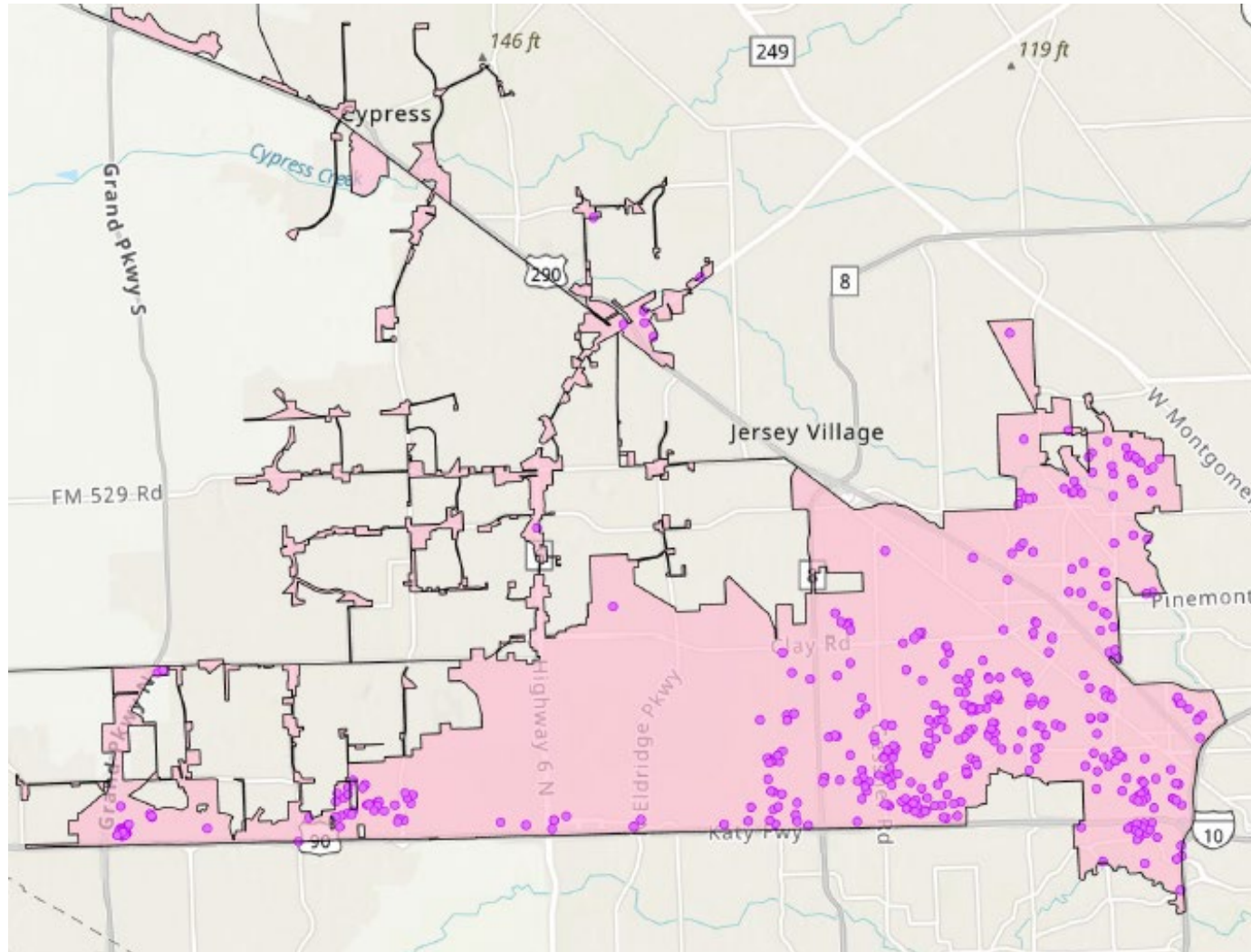
Property Type

- Single-family Residential (2,528)
- Multi-Family (379)
- Unknown (5)



STRs per SqM – District A

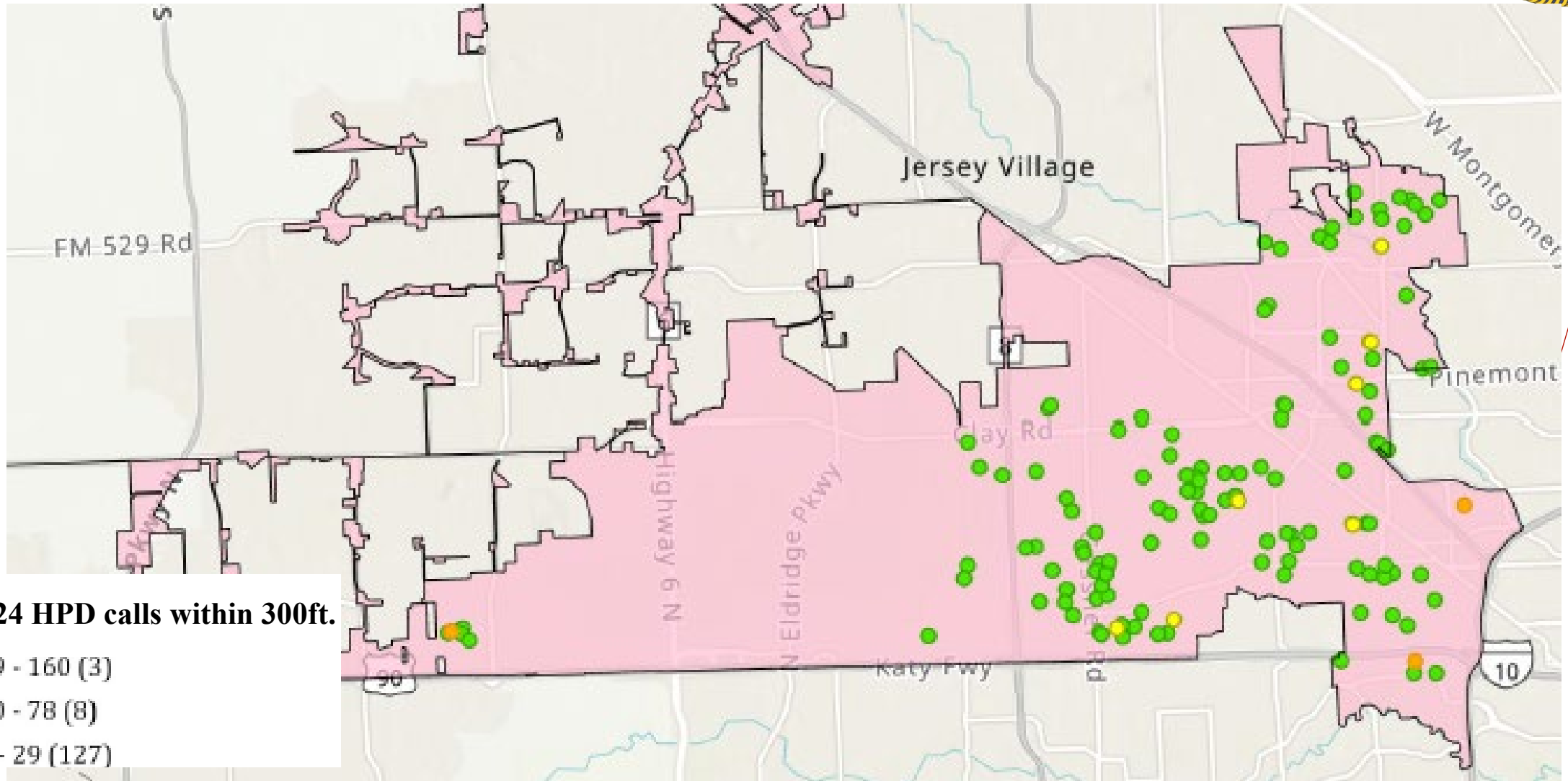
District A – 454
5.53 per SqM



HPD Calls District A



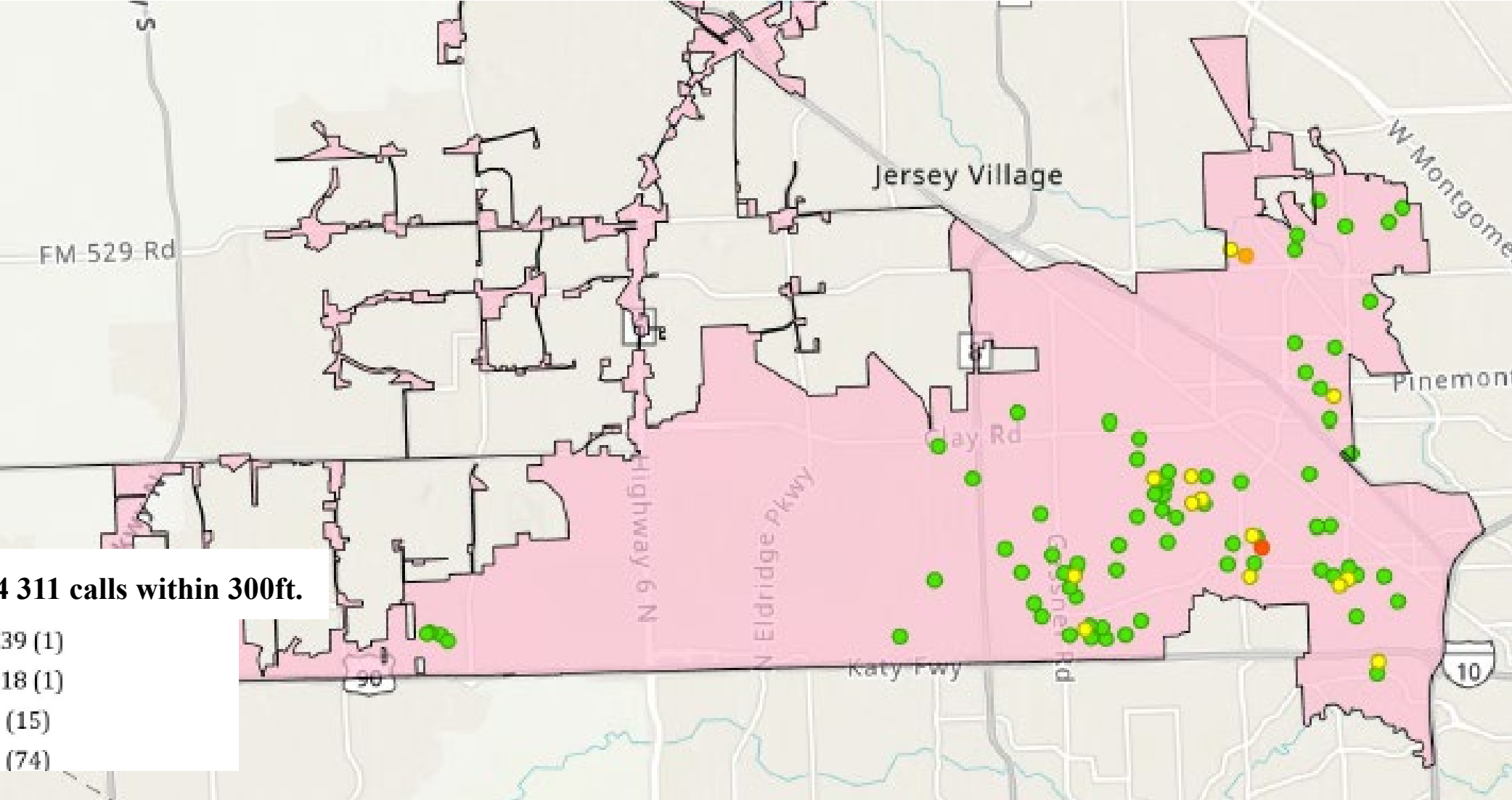
District A – 1,695





311 Calls District A

District A – 270

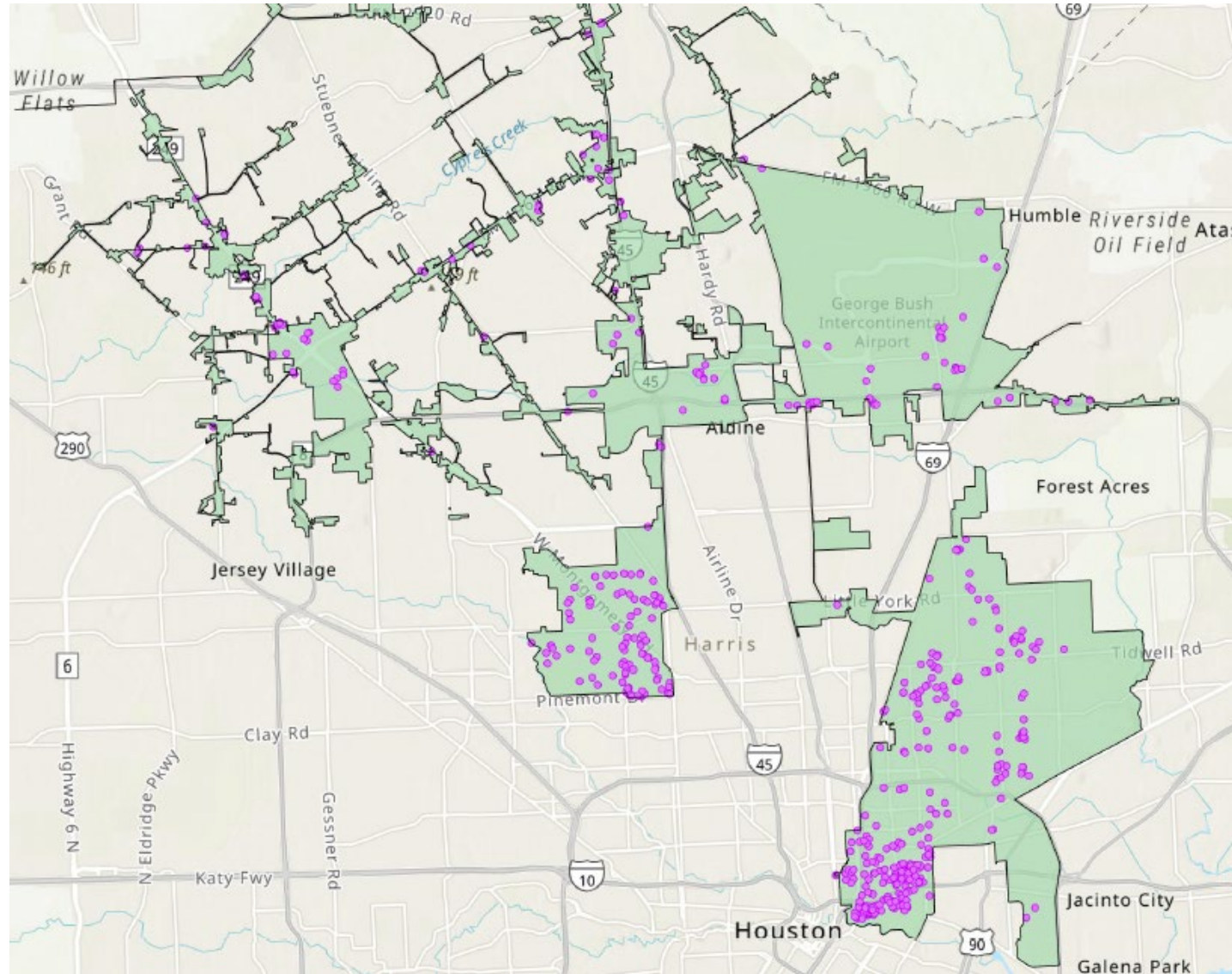


FY2024 311 calls within 300ft.

- 19 - 39 (1)
- 10 - 18 (1)
- 5 - 9 (15)
- 1 - 4 (74)

STRs per SqM – District B

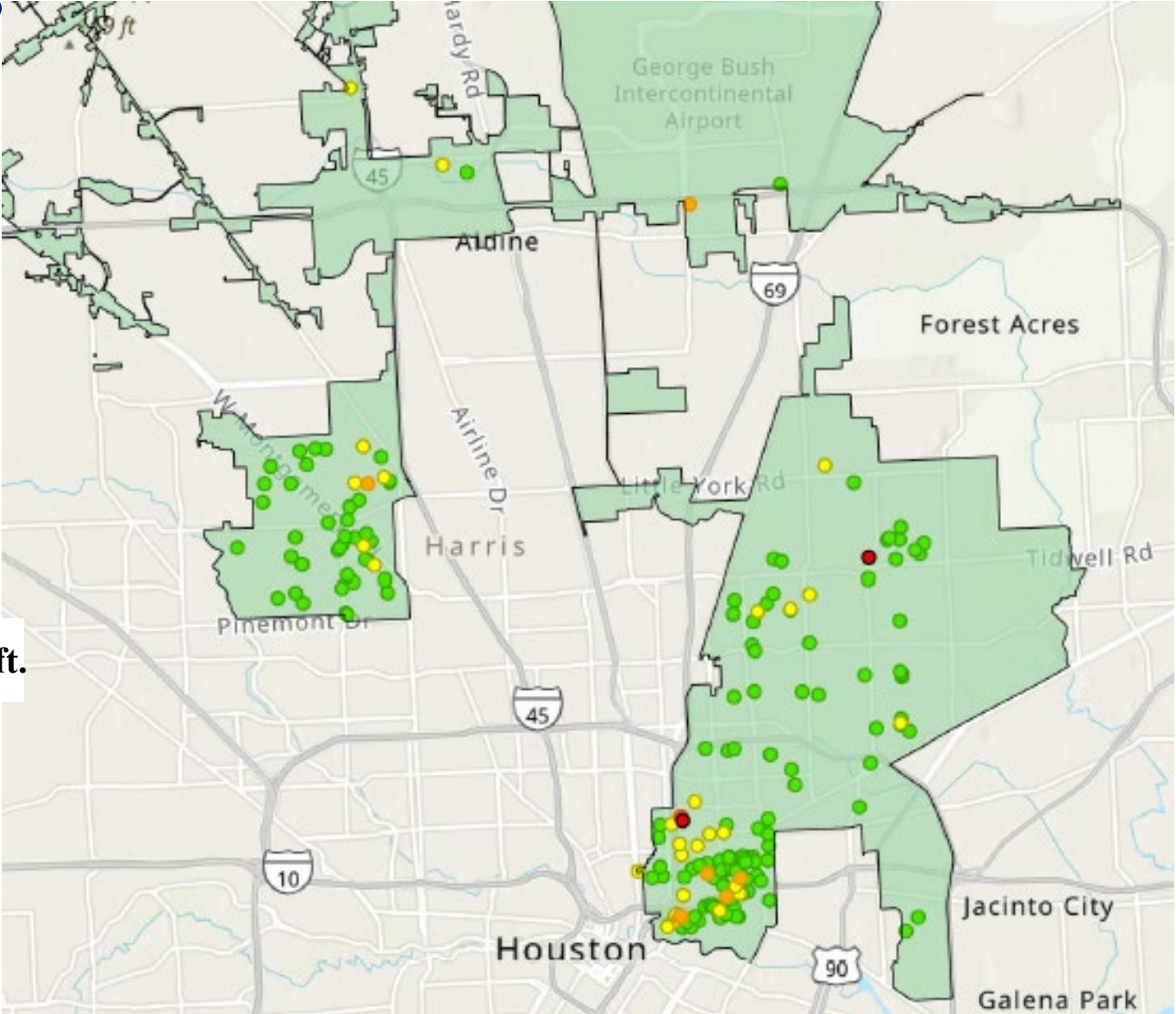
District B – 608
5.39 per SqM





HPD Calls District B

District B – 4,479



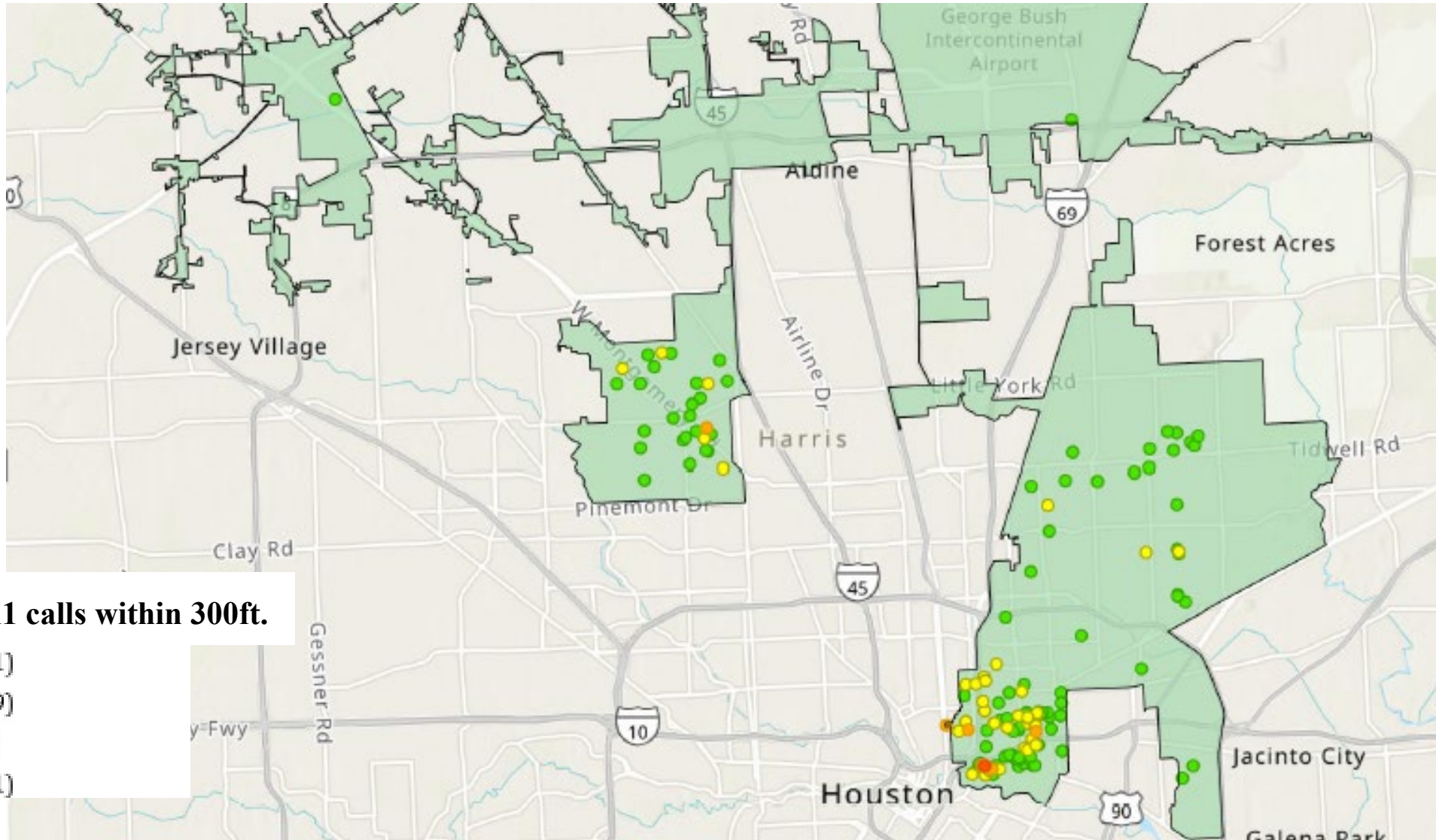
FY2024 HPD calls within 300ft.

- 304 - 543 (2)
- 161 - 303 (1)
- 79 - 160 (9)
- 30 - 78 (35)
- 1 - 29 (176)

311 Calls District B



District B – 452

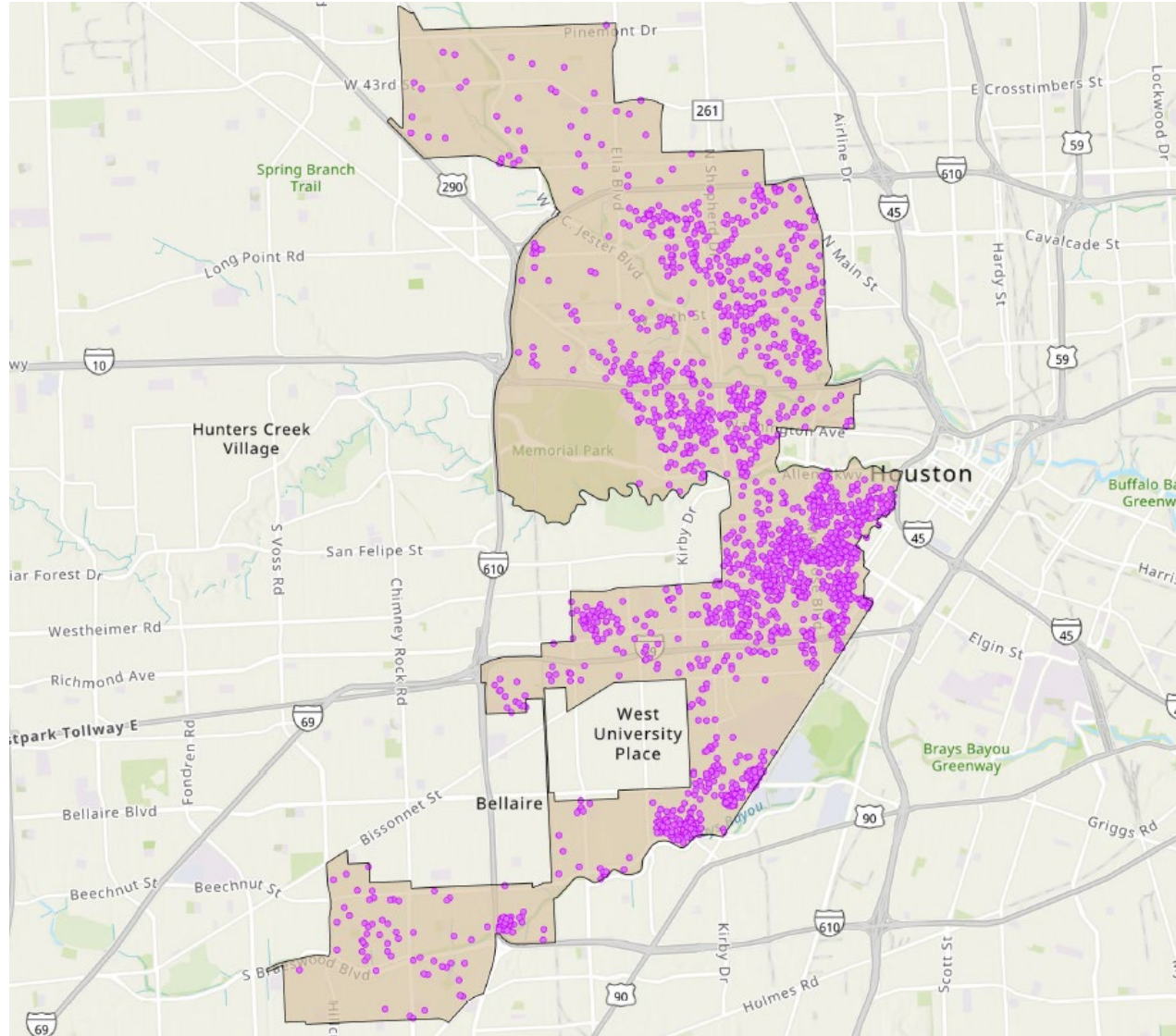


FY2024 311 calls within 300ft.

- 19 - 39 (1)
- 10 - 18 (9)
- 5 - 9 (46)
- 1 - 4 (111)

STRs per SqM – District C

District C – 2,375
67.5 per SqM



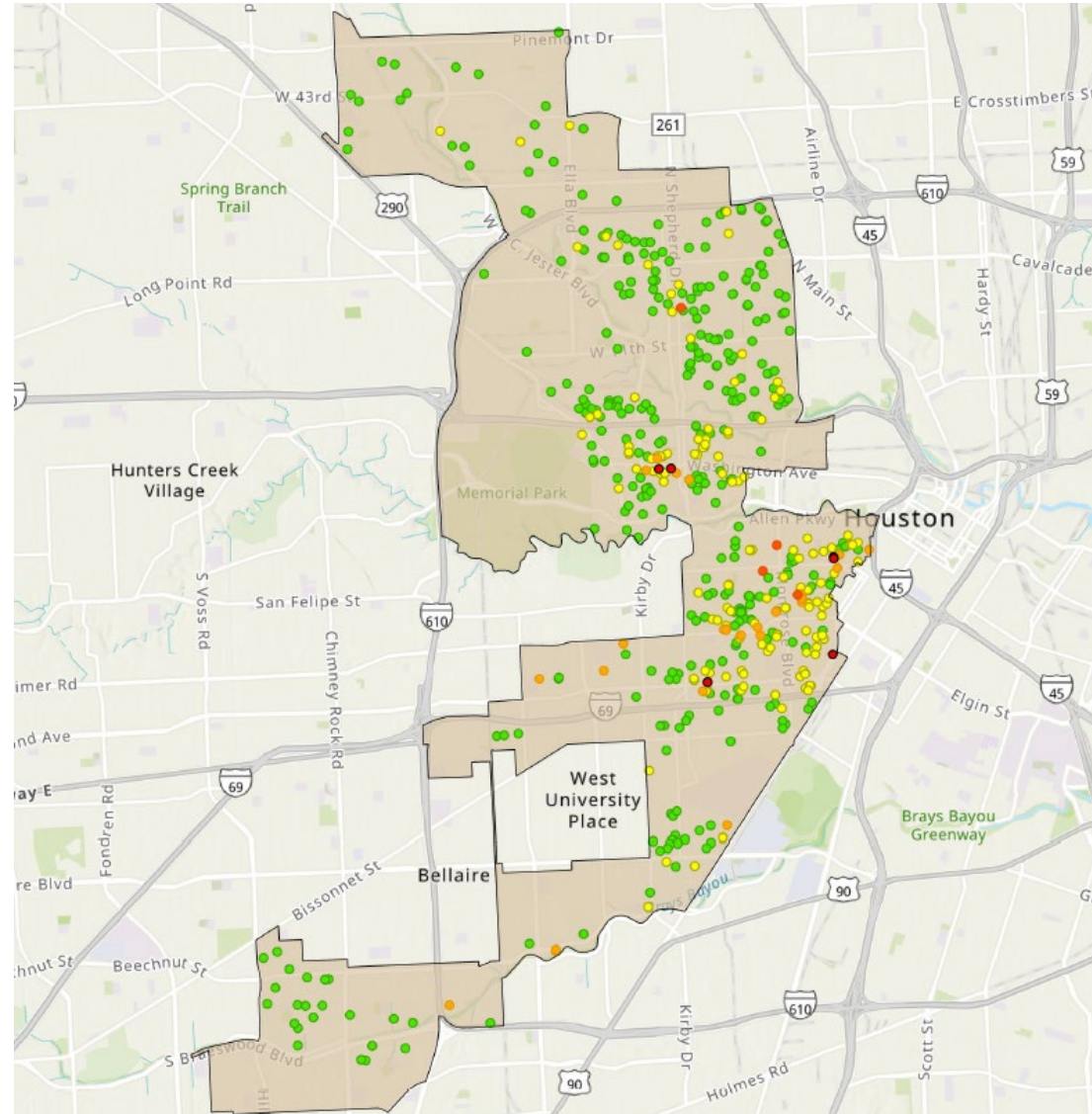


HPD Calls District C

District C – 12,929

FY2024 HPD calls within 300ft.

- 304 - 543 (6)
- 161 - 303 (5)
- 79 - 160 (30)
- 30 - 78 (149)
- 1 - 29 (367)



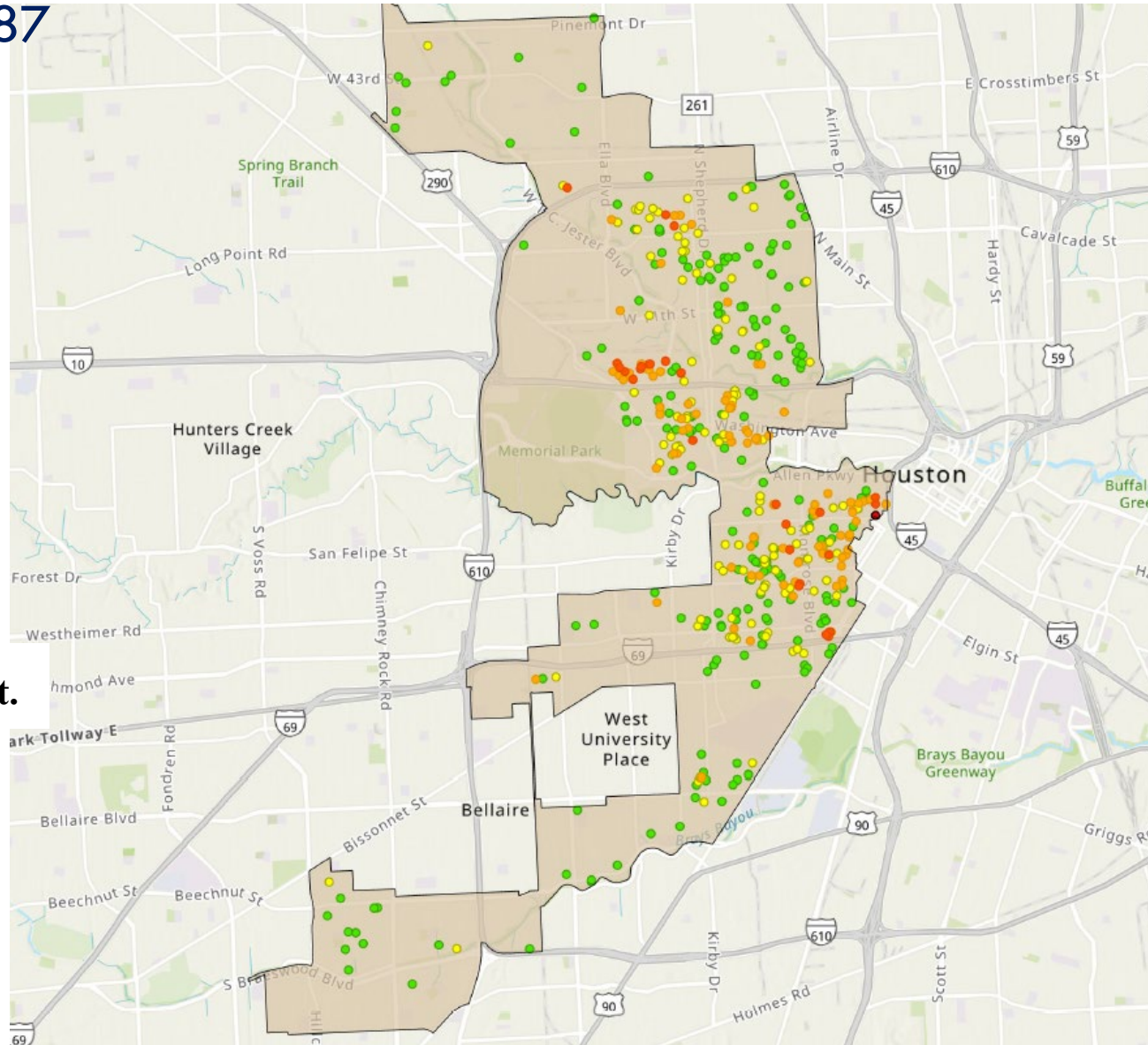


311 Calls District C

District C – 2,287

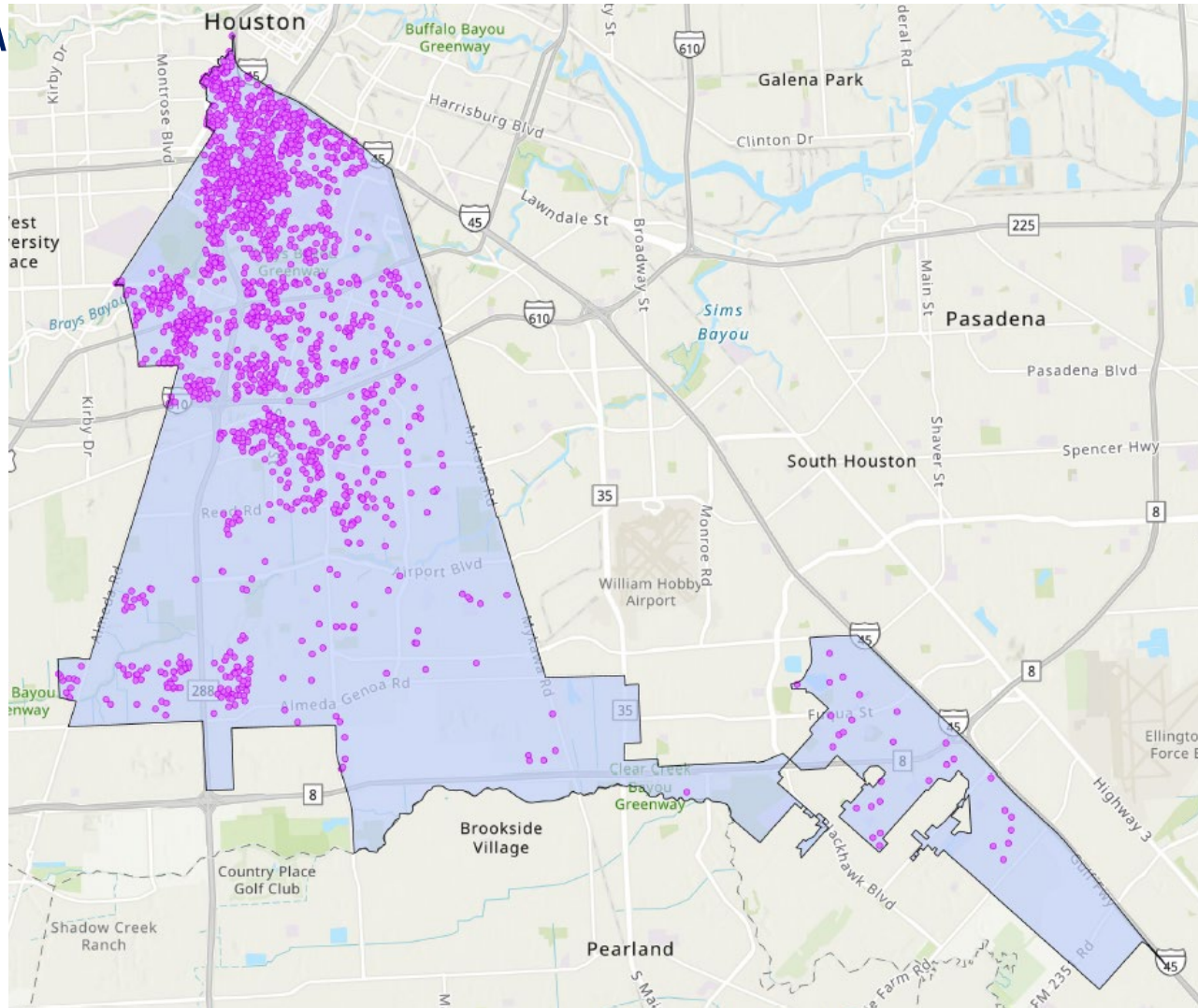
FY2024 311 calls within 300ft.

- 40 - 82 (1)
- 19 - 39 (32)
- 10 - 18 (94)
- 5 - 9 (125)
- 1 - 4 (235)



STRs per SqM – District D

District D – 2,376
40.62 per SqM



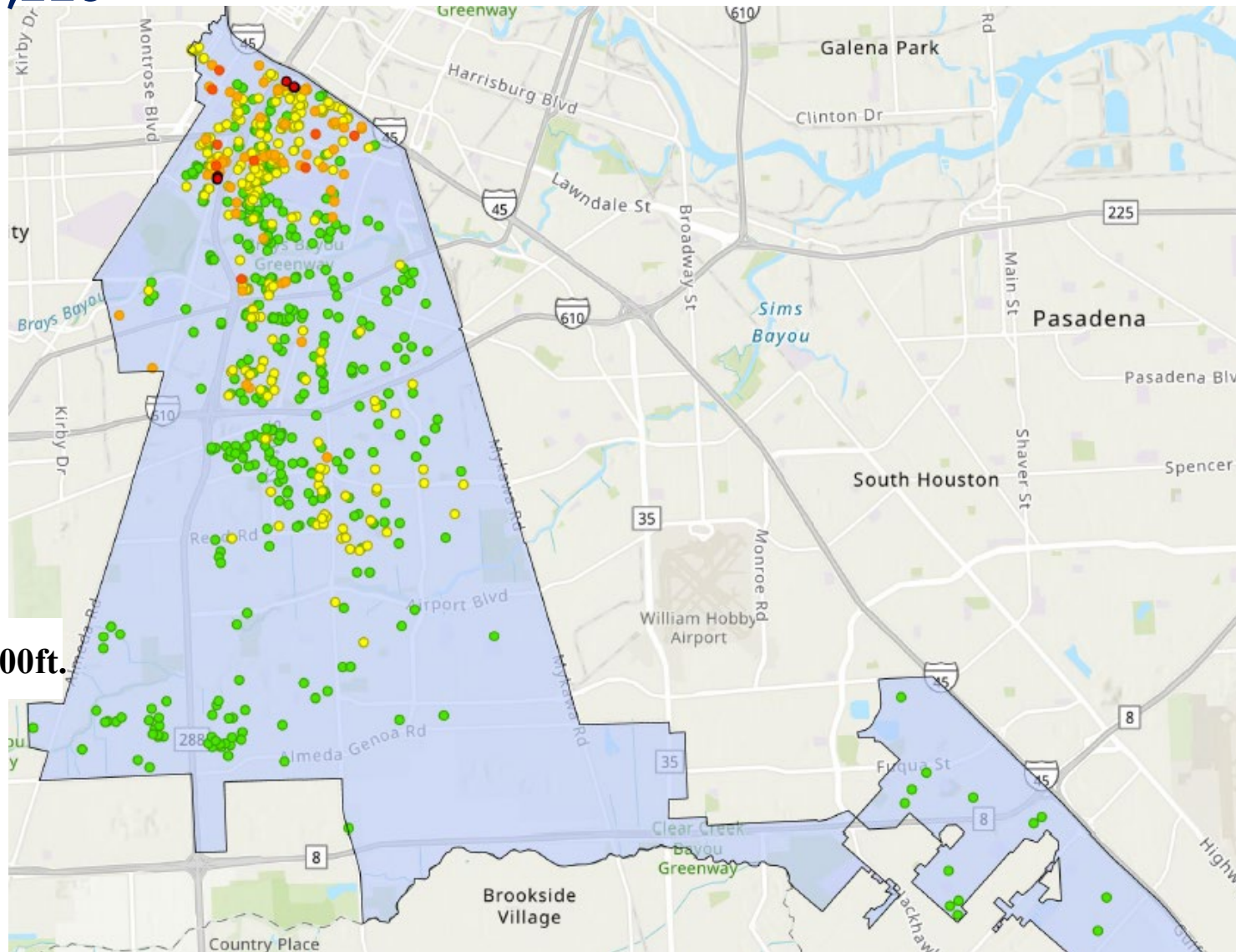


HPD Calls District D

District D – 17,225

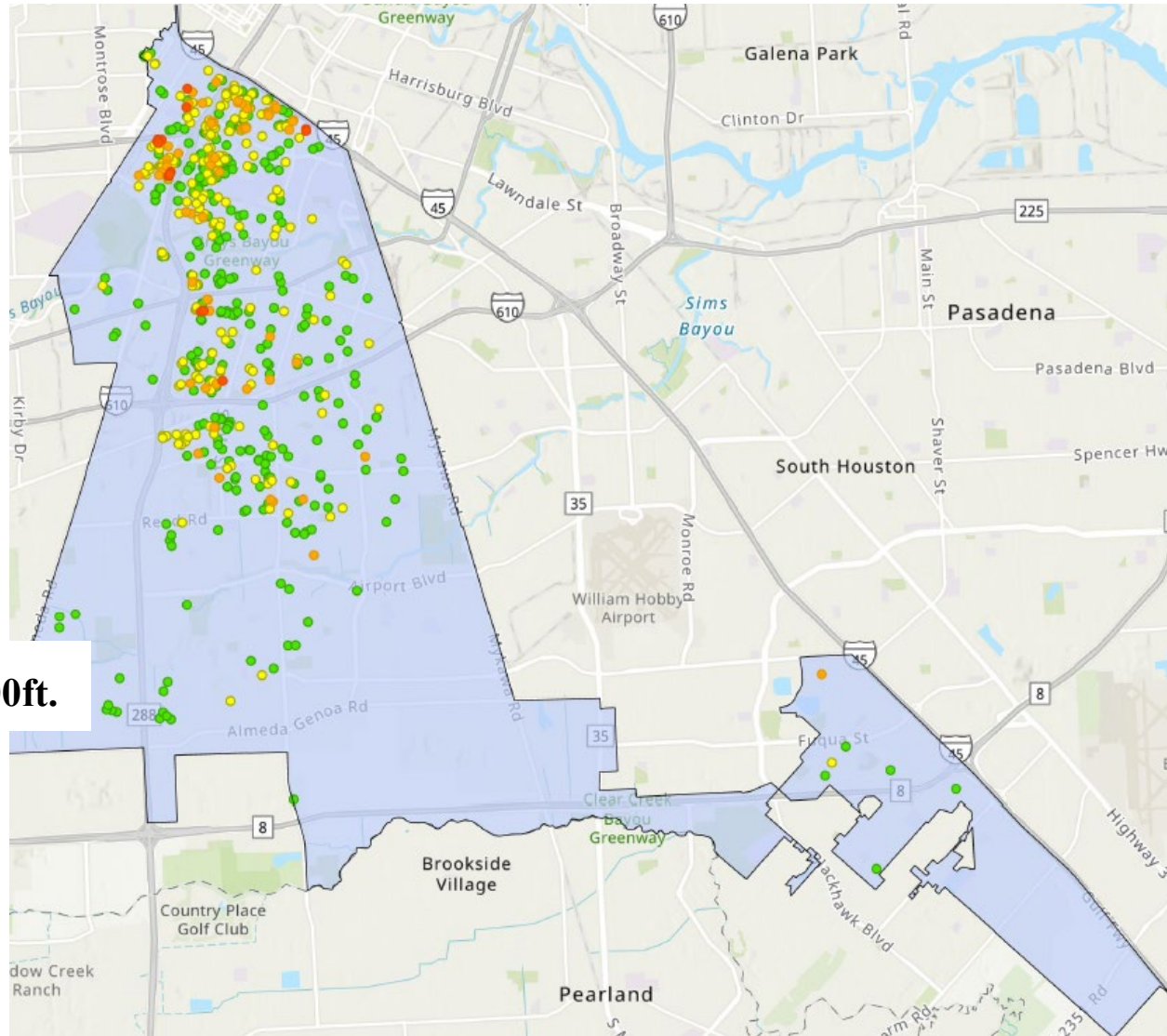
FY2024 HPD calls within 300ft.

- 304 - 543 (8)
- 161 - 303 (11)
- 79 - 160 (72)
- 30 - 78 (249)
- 1 - 29 (417)



311 Calls District D

District D – 1,887

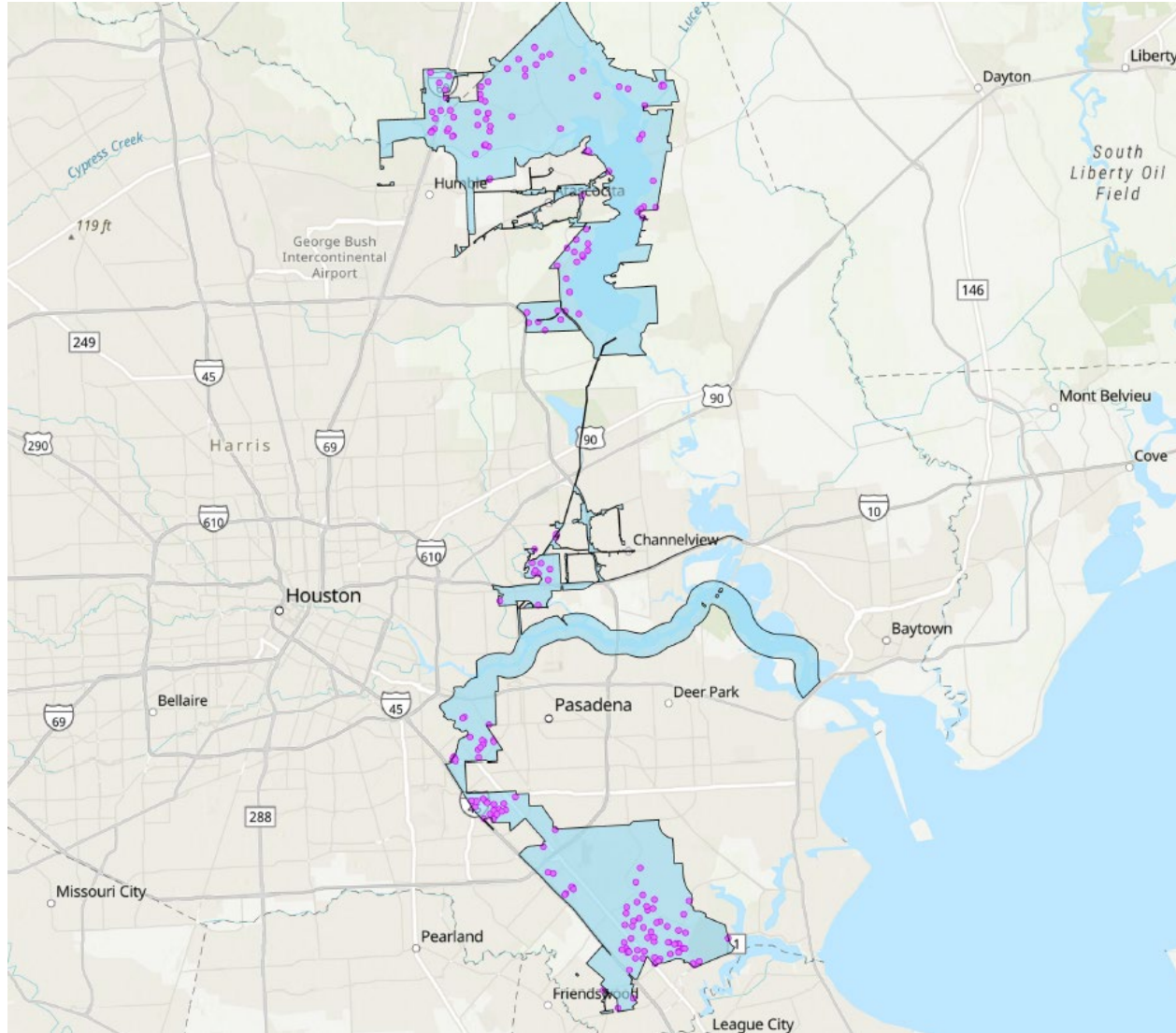


FY2024 311 calls within 300ft.

- 19 - 39 (20)
- 10 - 18 (71)
- 5 - 9 (230)
- 1 - 4 (323)

STRs per SqM – District E

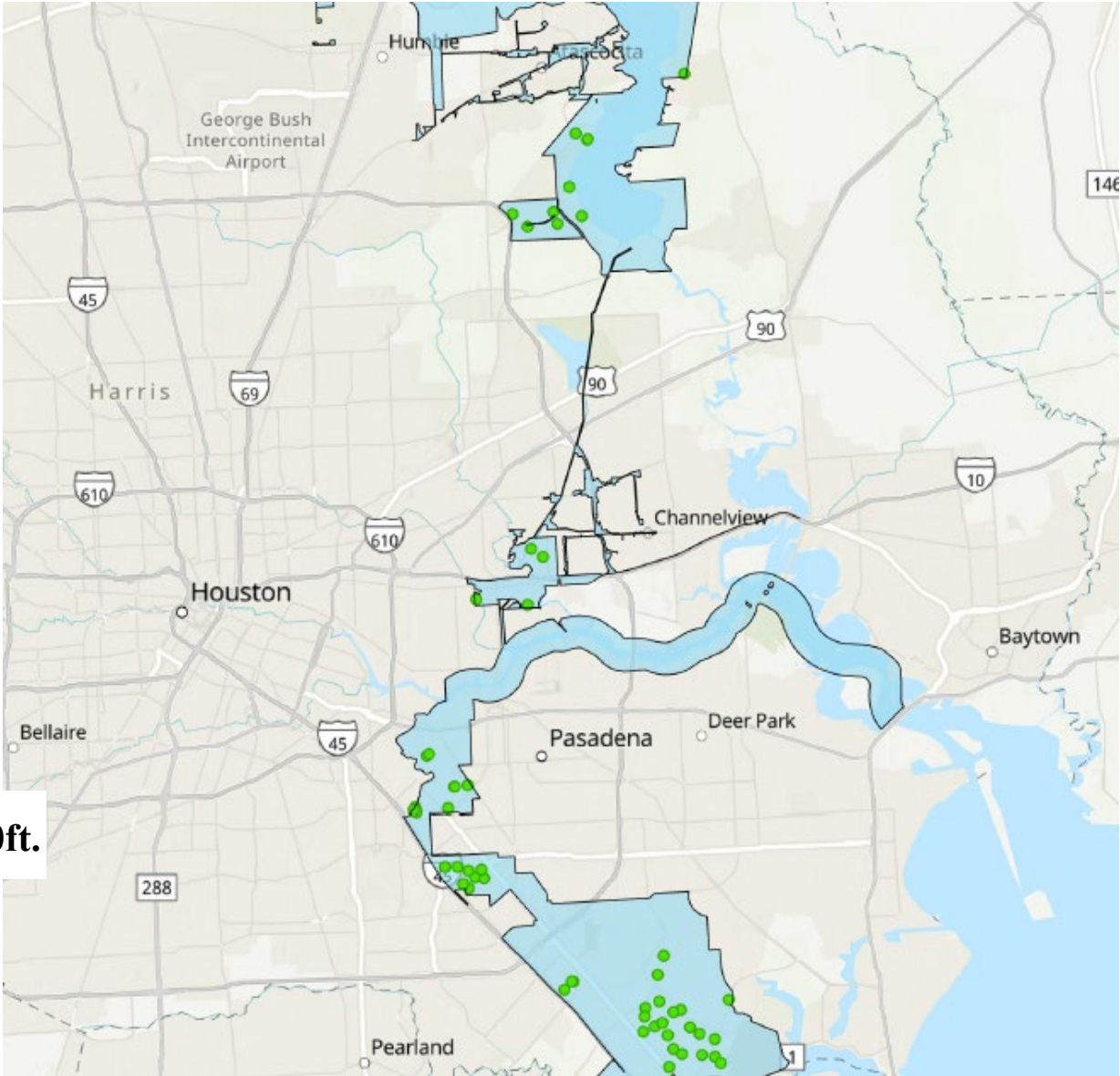
District E – 211
1.63 per SqM





HPD Calls District E

District E – 376

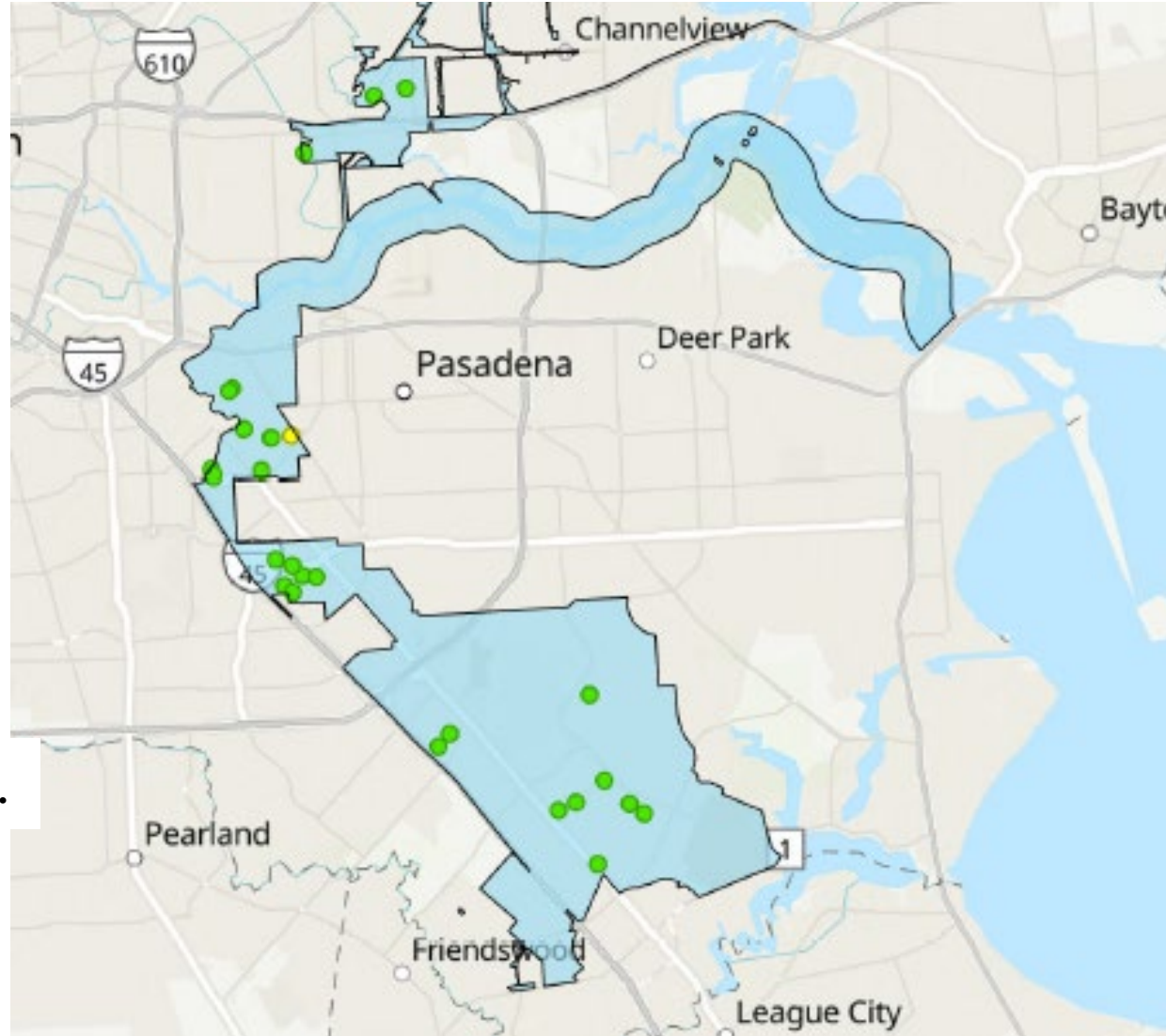


FY2024 HPD calls within 300ft.

● 1 - 29 (55)

311 Calls District E

District E – 58



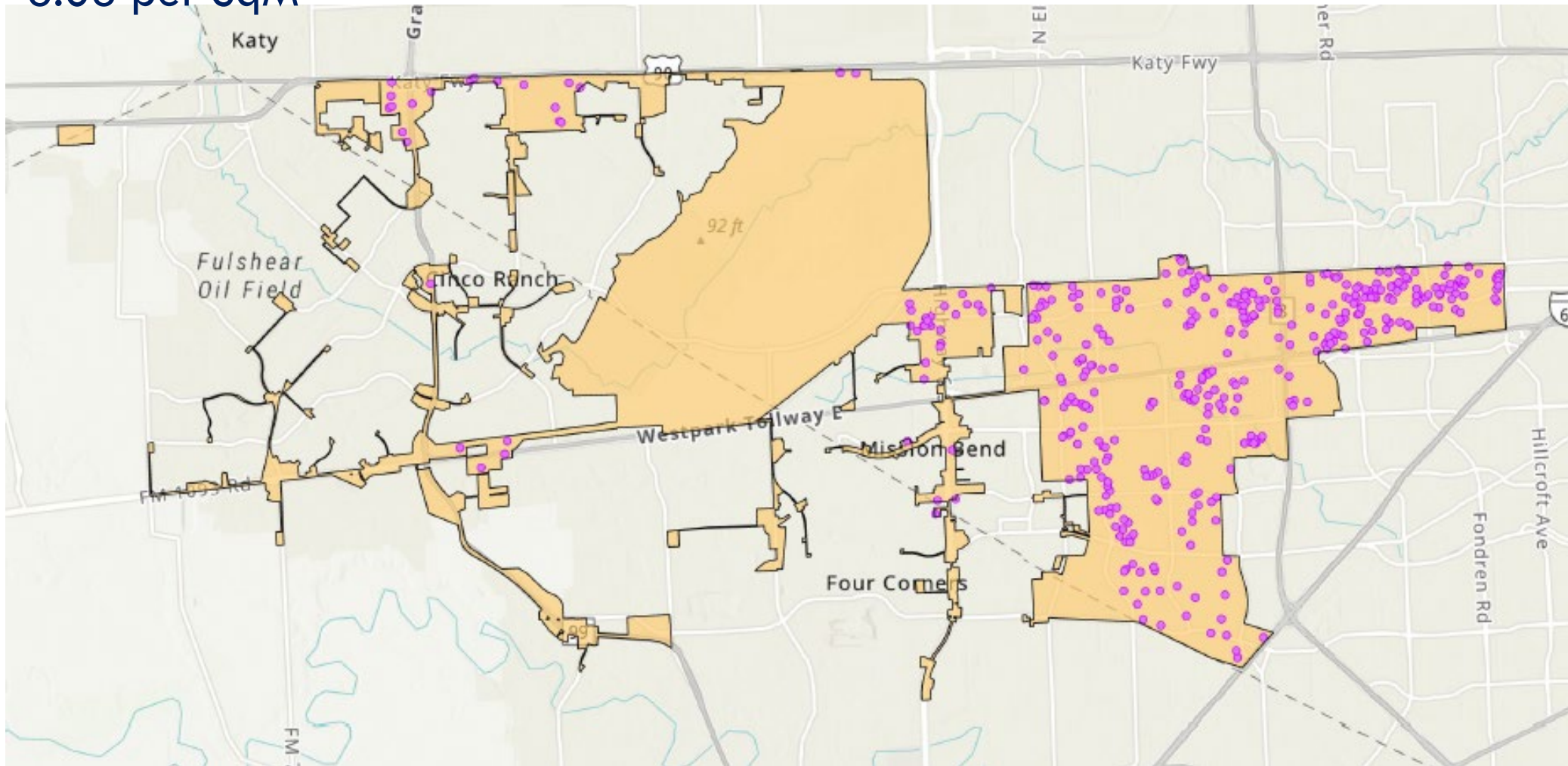
FY2024 311 calls within 300ft.

- 5-9 (1)
- 1-4 (26)

STRs per SqM – District F



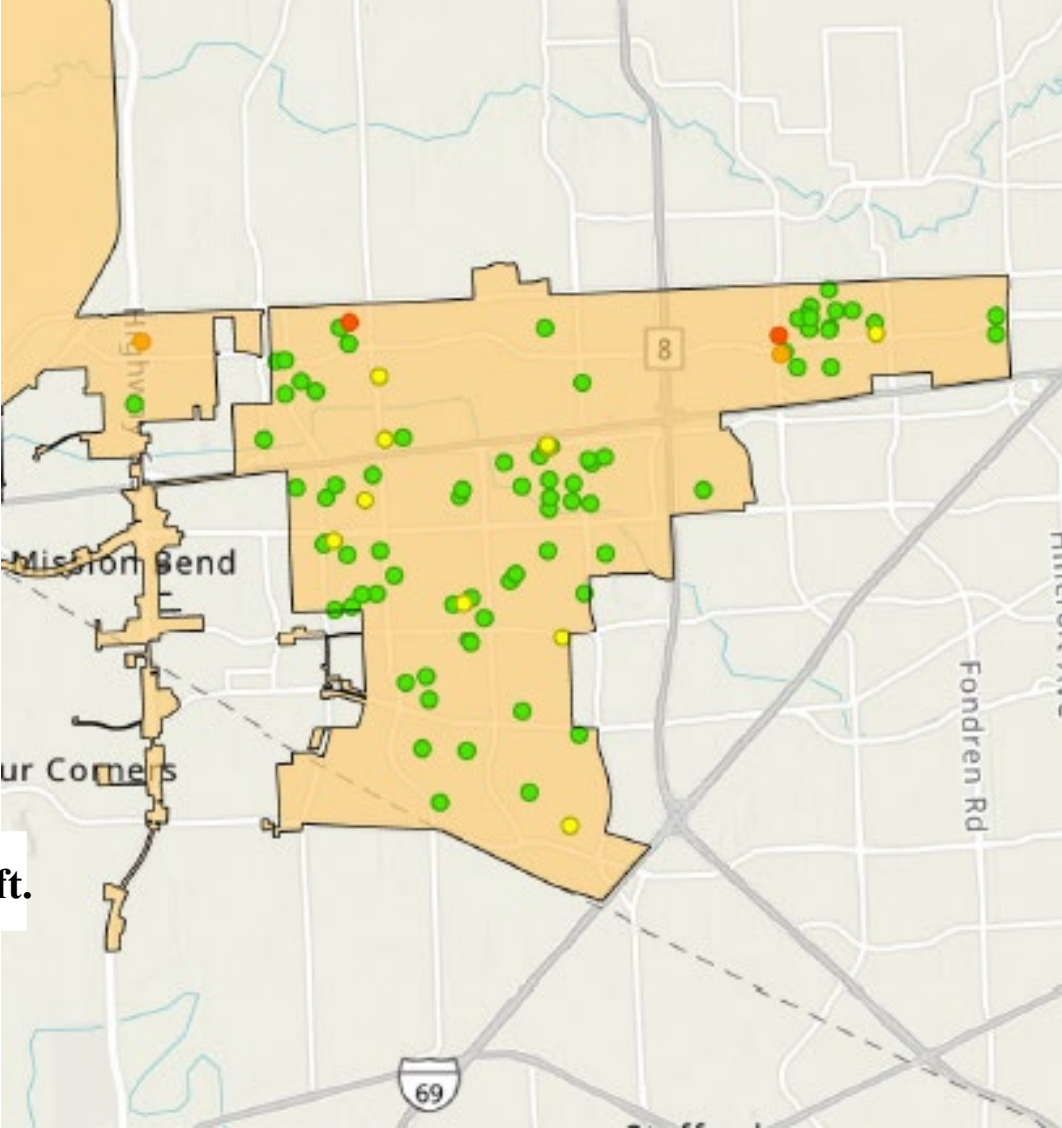
District F – 431
8.08 per SqM





HPD Calls District F

District F – 1,785



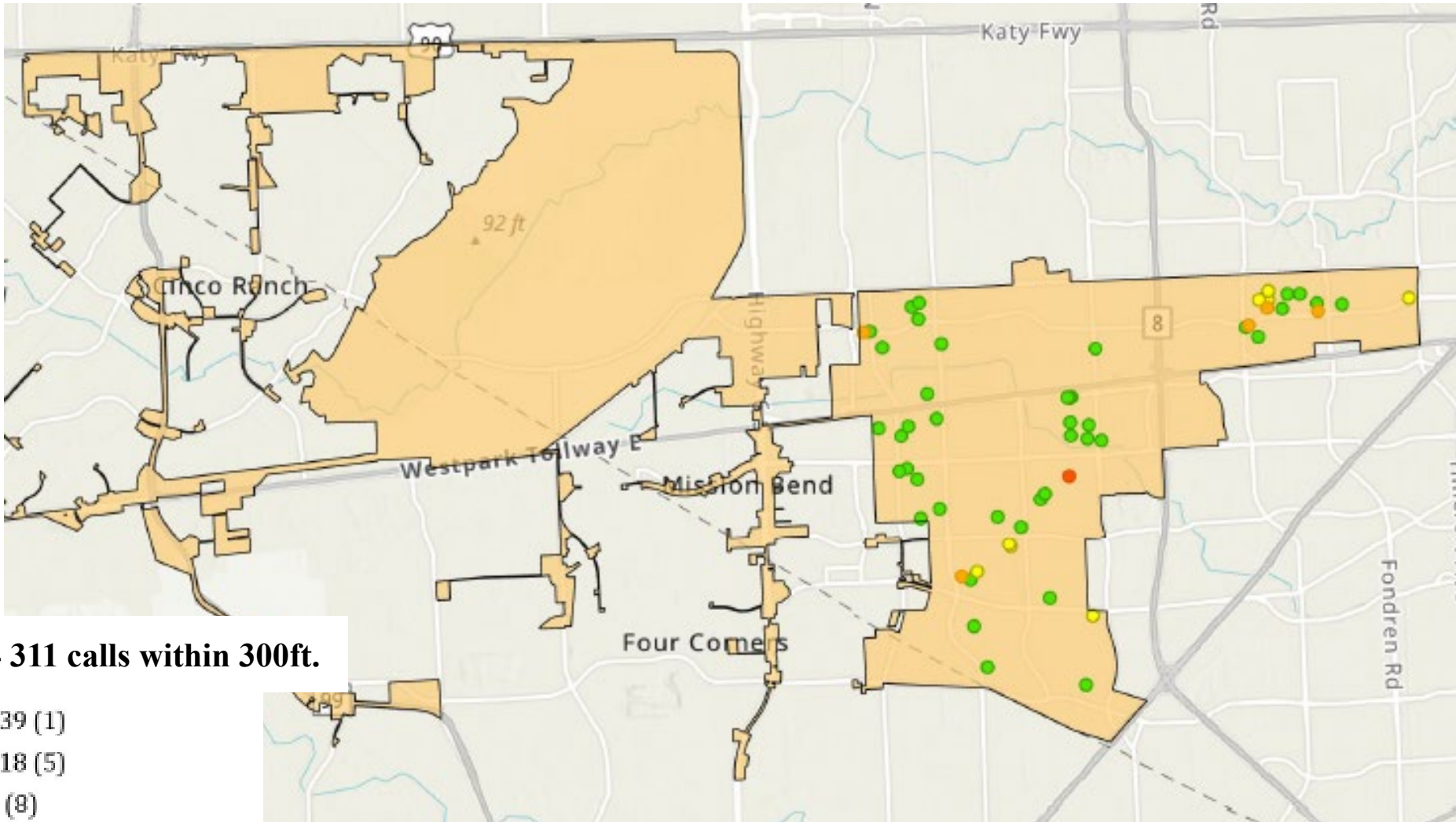
FY2024 HPD calls within 300ft.

- 79 - 160 (2)
- 30 - 78 (10)
- 1 - 29 (78)



311 Calls District F

District F – 212



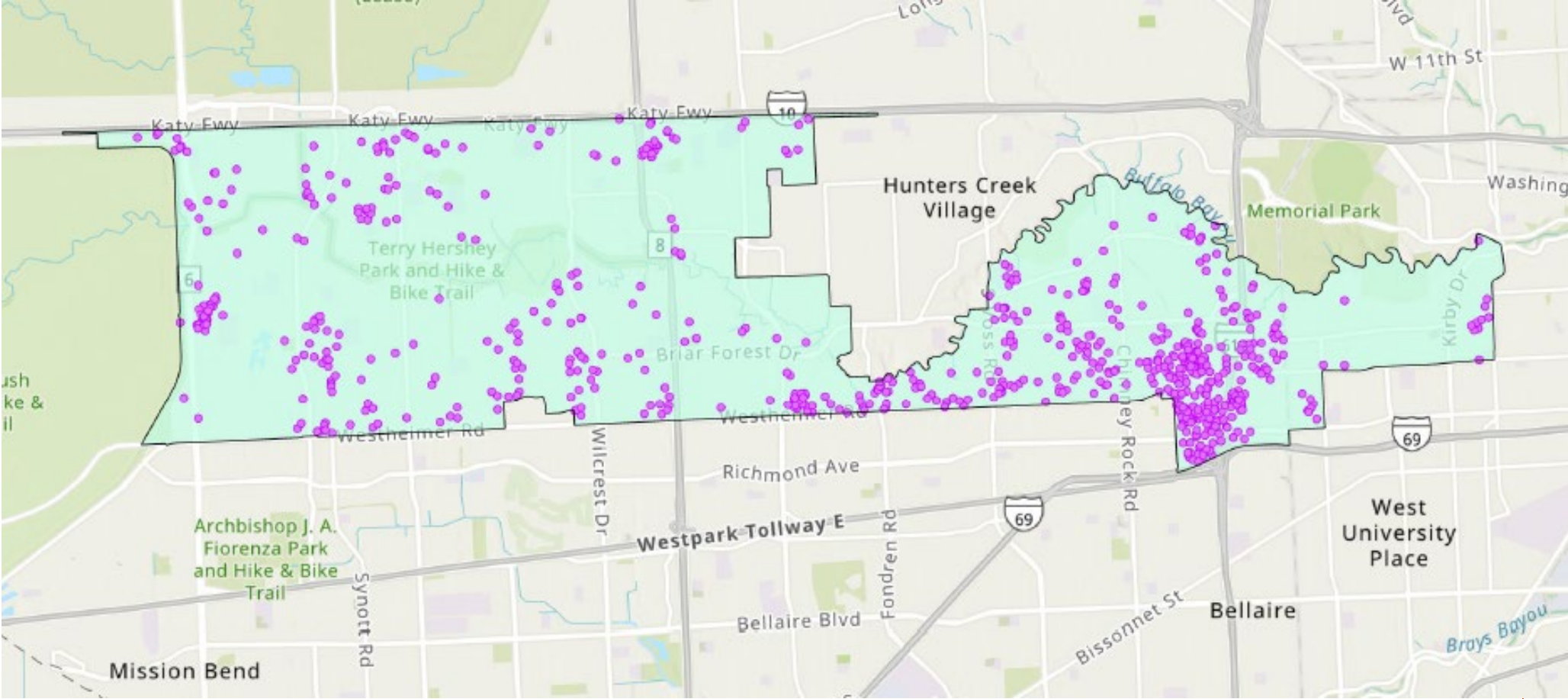
FY2024 311 calls within 300ft.

- 19 - 39 (1)
- 10 - 18 (5)
- 5 - 9 (8)
- 1 - 4 (43)



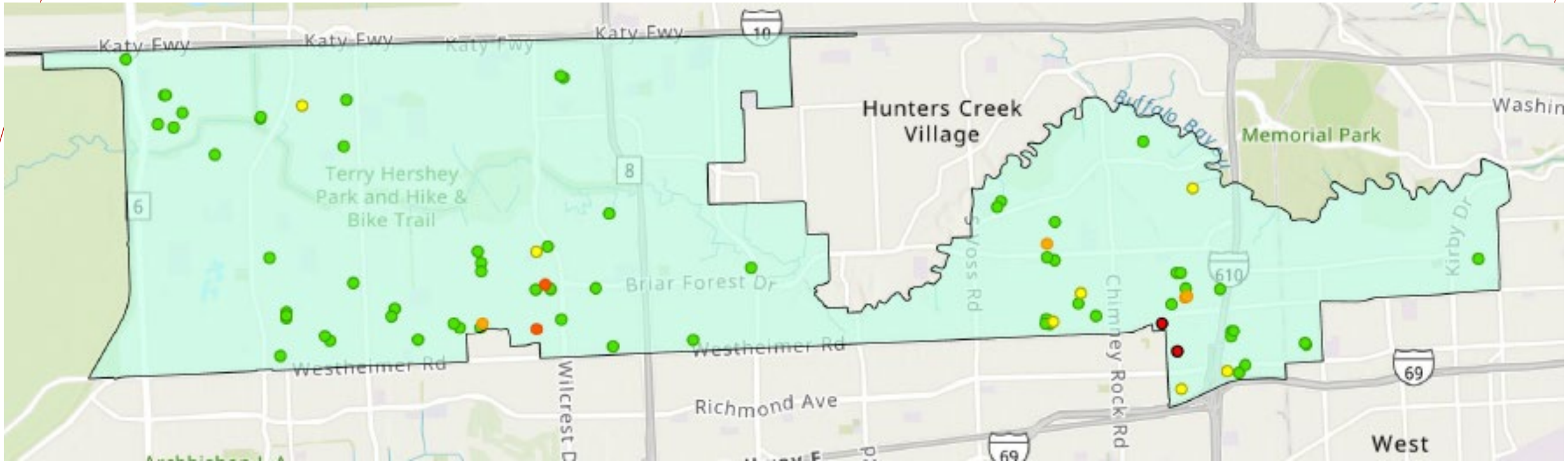
STRs per SqM – District G

District G – 864
25.89 per SqM



HPD Calls District G

District G – 2,487

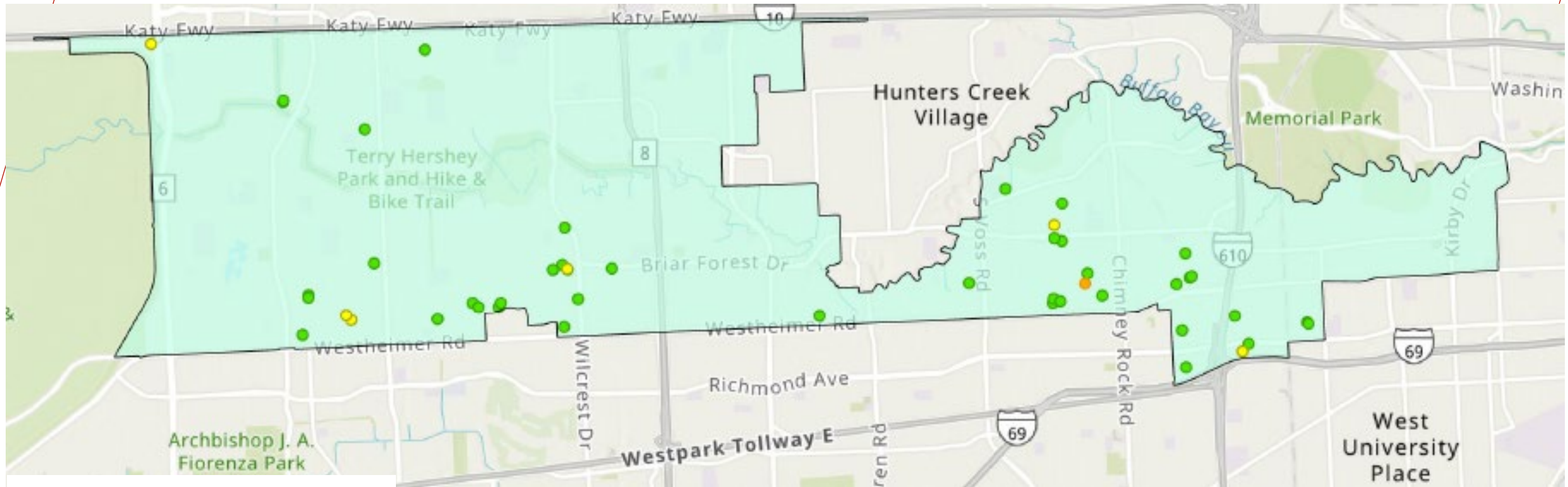


FY2024 HPD calls within 300ft.

- 161 - 303 (2)
- 79 - 160 (4)
- 30 - 78 (7)
- 1 - 29 (80)

311 Calls District G

District G – 114



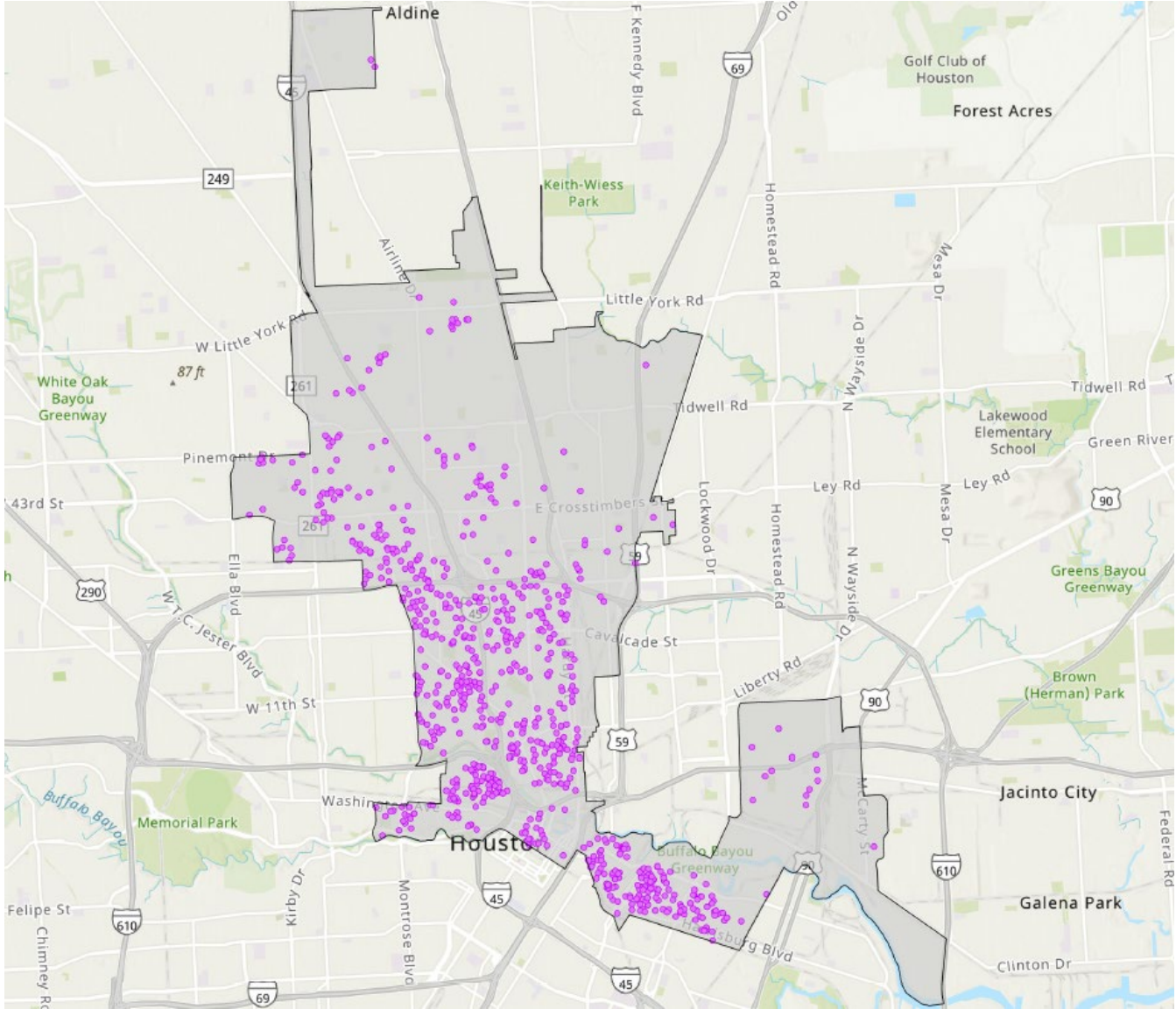
FY2024 311 calls within 300ft.

- 10 - 18 (1)
- 5 - 9 (6)
- 1 - 4 (44)



STRs per SqM – District H

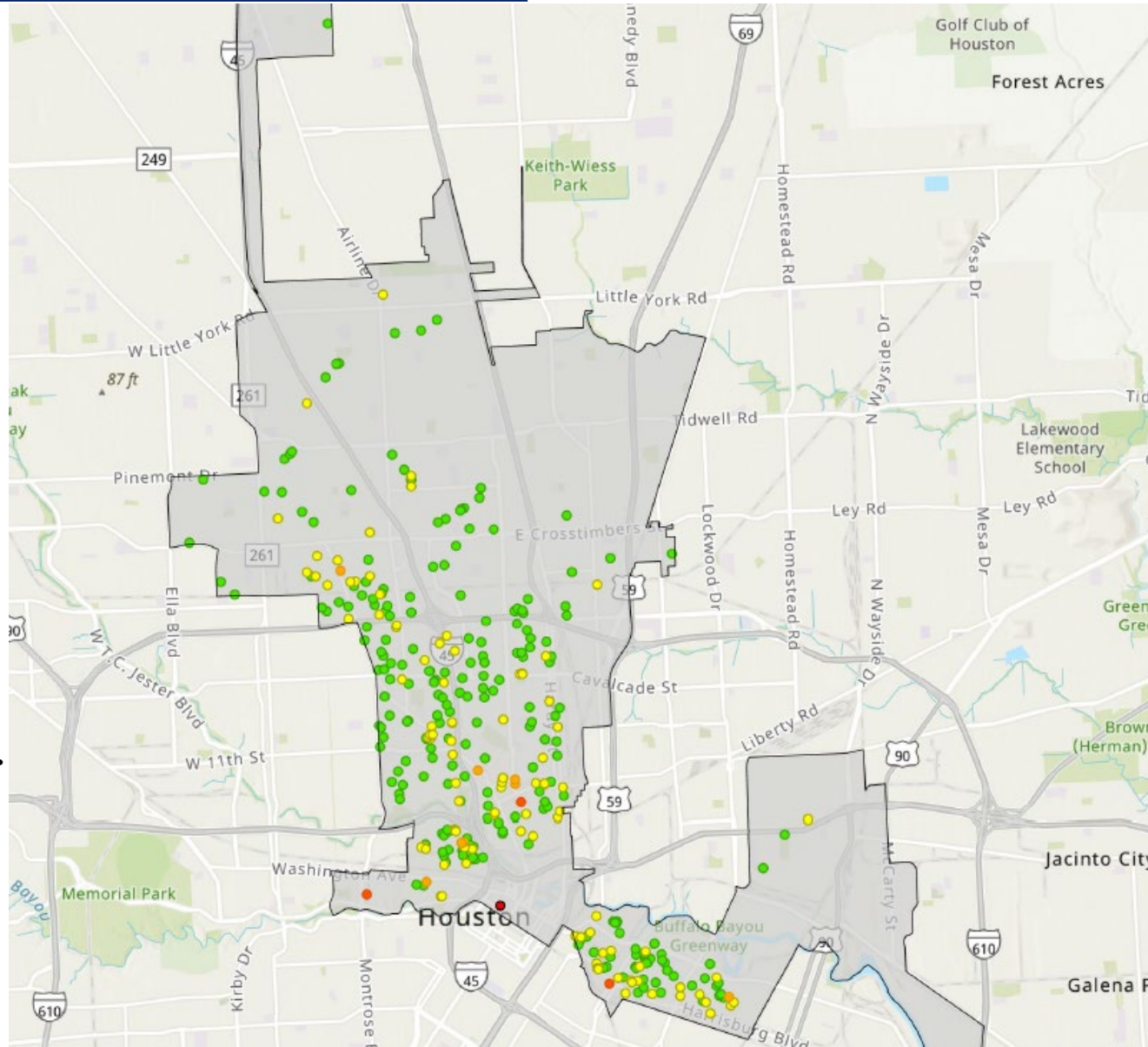
District H – 916
21.84 per SqM





HPD Calls District H

District H – 8,028



FY2024 HPD calls within 300ft.

- 304 - 543 (1)
- 161 - 303 (3)
- 79 - 160 (9)
- 30 - 78 (108)
- 1 - 29 (248)

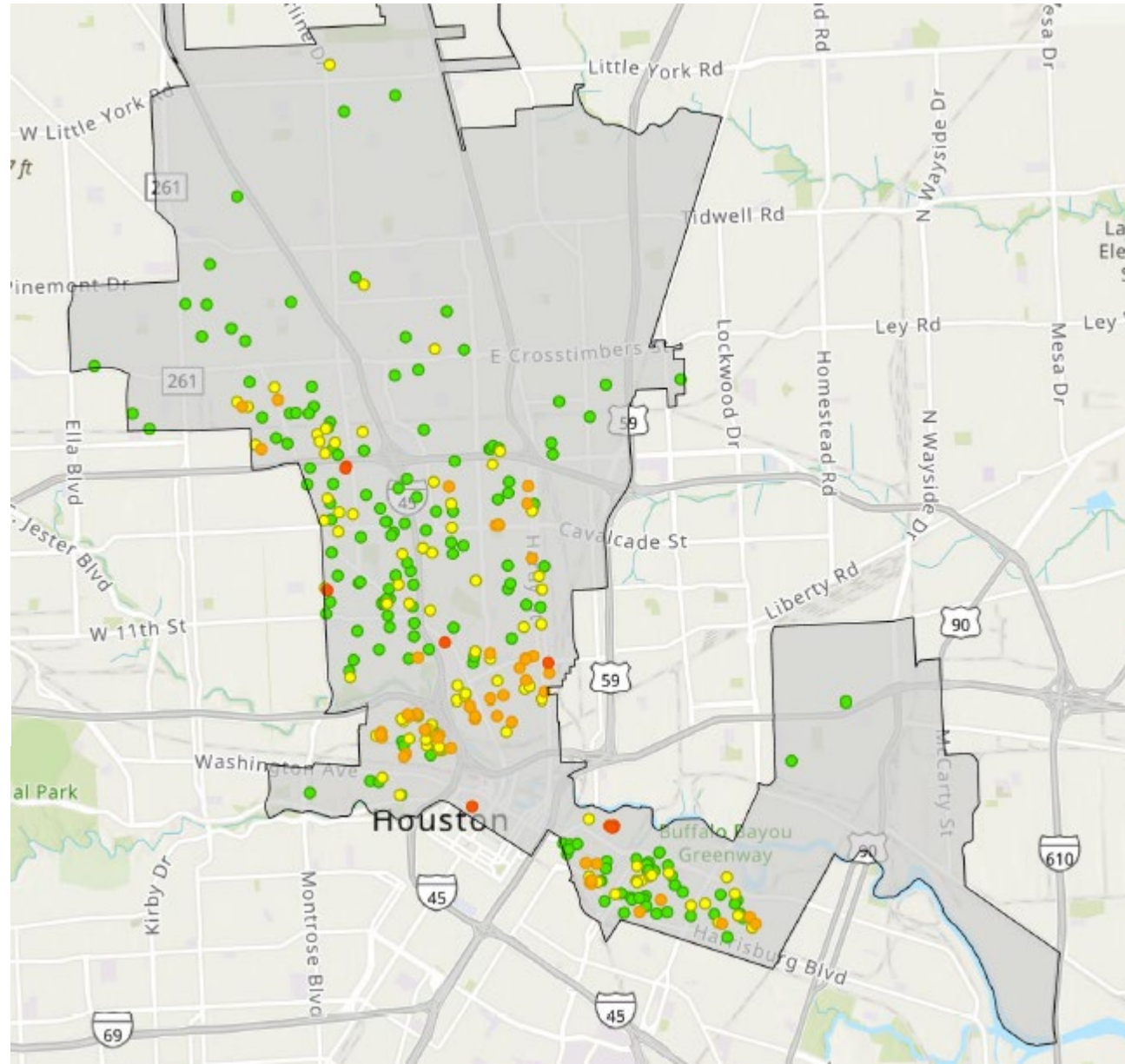


311 Calls District H

District H – 1,304

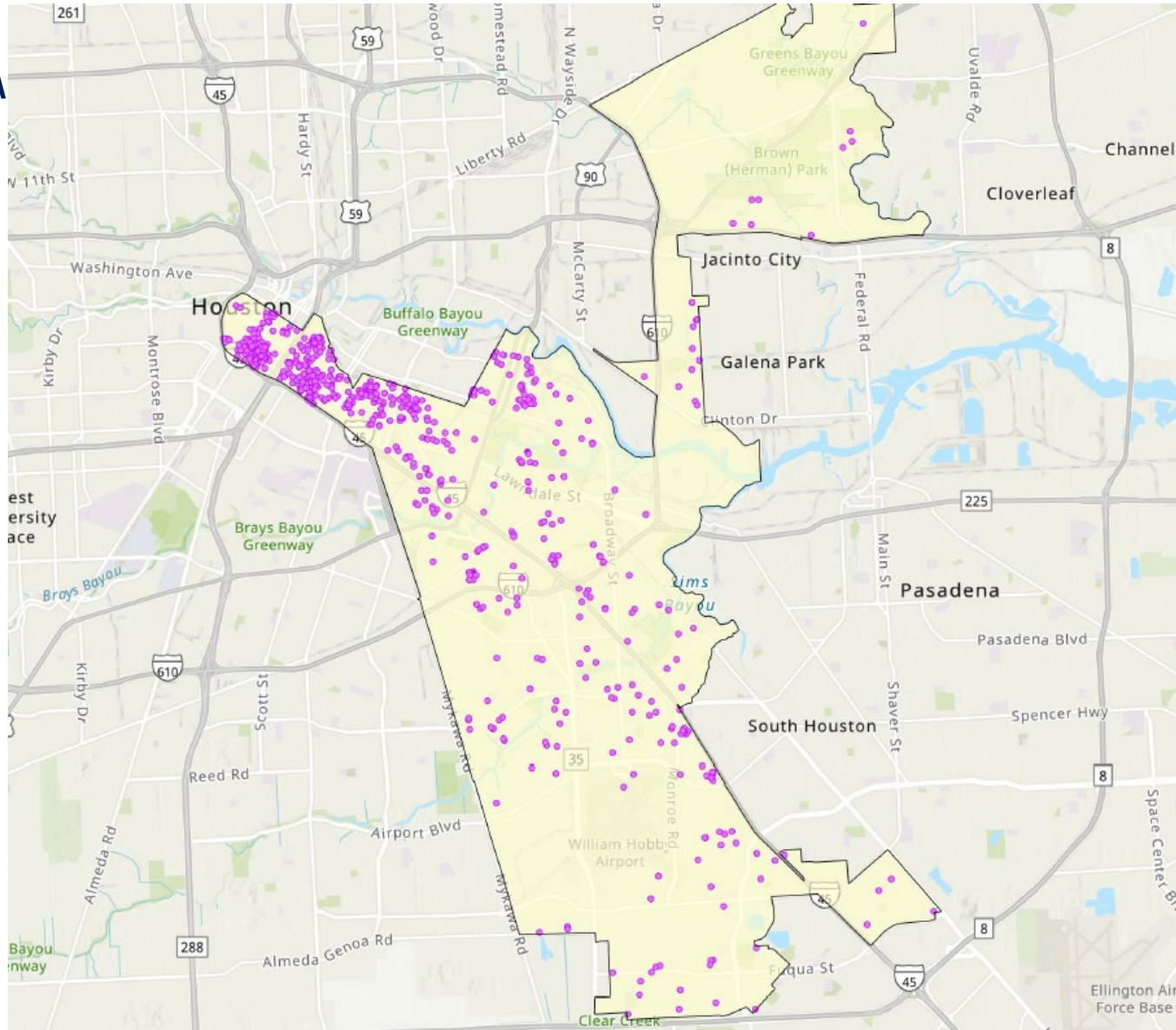
FY2024 311 calls within 300ft.

- 19 - 39 (13)
- 10 - 18 (51)
- 5 - 9 (94)
- 1 - 4 (168)



STRs per SqM – District I

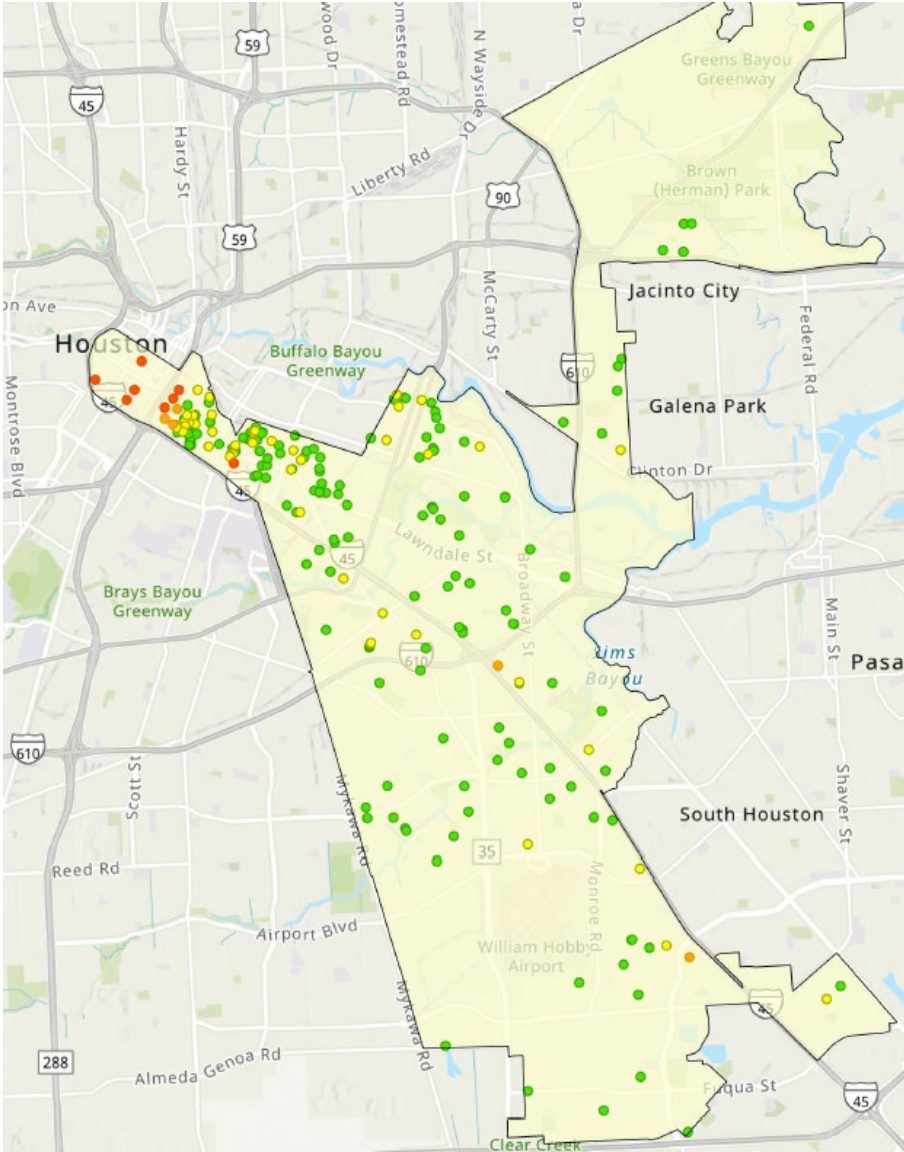
District I – 908
16.08 per SqM





HPD Calls District I

District I – 5,225



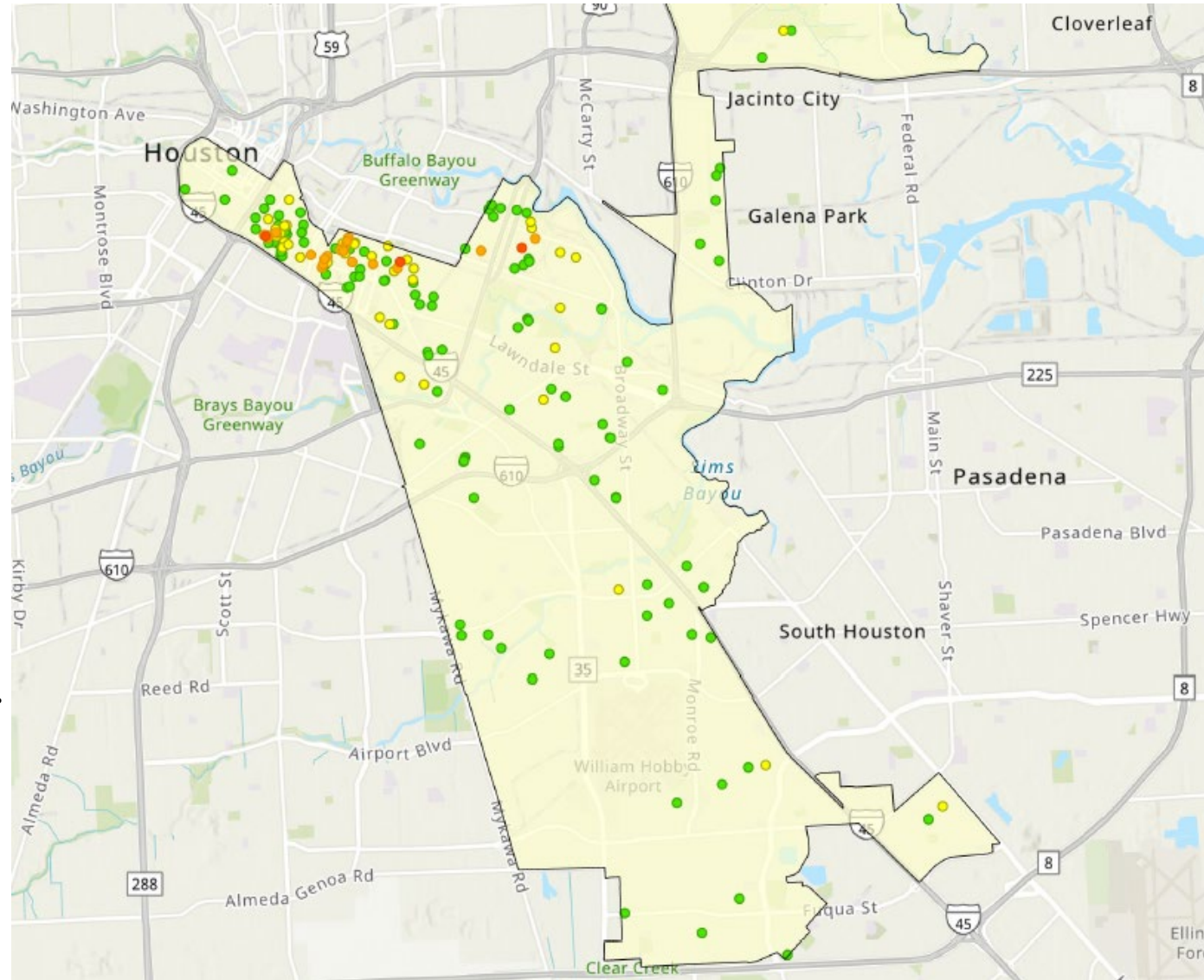
FY2024 HPD calls within 300ft.

- 161 - 303 (9)
- 79 - 160 (7)
- 30 - 78 (53)
- 1 - 29 (172)

311 Calls District I



District I – 602



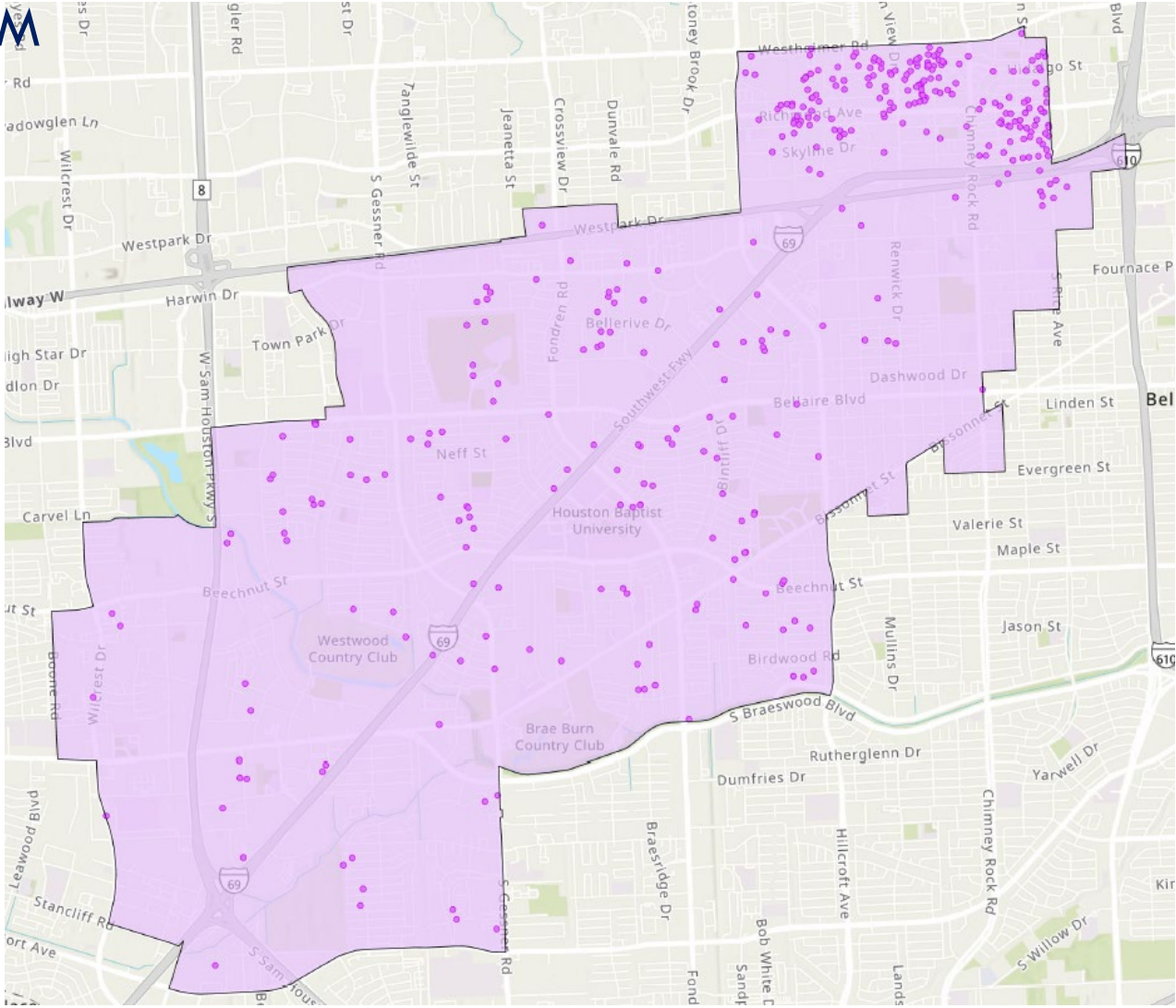
FY2024 311 calls within 300ft.

- 19 - 39 (3)
- 10 - 18 (23)
- 5 - 9 (40)
- 1 - 4 (138)



STRs per SqM – District J

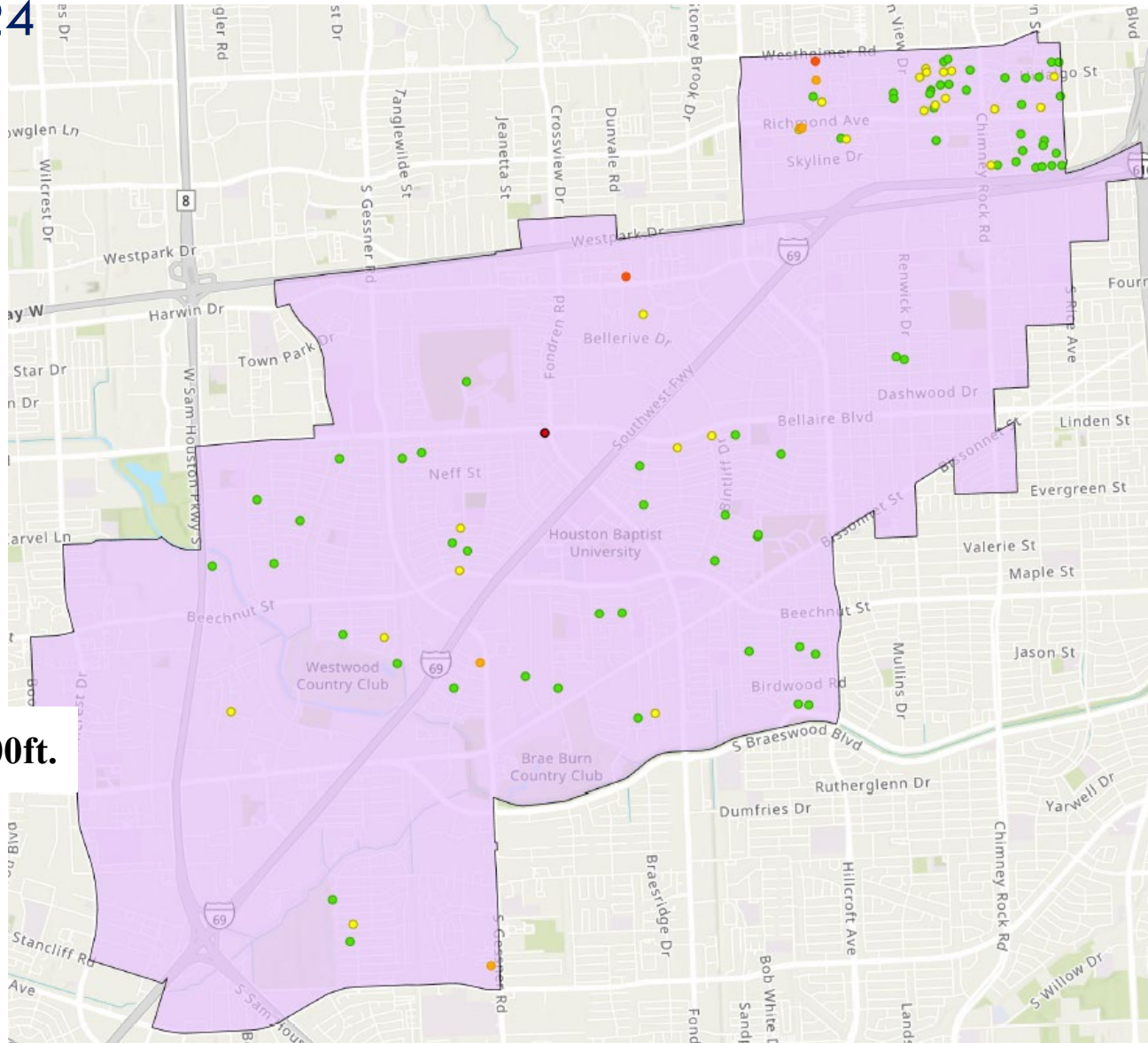
District J – 377
18.13 per SqM





HPD Calls District J

District J – 2,824



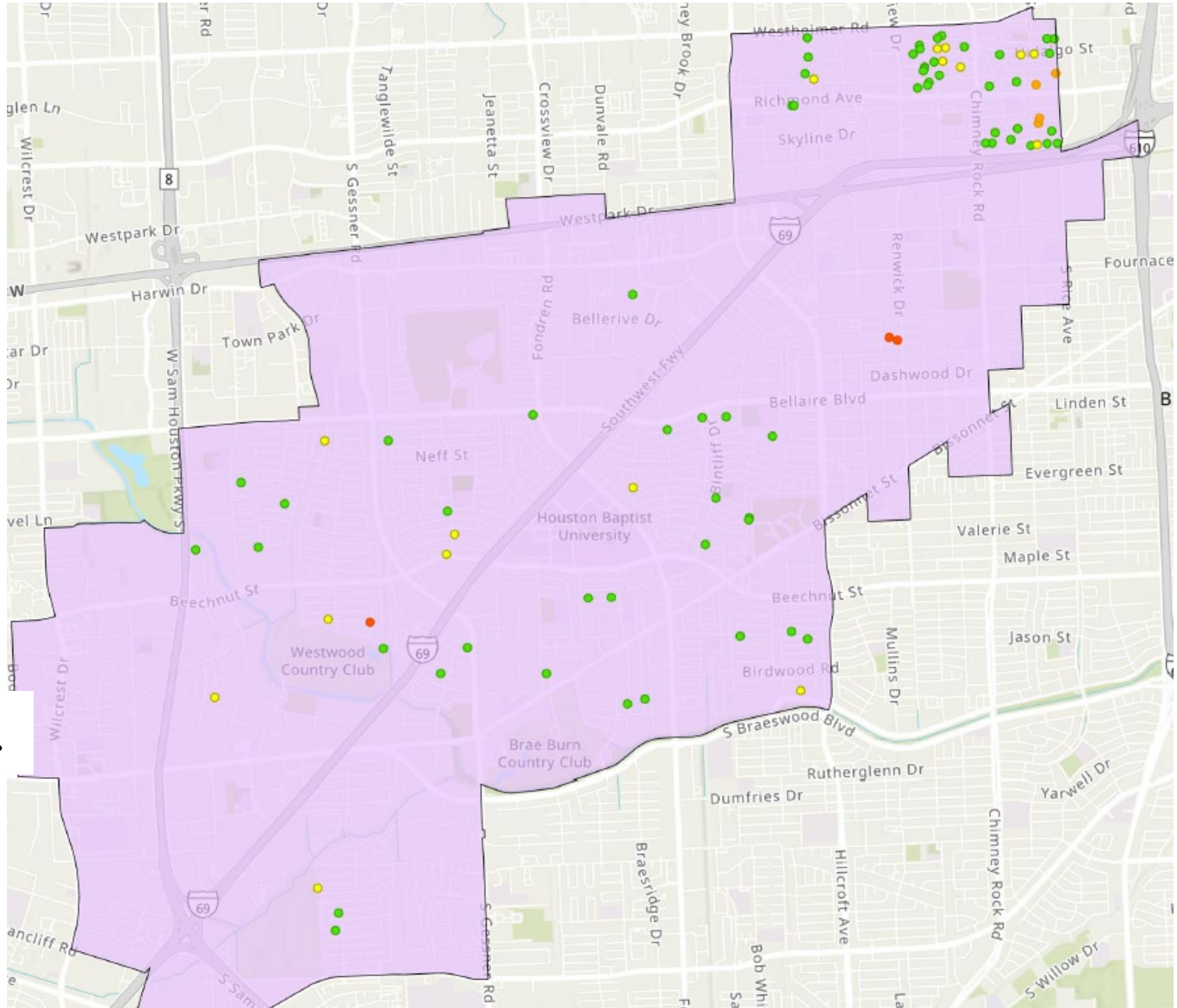
FY2024 HPD calls within 300ft.

- 304 - 543 (1)
- 161 - 303 (2)
- 79 - 160 (8)
- 30 - 78 (24)
- 1 - 29 (69)



311 Calls District J

District J – 275

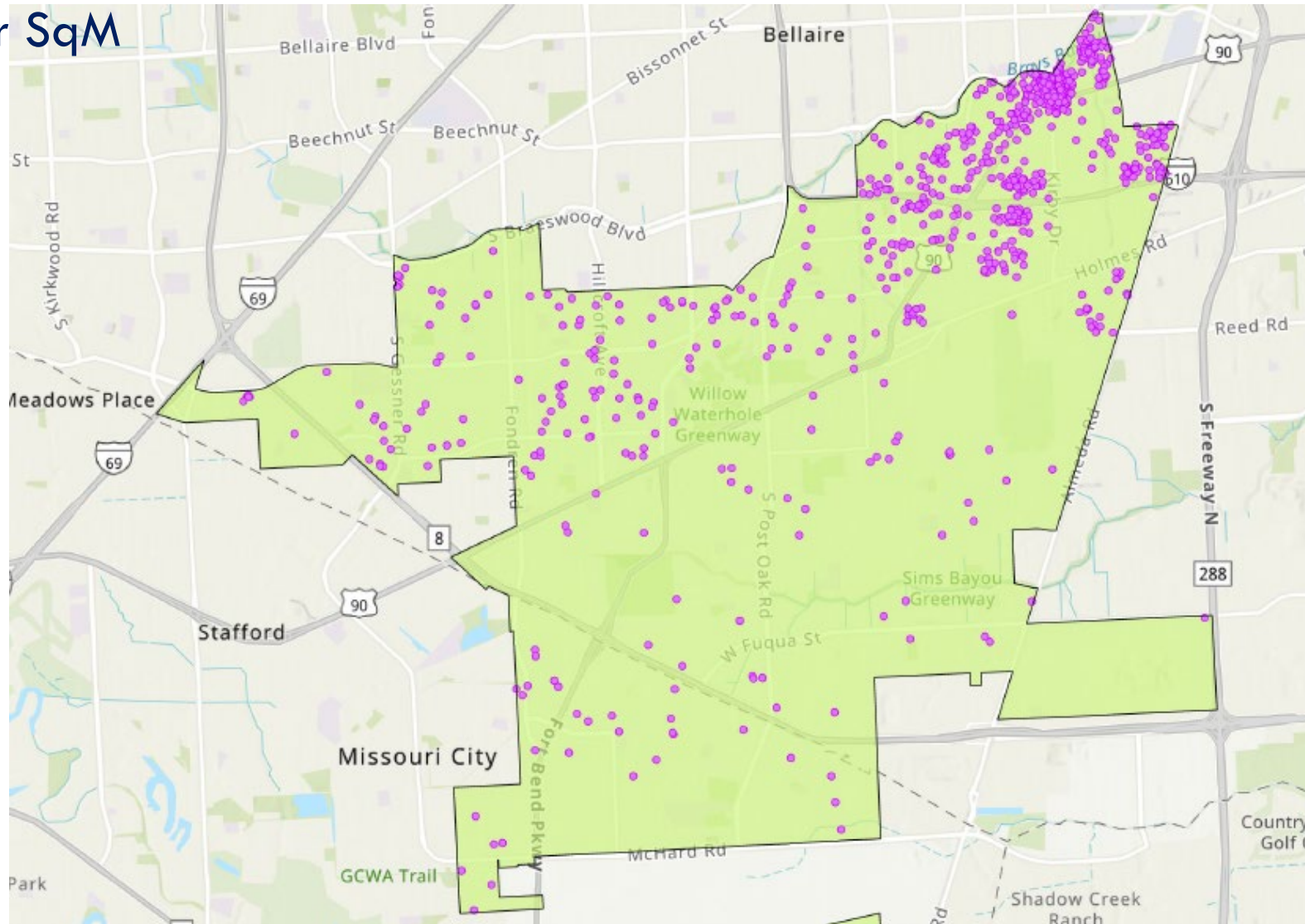


FY2024 311 calls within 300ft.

- 19 - 39 (3)
- 10 - 18 (4)
- 5 - 9 (16)
- 1 - 4 (67)

STRs per SqM – District K

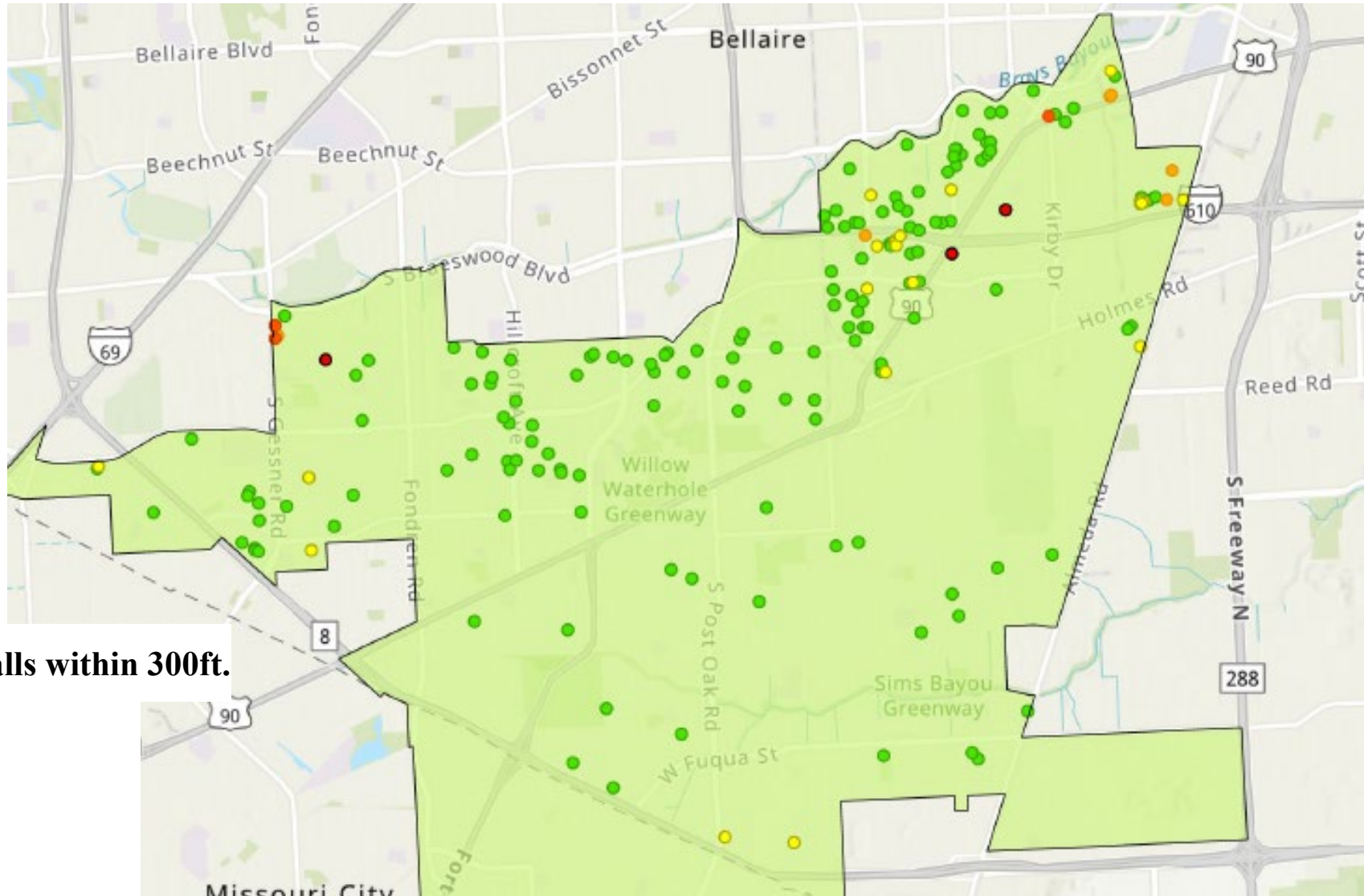
District K – 1,025
21.62 per SqM





HPD Calls District K

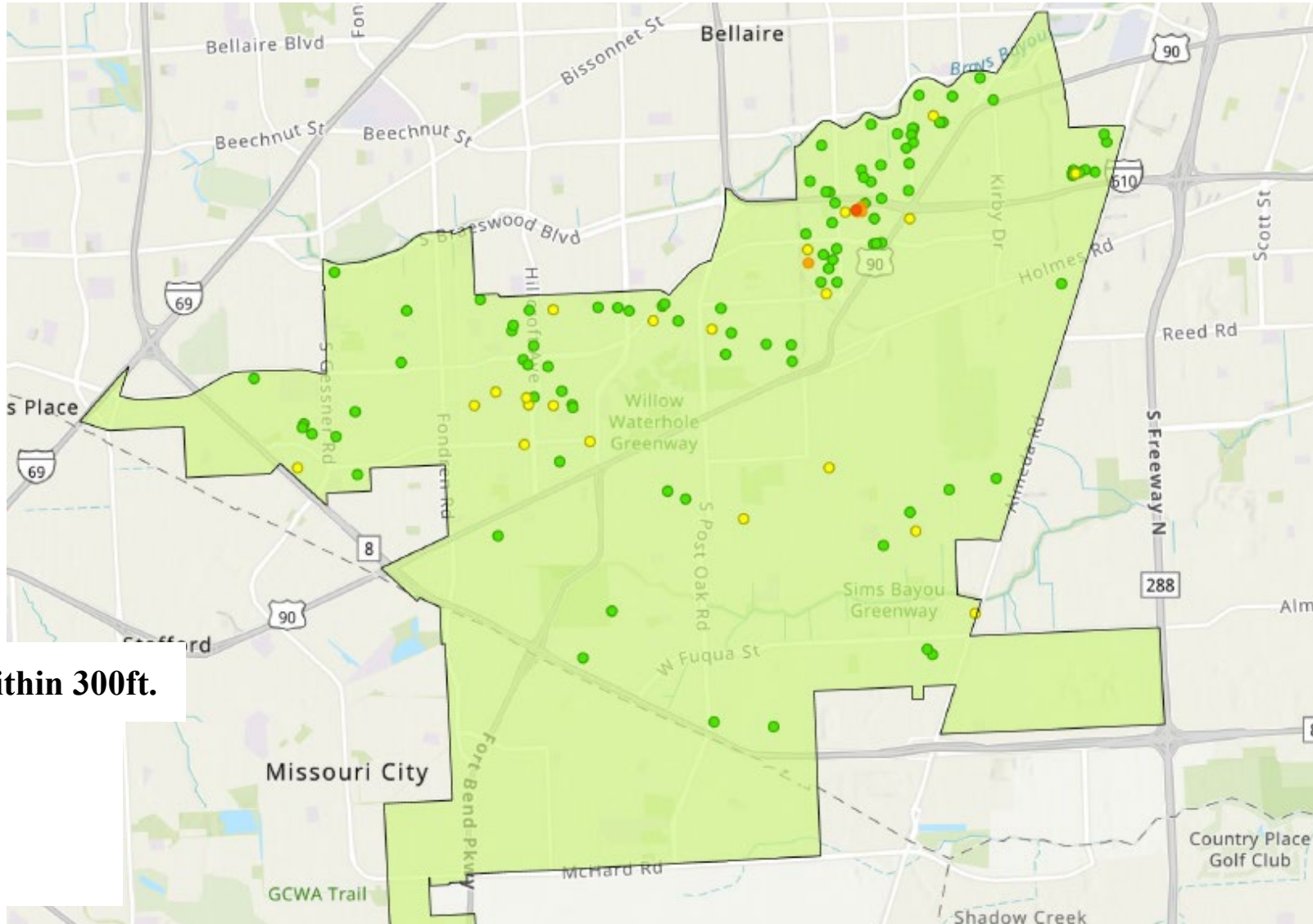
District K – 4,114



311 Calls District K



District K – 328



FY2024 311 calls within 300ft.

- 19 - 39 (1)
- 10 - 18 (6)
- 5 - 9 (21)
- 1 - 4 (99)