Sent: Sunday, October 15, 2023 11:41:31 PM

Personal information
Full name: Shayna Hogan
Email address:
Phone:
Job title:
Organization:
Address:
City:
Province or territory: Manitoba
Postal code:

Delegation information
Committee: Executive Policy Committee
Committee - council: N/A
Committee - other: N/A
Agenda item (number and title): 2. Regulating Short-Term Rental Accommodations

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: To whom it may concern,

Hello, my name is Shayna Hogan. My partner and I have lived in Winnipeg our entire lives, and we do agree it's important to maintain safe and secure neighbourhoods, however we are concerned with the regulations being proposed for short term rentals.

This economy is extremely hard to navigate, short term rentals are one way that myself and many other's in my age demographic (20-30) have found ways to try and secure a home for ourselves and our future kids. It's a way that we have found to try and not fall behind in society and invest for our future. Having a short-term rental has provided us a sense of security, which is a rarity in our generation.

Short-term rentals have been extremely helpful for new Immigrants settling here in Winnipeg. It is nearly impossible for them to obtain a long-term rental prior to stepping foot in Canada. For over a year my partner and I have worked trying to help smooth the process of immigrating to Winnipeg. Airbnb is a necessity to help new families and individuals settle into Winnipeg. We provide them a safe space that feels like a home, while they navigate an extremely stressful first few weeks of being in a new environment and meeting all requirements our government expects of them in such a short amount of time. Without affordable accommodations and support for new immigrants, less will come, and with less immigration, our businesses and services cannot grow.

In my short experience with a short term rental, I found that a large amount of our stays were also Winnipeggers that were going through a difficult time with insurance claims on their homes and needing a home to stay in while these claims were resolved or families that are coming in for surgeries. This is much more comfortable than families staying in a hotel room with no kitchen (or limited kitchen) and no private outdoor space. A family who has to have asbestos remediation or property damage restoration that owns multiple pets would not be able to stay in a hotel. We have supported families that need a comfortable space to stay while coming into the city for their family members' surgery. We are

supporting our community in every way possible, yet there seems to be a continual stigma that short-term rentals are used for parties and create unsafe environments. Not all are, and not all should be treated as such.

Immigrants need longer stays than 30 days. Travelling surgeons that are here for less than a year can't live out of hotels, they need longer stays than 30 days. Last year we hosted a family who had devastating circumstances requiring them to rent while their home was being dealt with through insurance claims for property damage restoration. They need longer stays than 30 days. We hosted a family who had one family member needing surgery, and they had to stay until this individual was completely healed and finished with follow up appointments. They need longer stays than 30 days.

A friend of mine had to relocate to British Columbia for her partners job. Her job allows her to travel back and forth and spend equal time in both Winnipeg and BC. Having a short-term rental has allowed her the ability to keep her home and give them a space to live when they travel back and forth. Currently, their home is technically not their primary residence. The regulations regarding limiting STRA licensing to individuals with primary residences within the city limits of Winnipeg wouldn't allow them to keep their home, a home that they intend to return to. We understand this may be in place to limit the amount of outside investors and assist with home availability but licensing should be looked at a case-by-case basis instead of limiting it entirely to Winnipeg residents only.

Thank you for taking the time to read my letter, let's work together alongside other short-term rental owners to come to a solution that works best for everyone involved.

Shayna Hogan