June 2012

Special Request Results

Why We Did This Report

This memo responds to a request from Council Member Riley regarding the number of short-term rentals (STRs) in each neighborhood.

What We Did

To complete this special request, we compared the geographic distribution of STRs, as identified in a prior audit, to the City's neighborhood planning areas and compiled information on property type obtained in data collection for the prior audit.

For more information on this or any of our reports, email oca_auditor@austintexas.gov

Special Request Report on Short-term Rentals by Neighborhood Planning Area

Mayor and Council,

I am pleased to present this special request report on short-term rentals by neighborhood planning area.

BACKGROUND

On April 20, 2012, the Office of the City Auditor presented the Short-Term Rentals Audit to the Audit and Finance Committee. This audit included the locations of 1,500 short-term rentals and classified those properties as owner-occupied, non-owner-occupied, or unknown status.

OBJECTIVE AND SCOPE

Our objective was to determine how many short-term rental properties in each owner status category are located in each City neighborhood planning area, and provide additional information on the property type for properties with unknown ownership.

The scope included short-term rentals identified by the Office of the City Auditor in a prior audit (AU12114). Data used for this analysis, both in the prior audit and in this request project, were subject to several limitations and assumptions; these are provided in detail in Attachment C.

WHAT WE FOUND

Out of the 1500 short-term rentals (STRs) identified in the original audit[1], we were able to identify the neighborhood planning area for 1438 properties. A list of the 1438 identified STR properties by neighborhood planning area is available in Attachment A. For the remaining 62 properties, we were unable to identify a neighborhood planning area, due to reasons described in Attachment C.

Additional work performed related to the breakdown of the 1500 STR properties identified in our previous audit (AU12114) showed that STR property types primarily included houses, condominiums, and apartments. STR properties by type are shown in Attachment B.

Kenneth J. Mory, City Auditor

[1] For assumptions and limitations, see Attachment C

ATTACHMENT A

Short-Term Rentals by Owner Status and Neighborhood Planning Area

Neighborhood Planning Area	Owner Occupied	Non-Owner Occupied	Unknown	Total	Percent of all STRs
Allandale	3	5	1	9	0.63%
Barton Hills	21	18	24	63	4.38%
Bouldin Creek	39	23	35	97	6.75%
Brentwood	12	3	4	19	1.32%
Central East Austin	25	16	14	55	3.82%
Chestnut	12	5	1	18	1.25%
Coronado Hills	1	0	0	1	0.07%
Crestview	2	1	2	5	0.35%
Dawson	5	4	8	17	1.18%
Downtown	12	12	70	94	6.54%
East Cesar Chavez	29	8	17	54	3.76%
East Congress	3	0	2	5	0.35%
East Oak Hill	0	0	7	7	0.49%
Franklin Park	4	0	1	5	0.35%
Galindo	8	3	14	25	1.74%
Garrison Park	4	1	1	6	0.42%
Gateway	0	0	1	1	0.07%
Georgian Acres	1	0	0	1	0.07%
Govalle	8	1	5	14	0.97%
Hancock	7	7	5	19	1.32%
Heritage Hills	0	0	0	0	0.00%
Highland	6	0	0	6	0.42%
Holly	14	6	8	28	1.95%
Hyde Park	19	10	12	41	2.85%
Johnston Terrace	6	1	0	7	0.49%
Mckinney	1	1	0	2	0.14%
MLK	3	0	1	4	0.28%
MLK-183	4	0	1	5	0.35%
Montopolis	5	0	2	7	0.49%
North Austin Civic Association	2	0	1	3	0.21%
North Burnet	0	1	5	6	0.42%
North Lamar	0	0	0	0	0.00%
North Loop	3	3	1	7	0.49%
North Shoal Creek	1	2	0	3	0.21%
North University	4	4	3	11	0.76%
Old Enfield	4	2	3	9	0.63%

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ATTACHMENT A

Neighborhood Planning Area	Owner Occupied	Non-Owner Occupied	Unknown	Total	Percent of all STRs
Old West Austin	23	26	38	87	6.05%
Parker Lane	5	0	11	16	1.11%
Pecan Springs-Springdale	0	0	0	0	0.00%
Pleasant Valley	0	0	9	9	0.63%
Riverside	14	2	13	29	2.02%
RMMA	3	0	1	4	0.28%
Rosedale	11	7	5	23	1.60%
Rosewood	8	2	6	16	1.11%
South Lamar	9	9	13	31	2.16%
South Manchaca	9	3	0	12	0.83%
South River City	49	46	36	131	9.11%
Southeast	0	0	0	0	0.00%
St. Edwards	1	4	4	9	0.63%
St. Johns	0	0	4	4	0.28%
Sweetbriar	1	0	0	1	0.07%
Triangle State	0	0	2	2	0.14%
University Hills	1	1	3	5	0.35%
Upper Boggy Creek	12	5	9	26	1.81%
UT	0	0	1	1	0.07%
West Austin Neighborhood Group	20	18	20	58	4.03%
West Congress	0	1	1	2	0.14%
West Oak Hill	2	3	5	10	0.70%
West University	6	6	16	28	1.95%
Westgate	0	0	0	0	0.00%
Windsor Hills	1	0	0	1	0.07%
Windsor Park	5	6	4	15	1.04%
Windsor Road	8	3	2	13	0.90%
Wooten	1	4	1	6	0.42%
Zilker	40	22	38	100	6.95%
Not In Planning Areas	65	33	47	145	10.08%
Grand Total	**562**	**338**	**538**	**1438**	**100.00%**

SOURCE: OCA analysis of website data (Feb-Apr 2012) and TCAD ownership data (Mar-Apr 2012.)

ATTACHMENT B

Short-term Rentals by Property Type

Property Type	Owner Information Known	No Owner Information	Total
House/Condo*	780	222	1,002
Secondary (garage apartment)	109	40	149
Apartment/Other	11	338	349
Total	**900**	**600**	**1,500**

SOURCE: OCA analysis of website data (Feb-Apr 2012) and TCAD ownership data (Mar-Apr 2012.)

* While we were unable to determine the exact number of condominiums with the information available, we estimate that approximately 18% of the house/condo category is made up of condominiums. This percentage is higher among those properties with no owner information.

ATTACHMENT C

Assumptions and Limitations in STR Analysis

- The initial list of 1500 only includes short-term rental (STR) listings for which sufficient information was available to determine an approximate location. It is not a comprehensive list of all STRs in the City of Austin.
- The initial list was based on website listings. STRs may be rented without being listed on the websites reviewed in these audits, and may be listed on the websites without ever being rented out.
- Spatial files, such as the map of neighborhood planning areas, have not been audited. It is possible that errors exist in the neighborhood boundaries or in the placement of address points.
- We assume that a home is owner-occupied if the location address of the STR is the same as the mailing address indicated in the Travis County Appraisal District's (TCAD) property database. For duplexes/multi-unit properties, an STR will be considered as owner-occupied if the owner's mailing address is on the same TCAD parcel.
- There is the possibility that there are owners that do not live in Austin, but utilize a management company to manage the property or properties and the management company address appears as the mailing address for our analysis.
- Mailing addresses indicated as a P.O. Box in the City of Austin with a homestead exemption are assumed to be an owner-occupied property.
- Mailing addresses indicated as P.O. Box in the City of Austin without a homestead exemption are assumed to not be owner-occupied.
- 62 STR address points placed at intersections were found to be on neighborhood boundaries. GIS mapping software assigned them to all planning areas that share those boundaries. We have insufficient information to determine which neighborhood they should be in. Therefore, these points were not included in the analysis.
- A small number of properties were located near (within 50 feet) the boundary of a planning area, increasing the risk that they may have been assigned to incorrect planning areas.