



City of Kingston Special Housing Committee
Meeting Agenda
Thursday, October 22, 2020
6:30 PM
VITUAL:

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1 NEW BUSINESS

- 1.1. Agenda
[AGENDA Housing Subcom 2020-10-22.docx](#)
- 1.2. STR Objectives
[STR Objectives and Options.docx](#)

Special Housing Committee Agenda Item Report

Meeting Date: October 22, 2020

Submitted by: Elisa Tinti

Submitting Department: Common Council

Item Type: Informational Purposes

Agenda Section:

Subject:

Agenda

Suggested Action:

Attachments:

[AGENDA Housing Subcom 2020-10-22.docx](#)

Kingston Common Council Committee on Housing

Meeting Date: Thursday, October 24, 2020, 6:30

Subcommittee Members: Michele Hirsch (Ward 9), Reynolds Scott-Childress (Chair, Ward 3), Don Tallerman (Ward 5)

Tonight's Topics:

- Updates regarding housing developments.
- Establishing public forums to discuss STR regulations--continued.
- State of the rental market and concerns regarding potential evictions due to the COVID crisis.

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STR Objectives

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[STR Objectives and Options.docx](#)

City of Kingston
Common Council Housing Committee

**Issues to Consider Regarding Whether to Adopt
Short-Term Rental Regulations**

October 2020

Reasons to encourage STR units:

- Expand capacity for tourism, events, and other visitors.
- Increase City-wide economic activity.
- Create a source of primary or extra income for property owners.

Policy Objectives to Consider:

- How do City residents see the proper relationship between three central domains of our daily life?
 - o Housing
 - o Economics
 - o Community

Reasons to Consider STR regulations:

- Protect housing stock for permanent families and renters.
- Establish a new revenue stream for the City.
- Maintain quality of life in residential neighborhoods against noise, garbage, nuisance, and crime.
- Protect property values adjacent to STR establishments.
- Guard against neighborhood and community disinvestment.
- Discourage “dark neighborhoods” that have few permanent residents.
- Manage effects on other forms of lodging: hotels, inns, bed and breakfasts.
- Create clear expectations about management, community relations, and purpose.
- Manage effects on long-term rental availability and rents.
- Manage effects on low-income and affordable long-term rentals.

Types of STR potential rental units:

- Commercial (no long-term residential component in a non-residential district)
- Single in home (one unit in a home owner’s primary residence)
- Multiple in home (more than one unit a home owner’s primary residence)
- Managed (one or more units in a residential neighborhood house or apartment building that is not the primary residence of the property owner).

Strategies

- Permitting and Review
 - o Establish zoning definitions

- Owner occupied units versus non-owner occupied units?
 - Permanent residence of owner or only parttime?
 - STR versus Accessory Dwelling Unit?
 - o Decide on areas where STR units will be allowed:
 - Entire city?
 - Commercial districts?
 - Historic districts?
 - Residential neighborhoods?
 - Owner-occupied only in residential neighborhoods, but non-owner occupied in commercial districts or high-density residential neighborhoods?
 - o Establish licensing procedures
 - Proper rates?
 - Renewal period?
 - Annual or other fees?
 - Criteria for revoking?
 - Requirements for inspection?
 - o Determine methods for community transparency:
 - Establish a complaint procedure for reporting problems and maintaining data for consideration in future revisions of the STR regulations.
 - Provide permit notification to neighbors?
 - Develop an easy-to-use application procedure.
- Code Enforcement and Monitoring
 - o Rely on City department(s) such as Building Safety or hire an outside party to handle inspections, compliance, and data collection.
- Neighborhood and Community Caps
 - o Establish specific zones for STR units?
 - o Limit the number of STR units by zone?
 - o Limit the number of STRs per lot?
 - o Parking off street only?
 - o Limit use of outdoor space?
 - o Set time-of-day restrictions for activities?
- Owner vs. Non-Owner Occupied
- Standards
 - o Consider relation to “accessory dwelling units.”
- Prohibitions
 - o Bar STRs from multiple family dwelling of three or more units in a structure?
 - o Bar STRs in Townhouses and Condominiums?