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To: "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>

Date: 7/17/2016 1:39:55 PM

Subject: Memo re: Short Term Rentals

Attachments: [CMO - Mayor & Council -Short Term Rentals -2016.07.11.pdf](#)
[CMO - Mayor & Council - Short Term Rentals Attachment 1 - The Airbnb Community In Vancouver.pdf](#)
[COM - CS - IB - Short-term Rental.docx](#)

Dear Mayor and Council,

Please see attached update on short-term rentals, from Kathleen Llewelyn-Thomas. This memo summarizes some key findings in the data the City commissioned from Host Compliance, and in the report prepared for the City by Airbnb which is also attached.

Please note the following key points:

- Airbnb has provided a report with data on the number, type and usage of Airbnb listings in Vancouver, to aid the City's policy work. Key findings were reported by the Globe and Mail today;
- Staff are using data provided by a consultant retained by the City and the Airbnb data to assess the potential impacts of short-term rentals on long term rental housing;
- A Talk Vancouver survey on this topic is planned for later this month.

Best,

Sadhu

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COMMUNITY SERVICES
General Manager's Office

MEMORANDUM

July 11, 2016

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Mike Magee, Special Advisor, Mayor's Office
Kevin Quinlan, Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Emma Lee, Director, Community Relations, Mayor's Office
Abi Bond, Director Housing Policy and Projects
Andreea Toma, Director, Licensing, Property Use Inspections and Animal Control

FROM: Kathleen Llewellyn-Thomas
General Manager

SUBJECT: The Short-Term Rental Industry In Vancouver: Data Summary

This is the second of two memoranda to Council regarding the short-term rentals policy review. The first memorandum issued June 28, 2016 outlined the work plan, schedule and engagement approach for the policy review. This second memorandum summarizes available data about the number, type and usage of short-term rentals in Vancouver.

Data referenced below comes from two sources. Most of the information about Airbnb comes from *The Airbnb Community in Vancouver*, a report prepared for the City by Airbnb in June, 2016. Information about other short-term rental websites as well as the geographic distribution of listings comes from Host Compliance, a consulting firm contracted by the City to provide technical inputs to this policy review.

1. There Are At Least 5,000 Unique Short-Term Rental Listings In the City of Vancouver

The absolute number of active short-term rental listings in Vancouver can change daily as new listings are added and others are removed. Listings counts from different sources at different

Memo to M&C re Short Term Rentals July 7 2016

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points in time over the last year have found up to 5,000 listings active in the City of Vancouver.

The most recent count conducted by Host Compliance in late June 2016 found almost 5,300 unique¹ listings across ten short-term rental platforms active in Vancouver.

The Airbnb report does not publish a similar number of active listings statistic; instead it focuses on listings Airbnb deems recently active (i.e. hosted at least one trip last year). Airbnb reports that 6,400 listings in the City of Vancouver hosted at least one short-term rental in 2015.²

2. Airbnb Is The Largest Player In The Vancouver Market

Host Compliance has provided listings data for 10 short-term rental websites active in Vancouver. This multi-platform data shows that Airbnb is by far the largest player in Vancouver with 85% of the listings active in June 2016. Another 8% of listings are on Homeaway or one of seven other websites in the Homeaway³ family (e.g. VRBO, OwnersDirect). The third largest site is Flipkey (owned by TripAdvisor) with 4% of local listings.

Staff research found three more short-term rental websites with at least 100 listings in Vancouver: Craigslist, Roomorama and Vancouver Dream Rentals each with about 1% of listings.

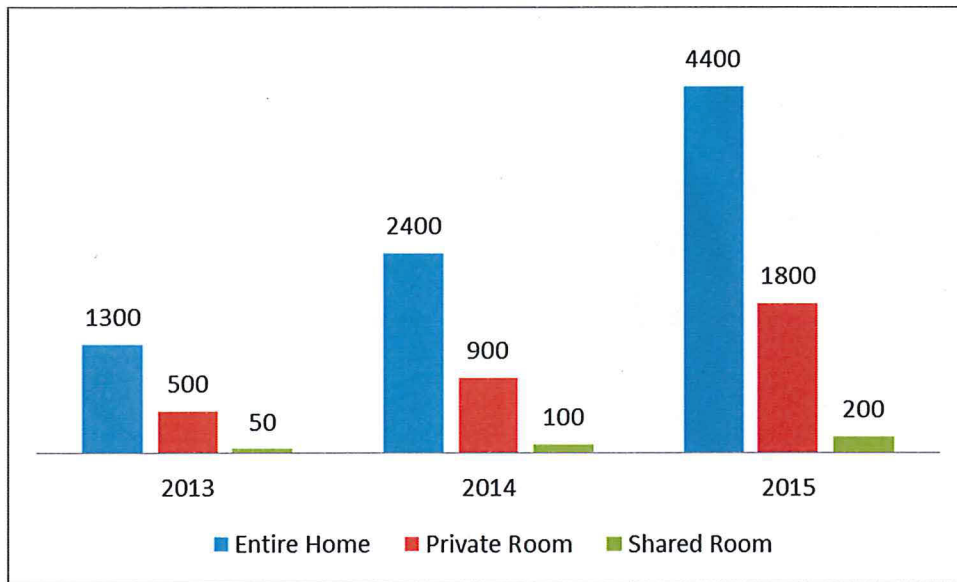
3. Airbnb Listings In Vancouver Have Doubled Each Year For The Last Two Years

The Airbnb report shows the number of listings in Vancouver in 2013, 2014 and 2015. Airbnb listings in Vancouver have almost doubled each year since 2013 (see Figure 1 below).

¹ Host Compliance, June, 2016. Approximately 20% of listings were posted on more than one short-term rental platform so the absolute number of listings if one counts duplicates is higher.

² Airbnb: *The Airbnb Community In Vancouver*, June 2016. Some hosts have more than one listing at the same address (e.g. multiple private rooms for rent, or a private room listing they rent while home and an entire unit that they rent while they are away). Therefore 6,400 listings does not mean 6,400 physical addresses.

³ According to Wikipedia, Homeaway is a vacation rental marketplace owned by Expedia that operates 40 websites globally. Eight sites in the Homeaway family are active in Vancouver: Homeaway, Homelidays, Abritel, OwnersDirect, Travel Mob, VacationRentals.com, VRBO and BedandBreakfast.com.

Figure 1: Airbnb Listings In Vancouver 2013 - 2015⁴

4. Three Quarters Of Short-Term Rentals In Vancouver Are Entire Units

Both Airbnb and Host Compliance report data in two categories:

- **Entire unit listings.** The renter has full use of the unit during the stay and does not share space with the person offering the unit for rent.
- **Shared space listings.** The renter rents part of a larger unit and shares common areas and sometimes a bathroom with either the person offering the unit for rent, or with other guests.

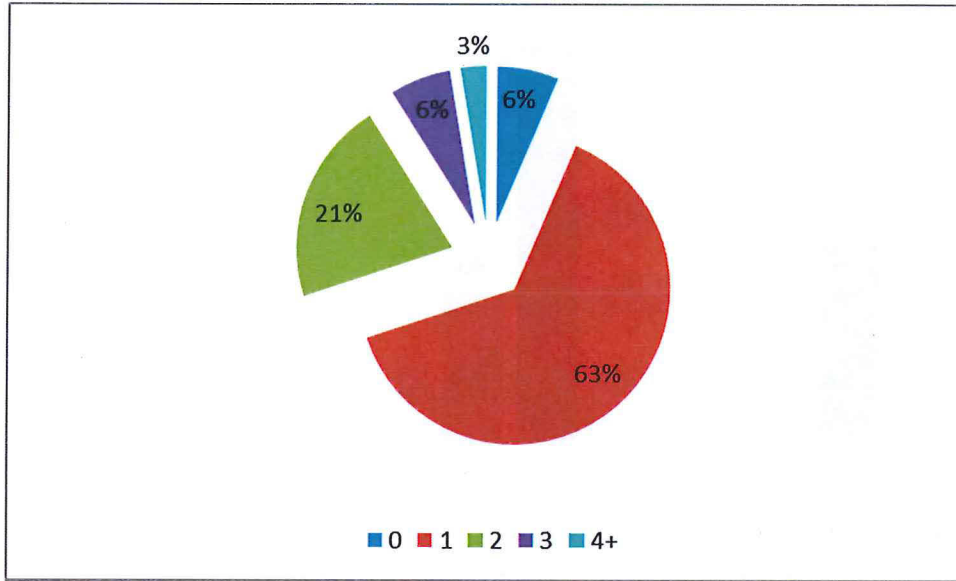
Airbnb reports that of the 6,400 listings that hosted a booking in 2015, 69% were entire unit listings and 31% were shared space. Host Compliance reports a similar 70/30 split for Airbnb listings only, and a 75% entire unit, 25% shared space ratio for listings across the three major platforms active in Vancouver.

5. Most Short-Term Rental Listings Are One and Two Bedrooms

Host Compliance reports that 63% of short-term rental listings are one bedroom and 21% offer two bedrooms (see Figure 2).

⁴ Airbnb, June 2016.

Figure 2: Number of Bedrooms Per Short-Term Rental Listing



6. Most Short-Term Rental Listings Are Concentrated Downtown And Other Inner Neighbourhoods

Data obtained from Host Compliance shows the relative concentration of listings in 10 sub-areas that match the CMHC Rental Market Report zones for Vancouver (see Figure 3 below). Figure 4 shows short-term rental listings by each sub-area. Downtown has the highest concentration of short-term rentals (31%), followed by Mount Pleasant/Renfrew (15%), Kitsilano/Point Grey (14%) and East Hastings (14%).

Figure 3: CMHC Rental Market Report Zones In The City of Vancouver

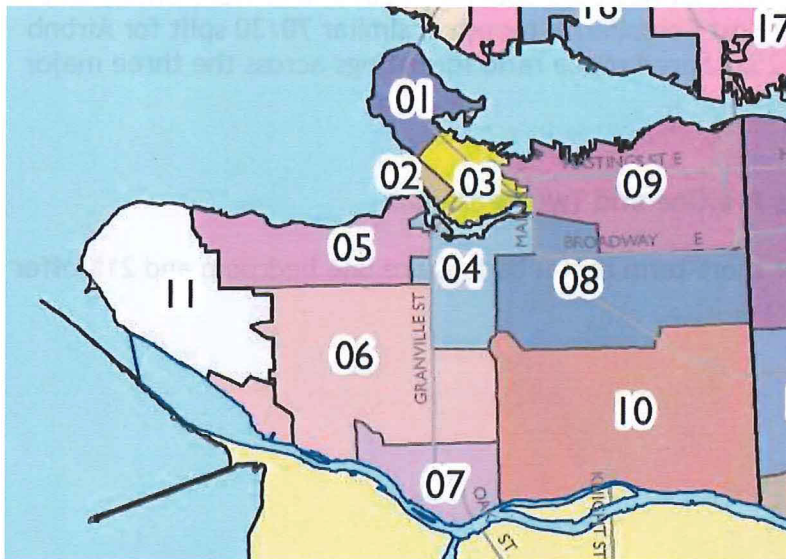
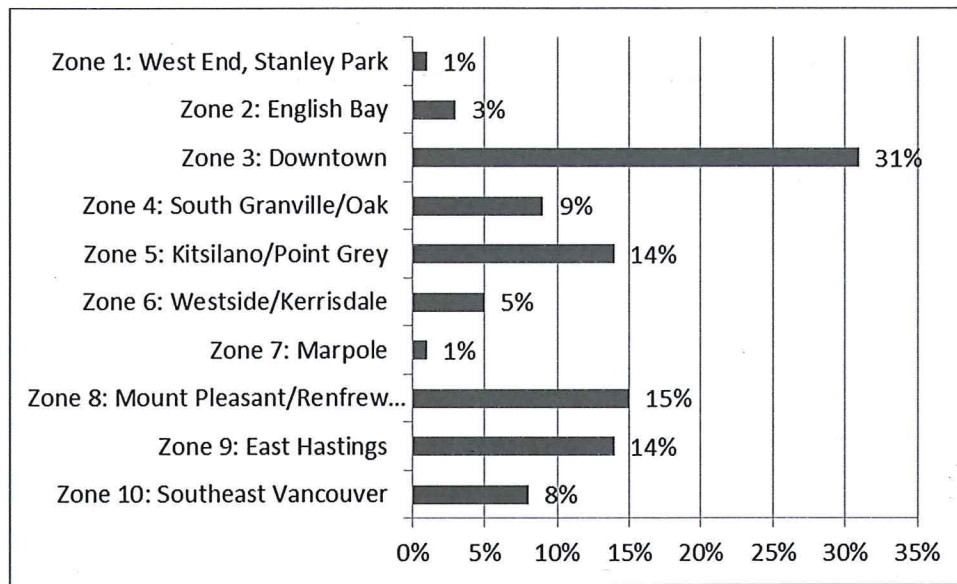


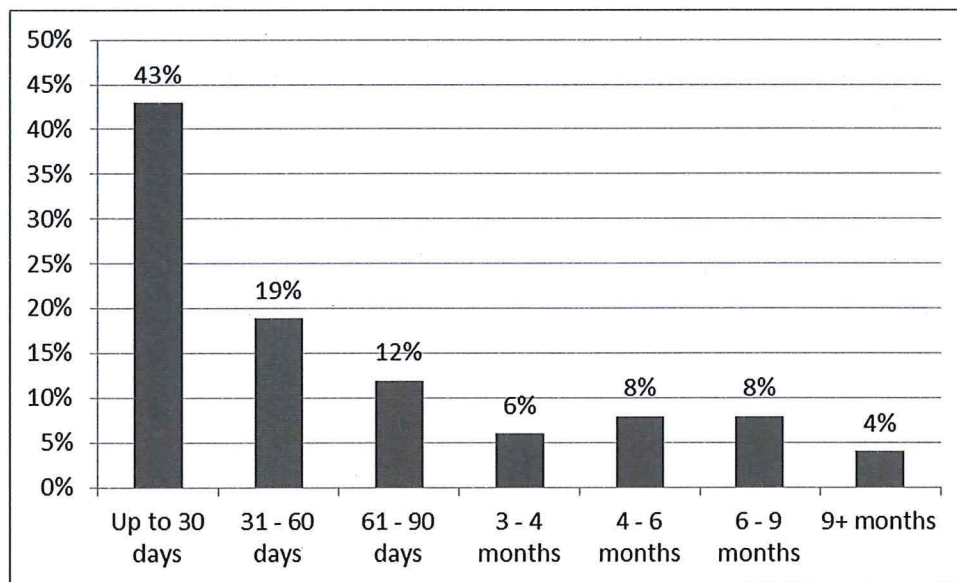
Figure 4: Short-Term Rentals By Sub-Area



7. Two Thirds of Entire Unit Short-Term Rental Listings Were Rented For Less than Two Months Last Year

Airbnb reports that 62% of entire unit listings active in 2015 were rented for fewer than 60 days last year (see Figure 5 below). Conversely, 26% of listings were rented nightly for more than three months last year. While it is not known how each listing is used when it is not short-term rented, it is reasonable to assume many listings with high rental frequencies are not a host’s primary residence.

Figure 5: Annual Rental Frequency For Airbnb Entire Unit Listings, 2015⁵

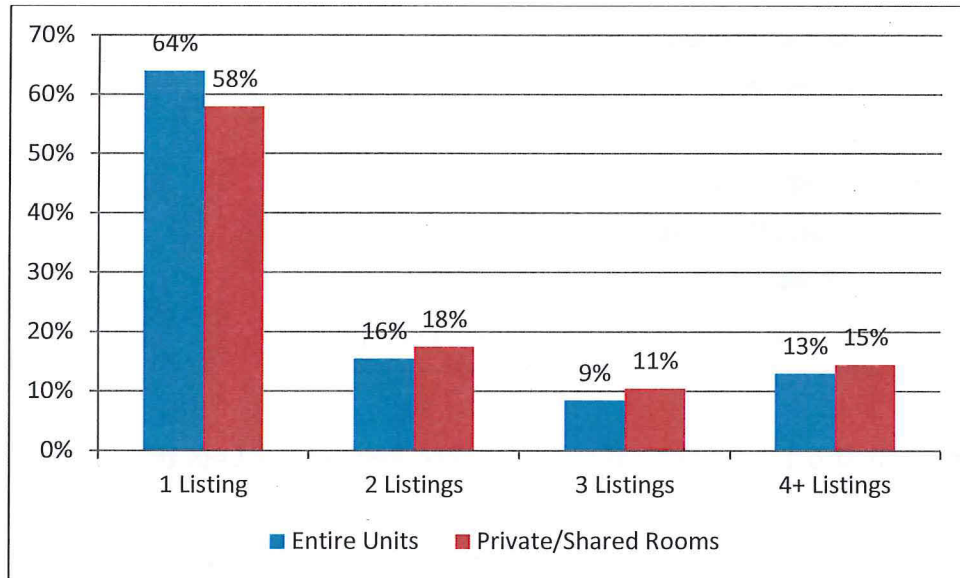


⁵ Airbnb, June 2016.

8. Approximately 40% Of Airbnb Hosts in Vancouver Have Multiple Listings

Airbnb reports 38% of hosts have two or more entire unit listings and 44% of hosts have 2 or more shared space listings (see Figure 6).

Figure 6: Airbnb Listings Per Host⁶



9. Short-Term Rental Data Was Shared Publicly In this week

One of the first priorities for the policy review has been to obtain and publish information on the short-term rental market in Vancouver to support a fact-based public discussion on this topic. To this end, Airbnb has published their report and the City will release some key facts from the Host Compliance data set. The City will also publish information about the current regulations and taxes that apply to short-term rentals in Vancouver. This information will be released in the next week and posted online at vancouver.ca/short-term-rentals as the kick off to broad public engagement.

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KLT/mv

⁶ Airbnb, June 2016.

Attachment 1: The Airbnb Community In Vancouver



The Airbnb Community in Vancouver



With more than two million listings in 34,000 cities and 192 countries, Airbnb is proud of the positive impact our hosts and guests are having in communities around the globe. We are a global platform committed to working with local municipalities to help educate them about how home sharing and Airbnb work, and the positive impact we are having on local neighbourhoods and small businesses. For thousands of hosts in the City of Vancouver, Airbnb is making it possible for regular people to make ends meet, pay the bills and stay in their homes. Meanwhile, with Airbnb listings throughout the city, including outside of traditional hotel and tourist zones, neighbourhood businesses are benefitting from an influx of visitor spending.

Last November we announced our Community Compact, which is built around our core principles and informed by the lessons we've learned about how to best partner with governments. At the heart of the Compact are three commitments:

- We are committed to treating every city personally and helping ensure our community pays its fair share of hotel and tourist taxes.
- We are committed to being transparent with our data and information with cities to help them understand the home sharing activity in their city.
- In cities where there is a shortage of long-term housing, we are committed to working with our community to prevent short-term rentals from impacting the availability of long-term housing by ensuring hosts agree to a policy of listing only permanent homes on a short-term basis.

Recently, we have been engaged in a series of productive conversations with officials in Vancouver about crafting smart, fair rules that allow regular people to continue sharing their homes and making ends meet. As part of our conversation with the City, Airbnb committed to sharing data about our community in Vancouver.

During our conversation, the City of Vancouver sought to understand the scale of home sharing in Vancouver, the number of rooms and entire homes that are shared in Vancouver, and potential policy options to best regulate the business.

Local Economic Benefits of Airbnb

The rise of home sharing in Vancouver, and globally, is driven by an inherent desire among travelers to experience cities through the eyes of locals. This is particularly true in Vancouver where Airbnb is making it possible for visitors to experience the city's most vibrant neighbourhoods by actually living there for a couple days. In addition to wanting to understand the way that Airbnb is used by hosts and guests in Vancouver, the City also sought to understand the local economic benefits of the platform. Specifically, the City wanted to understand:

1. How does the presence of Airbnb listings relate to net additional tourist activity?
2. What is the individual economic benefit, for example in terms of supplemental income?
3. Why do people list on Airbnb?

Airbnb brings guests to Vancouver which, of course, generates economic activity and impact; but trying to get at the net additional tourist activity from Airbnb is a more difficult question. Bookings data cannot answer this question, so we have to rely on survey data. Below are some of the most relevant survey questions and answers. Note that the survey was administered to a random sample of guests who used Airbnb to visit Vancouver in calendar year 2015.¹

Here is what we uncovered about guests:

- **Guests to Vancouver who use Airbnb may be more likely to become repeat visitors.** 81% of guests to Vancouver reported that, compared to using other accommodation options, Airbnb made them more likely to travel to Vancouver again.
- **Airbnb brings visitors who may otherwise not have visited, or stayed as long.** 33% of guests would not have come or stayed as long in Vancouver had it not been for Airbnb.
- **Airbnb visitor spending is different and more locally-focused compared to hotel guest spending.** Almost 60% of guests spent the money they saved by using Airbnb at Vancouver businesses - on food, shopping, and other services and activities. On average, 52% of daytime (non-accommodation) spending is spent within the neighbourhood where an Airbnb guest stays.
- **Airbnb guests stay longer than traditional guests to Vancouver.** The average length of stay for an Airbnb guest is 5.5 nights versus 4.8 nights for typical overnight guests.² With longer stays, Airbnb guests tend to spend more over the course of their stay.
- **Neighbourhoods and local recommendations are important to Airbnb guests.** 82% rated exploring a specific neighbourhood as an important part of their decision to use Airbnb and 65% visited a local business based on their host's recommendation.

¹231 guests responded, which represents a confidence interval of 95% +/- 6%

² Length of stay information for overnight guests to Vancouver is taken from the report prepared by Research and Business Planning Tourism Vancouver - The Metro Vancouver Convention and Visitors Bureau ("Tourism Data for Metro Vancouver 2013 Results"). The report's length of stay statistic is adapted from Statistics Canada travel survey data. Accessed June 10, 2016 at https://res-2.cloudinary.com/simpleview/image/upload/v1/clients/vancouverbc/summary_annual_tourism_statistics_02db7748-a3c5-4953-b2e5-910c215160d1.pdf

With more than 4,200 active Airbnb hosts in Vancouver, the widespread economic impacts of the platform on individual hosts cannot be understated. Here is what we uncovered about our hosts:

- **Airbnb bookings data shows that hosts earn modest, but significant, amounts of income from hosting.** The typical host earns \$6,500 CAD annually (\$5,100 USD).
- **Airbnb is making it possible for thousands in Vancouver to afford to stay in their homes.** 53% of Vancouver hosts report being able to afford to stay in their homes because of the money they earned through Airbnb. Vancouver hosts also report spending more than half their Airbnb earnings on rent or mortgage and other household expenses like bills and groceries.
- **Meanwhile, the money hosts are earning on Airbnb is preventing eviction and foreclosure.** 5% of hosts tell us that Airbnb income helped them avoid eviction, and 7% of hosts tell us that Airbnb income helped them avoid foreclosure.
- **The vast majority of Airbnb hosts first choose to share their space to pay the bills.** Nearly three-quarters of Vancouver hosts report choosing to host on Airbnb because they want to earn additional income; 10% of hosts report having extra space; and finally 8% report enjoying being a guest and thus wanting to become a host.

Data Requested and Data Provided by Airbnb

Outlined in the table below are the series of questions posed by the City of Vancouver and the relevant data provided by Airbnb in response.

QUESTION FROM THE CITY OF VANCOUVER:	DATA PROVIDED BY AIRBNB:	TABLE
HOW MANY AIRBNB LISTINGS ARE THERE IN THE CITY OF VANCOUVER?	Unique Airbnb listings, by type, that hosted a booking in 2015	1
HOW FAST HAS AIRBNB GROWN IN VANCOUVER IN THE LAST TWO YEARS?	Growth in unique Airbnb listings, by type, that hosted a booking (2013-2015)	1,2,3
HOW MUCH IS THIS HAPPENING?	Median nights rented per year by listing type	4,5
WHERE DO GUESTS COME FROM?	Percent of guests from British Columbia, the rest of Canada, and international origins	6
HOW MANY VANCOUVER HOSTS ARE GUESTS ELSEWHERE?	Percent of Vancouver residents and Vancouver hosts that stayed at an Airbnb in 2015	7
HOW MANY HOSTS HAVE MULTIPLE LISTINGS	Percent of listings per rental frequency, by count of listings per host	8, 9

Total Booked Listings, by Type, in Vancouver

Tables 1, 2 and 3, below, break down the total number of listings by type in the City of Vancouver that hosted at least one booking in 2015, 2014 and 2013, respectively. It is worth noting that, despite the year-over-year growth in listings that have been booked, only 4,400 entire home listings were booked in Vancouver in 2015 - which represents about a percent and a half of the total housing units in Vancouver.³

TABLE 1: UNIQUE AIRBNB LISTINGS, BY TYPE, THAT HOSTED A TRIP IN 2015⁴

ROOM TYPE	TOTAL BOOKED LISTINGS	PERCENT OF BOOKED LISTINGS	YOY GROWTH (2015 OVER 2014)
TOTAL	6,400	100%	86%
ENTIRE HOME	4,400	69%	81%
PRIVATE ROOM	1,800	28%	99%
SHARED ROOM	200	3%	113%

TABLE 2: UNIQUE AIRBNB LISTINGS, BY TYPE, THAT HOSTED A TRIP IN 2014

ROOM TYPE	TOTAL BOOKED LISTINGS	PERCENT OF BOOKED LISTINGS	YOY GROWTH (2014 OVER 2013)
TOTAL	3,400	100%	93%
ENTIRE HOME	2,400	71%	93%
PRIVATE ROOM	900	26%	94%
SHARED ROOM	100	3%	78%

TABLE 3: UNIQUE AIRBNB LISTINGS, BY TYPE, THAT HOSTED A TRIP IN 2013

ROOM TYPE	TOTAL BOOKED LISTINGS	PERCENT OF BOOKED LISTINGS
TOTAL	1,800	100%
ENTIRE HOME	1,300	72%
PRIVATE ROOM	500	28%
SHARED ROOM	<50	1%

³Canadian census data from 2011 reports over 264,000 housing units in the City of Vancouver. Metro Vancouver Housing Data Book, 2016. Accessed June 10, 2016 at http://www.metrovancouver.org/services/regional-planning/PlanningPublications/MV_Housing_Data_Book.pdf.

⁴ Unique Airbnb listing does not mean unique property or unique address. Some listings - for example, a private room and an entire home listing - may be at the same physical address, but are represented as two unique Airbnb listings. Numbers may not sum exactly to total due to rounding.

Hosting Frequency in Vancouver

The second part of the City's request asked about the frequency of hosting on Airbnb. A few notes about the data are worth explaining before looking at the tables below.

- This analysis includes rentals of all lengths, including 30+ days, which represent a small but significant part of our platform activity in Vancouver.
- In order to avoid under-representing the community's annual hosting activity, the analysis includes only listings that were active at least a year ago, so that at least a full year of hosting behaviour is available.⁵
- Hosting frequency is traditionally reported by Airbnb as a median rather than an average. Given the right-tailed distribution of hosting frequency data (Table 4), the median better represents the 'typical' host.⁶

As Table 4 demonstrates, the vast majority of listings - more than 80% - are shared for fewer than 180 days per year. The small percentage of listings that are booked for more than 180 nights per year represent a mix of different listing types, including private rooms and shared spaces, traditional bed and breakfasts that use the Airbnb platform, boutique hotels that use the Airbnb platform, long-term rentals, and traditional vacation rentals.

TABLE 4: FREQUENCY OF HOSTING ON AIRBNB IN 2015⁷

NIGHTS HOSTED	PERCENT OF LISTINGS (INCLUDING ALL ROOM TYPES)
1-30	35%
31-60	18%
61-90	11%
91-121	8%
121-150	5%
151-180	5%
181-210	5%
211-240	4%
241-270	4%
271-300	3%
301-330	2%
331+	1%

⁵ Table 5A below demonstrates how the inclusion of newly-created listings in the analyses under-represents hosting activity.

⁶ The average (mean) is only an appropriate measure of central tendency if the data population is normally distributed. In the case of nights hosted per listing (Table 4), the data has a strong positive skew (i.e. a right-tailed distribution). Given the skew, the median is a more appropriate measure of central tendency than the mean.

⁷ As noted above, to best represent typical annual hosting patterns, listings without at least a year's worth of hosting behaviour are excluded from the analysis. Any listings that did not host a trip at all in the past year are also excluded from the analysis. Numbers may not sum exactly to total due to rounding.

The median number of nights a listing is booked is an important indication of how the typical host is using the Airbnb platform. As Table 5 demonstrates, private rooms and shared spaces are rented more frequently than entire homes, likely because the typical entire space listing is someone's permanent home which naturally limits the number of nights the listing can host.

TABLE 5: MEDIAN NIGHTS HOSTED, BY ROOM TYPE (2015)⁸

ROOM TYPE	MEDIAN NIGHTS HOSTED, PER YEAR
TOTAL	53
ENTIRE HOME	49
PRIVATE ROOM + SHARED ROOM	63

Throughout this report we have shared data representative of only those hosts and listings which have been on the Airbnb platform for all of 2015. In the interest of transparency, Table 5A includes the same data we outlined in Table 5 but for every host who has used the platform throughout the course of 2015. As shown in Table 5A, not controlling for newly-active listings under-represents hosting activity.

**TABLE 5A: MEDIAN NIGHTS HOSTED, BY ROOM TYPE (2015)
—INCLUDING ALL LISTINGS, INCLUDING NEWLY-ACTIVE LISTINGS⁹**

ROOM TYPE	MEDIAN NIGHTS HOSTED, PER YEAR
TOTAL	33
ENTIRE HOME	33
PRIVATE ROOM + SHARED ROOM	34

Inbound/Outbound Guests

TABLE 6: ORIGIN OF GUESTS TO VANCOUVER (2015)¹⁰

GUEST ORIGIN	NUMBER OF GUESTS	PERCENT OF GUESTS
INTERNATIONAL	123,900	70%
DOMESTIC (FROM CANADA)	53,900	30%
FROM B.C.	22,100	12%
REST OF CANADA	31,800	18%

⁸ As noted above, to best represent typical annual hosting patterns, listings without at least a year's worth of hosting behaviour are excluded from the analysis.

⁹ Unlike Table 5, listings without at least a year's worth of hosting behaviour are not excluded from the analysis - i.e. all listings that have hosted at least one trip in 2015 are included. Comparing Table 5 and Table 5A shows that newly-created listings, that have not had a year's worth of time to demonstrate annual hosting patterns, under-represent the community's hosting behaviour.

¹⁰ Airbnb bookings data only has location data for the guest who books the trip, not all the participants on the trip for whom the booker is booking. The reservation is tied to a single booking guest, with information about the number of guests traveling on that reservation. For both inbound and outbound guest origins (Tables 6 and 7 respectively), all guests are assumed to be from the same country or city as the booking guest.

TABLE 7: VANCOUVERITES TRAVELING ON AIRBNB AS GUESTS (2015)¹⁰

	NUMBER OF UNIQUE BOOKERS FROM VANCOUVER	NUMBER OF TRIPS BOOKED BY VANCOUVERITES	TOTAL OUTBOUND GUESTS ON TRIPS BOOKED BY VANCOUVERITES
ALL TRAVELERS FROM VANCOUVER	41,700	75,300	170,000
TRAVELERS FROM VANCOUVER WHO ARE ALSO AIRBNB HOSTS	1,500	3,500	7,500

Multiple-Listing Frequency

As discussed above, when representing patterns of annual hosting behaviour, we don't want to under-represent activity by including newly-active listings that have not had time to demonstrate hosting behaviour. Therefore the analysis includes only listings that were first active at least a year ago, so that at least a full year of hosting behaviour is available.

TABLE 8: PERCENT OF ENTIRE HOME LISTINGS PER RENTAL FREQUENCY (2015)¹¹

LISTINGS PER HOST	UP TO 30 DAYS/YEAR	31 – 60 DAYS/YEAR	61 – 90 DAYS/YEAR	91 – 120 DAYS/YEAR	121 – 180 DAYS/YEAR	181 – 270 DAYS/YEAR	271+ DAYS/YEAR
1	28%	12%	7%	4%	5%	6%	2%
2	7%	3%	2%	1%	1%	1%	<1%
3	4%	1%	1%	<1%	1%	<1%	<1%
4+	4%	3%	2%	1%	1%	1%	1%

TABLE 9: PERCENT OF PRIVATE AND SHARED ROOM LISTINGS PER RENTAL FREQUENCY (2015)¹²

LISTINGS PER HOST	UP TO 30 DAYS/YEAR	31 – 60 DAYS/YEAR	61 – 90 DAYS/YEAR	91 – 120 DAYS/YEAR	121 – 180 DAYS/YEAR	181 – 270 DAYS/YEAR	271+ DAYS/YEAR
1	24%	10%	6%	5%	5%	6%	2%
2	8%	3%	1%	1%	2%	2%	<1%
3	4%	2%	1%	1%	1%	1%	<1%
4+	3%	4%	3%	1%	1%	2%	<1%

¹⁰ Airbnb bookings data only has location data for the guest who books the trip, not all the participants on the trip. The reservation is tied to a single booking guest, with information about the number of guests traveling on that reservation. For both inbound and outbound guest origins (Tables 6 and 7 respectively), all guests are assumed to be from the same country or city as the booking guest.

¹¹ Only entire home listings were considered in the analysis, regardless of whether hosts also operated private or shared room listings. Because hosts can activate and deactivate listings at will during the year-long study period, trips nights are classified based on the host's status - as a single-listing, two-listing, three-listing, or four-plus-listing host - on the day of the booking. Numbers may not sum exactly to total due to rounding.

¹² Only private room and shared room listings were considered in the analysis, regardless of whether hosts also operated entire home listings. Because hosts can activate and deactivate listings at will during the year-long study period, trips nights are classified based on the host's status - as a single-listing, two-listing, three-listing, or four-plus-listing host - on the day of the booking. Numbers may not sum exactly to total due to rounding.

City initiates analysis of short-term rentals in Vancouver

With Vancouver's rental vacancy rates at 0.6%, one of the lowest in Canada, the City is concerned about the potential impact short-term rentals could have on the affordability and availability of long-term rental properties.

The City is currently initiating analysis of data on short-term rental accommodations in Vancouver. As well as reviewing data provided by Airbnb, a third party consulting firm contracted by the City is looking into ten platforms which provide rentals in Vancouver. This analysis will include data from the Homeaway Family (VRBO and OwnersDirect) and Flipkey, which is owned by TripAdvisor. This data will be used to determine how short-term rentals are affecting the availability of rental housing for families and workers in Vancouver. The City is also looking at how other cities with low vacancy rates and high tourist volumes regulate short-term rentals.

The data collected at different points in time over the last year found up to 5,000 listings active in the City of Vancouver. The City has also discovered that:

- 85 per cent of listings are rented through Airbnb
- 75 per cent of short-term rentals are entire homes, condos or apartments
- The highest concentration of rentals by neighbourhood are: Downtown (31 per cent), Mount Pleasant/Renfrew (15 per cent), Kitsilano/Point Grey (14 per cent) and East Hastings (14 per cent).

The data released publically from Airbnb last week shows that the number of listings in Vancouver has doubled every year since 2013. While the City sees the value short-term rental accommodations can provide to residents and visitors, there is concern about possible impacts on the rental stock, especially with this rate of growth.

The City will undergo public consultation throughout the coming months, looking for broad public feedback on the pros and cons of short-term rentals, and how they might be regulated in the future. An opinion based public survey will go live on July 20, 2016 at vancouver.ca/short-term-rentals.

The City will report back to Council with full results of the research and recommendations on regulation of short-term rentals in the fall.

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