



## Economic Development Committee Report Rental Subcommittee – Status Update & Work Plan

Date: February 19, 2026

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### 1. Current Status

The Rental Subcommittee has now completed its second meeting and has established a structured work plan and timeline.

- Meeting cadence: Every three (3) weeks
- Purpose: To evaluate the Town’s rental program comprehensively and provide formal advisory recommendations to the Town Council.
- Role: Advisory only. Final authority and legislative action remain with the Town Council.

### 2. Organizational Framework

To ensure clarity and thorough review, the Subcommittee has divided the rental program into three distinct subject areas:

#### I. Long-Term Rentals

Focus areas include:

- Licensing structure
- Minimum standards
- Compliance pathways
- Administrative workflow
- Areas of operational improvement

#### II. Auxiliary Dwelling Units (ADUs)

Focus areas include:

- Definition and classification
- Regulatory clarity
- Integration into existing rental framework
- Policy consistency with long-term housing objectives

#### III. Short-Term Rentals (STRs)

Focus areas include:

- Registration and oversight structure
- Neighborhood compatibility
- Enforcement consistency
- Alignment with economic development goals

Each category will be evaluated independently before integration into a comprehensive framework.

### **3. Work Process**

The Subcommittee's process is structured as follows:

1. **Independent Subject Review:**  
Each of the three rental categories will be evaluated in detail.
2. **Inter-Meeting Draft Development:**  
Members will prepare overview input and refinement drafts between meetings to maintain forward momentum.
3. **Consensus Building:**  
Once preliminary consensus is reached on each individual category, the Subcommittee will move to the integration phase.
4. **Comprehensive Review:**  
All three sections will be reviewed together to:
  - Identify contradictions
  - Address gaps or overlaps
  - Ensure internal policy consistency
  - Strengthen administrative feasibility
5. **Final Advisory Compilation:**  
The Subcommittee will then produce a unified advisory report for Town Council consideration.

### **4. Timeline**

- Ongoing meetings every three weeks
- Target completion date: On or before April 30
- Hope: Present advisory recommendations in advance of the April Town Council meeting for review and discussion

This timeline reflects both realism and diligence, allowing sufficient time for thoughtful review while maintaining forward progress.

### **5. Objective**

The overarching objective is to provide Council with:

- A clear, internally consistent rental program overview
- Identified areas of improvement
- Administrative clarity
- Policy alignment across long-term rentals, ADUs, and short-term rentals
- A balanced framework that supports housing stability, neighborhood compatibility, and economic vitality

The Subcommittee's work is focused on strengthening the entire rental program structure rather than addressing isolated components.