

2023 Manzanita Survey: Livability and Short-Term Rentals (STRs)

The Short-Term Rental (STR) Committee commissioned a 2023 community survey that focused on its 633 full-time residents to assess how STRs influence livability in Manzanita in order to find new ways enhance support for neighbors and seek greater balance with tourism. The opening page below offers an overview of who participated in this survey and where the city's STRs are located. The remaining pages share the results of the survey.

This process focuses on impacts related to our 263 local STRs with city-approved licenses. This committee has no control over day-trippers or STRs with county permits in our unincorporated neighborhoods, Neahkahnie, or other nearby towns.

Background:

Locations of STRs in Manzanita				
Neighborhood	Map Site	# of Manzanita STRs	% of Manzanita STRs	Avg STR Size*
South Beach**	"G"	107	41%	10
North Beach**	"B"	67	26%	9
SE Manzanita	"F"	27	10%	10
NE Manzanita	"C"	44	17%	9
Laneda Corridor	"A"	17	6%	8
Highlands	"E"	0	0%	N/A
Unincorporated	"D"	<u>0</u>	<u>0%</u>	N/A
		262	100%	

*The average STR accommodates 9.6 guests (occupancy).

** 2/3 of STRs (174) are 3 blocks from the beach (B&G); 1/3 of STRs (88) are further inland.

Note: Details above represent the 262 STRs on the City website as of 4/30/23.

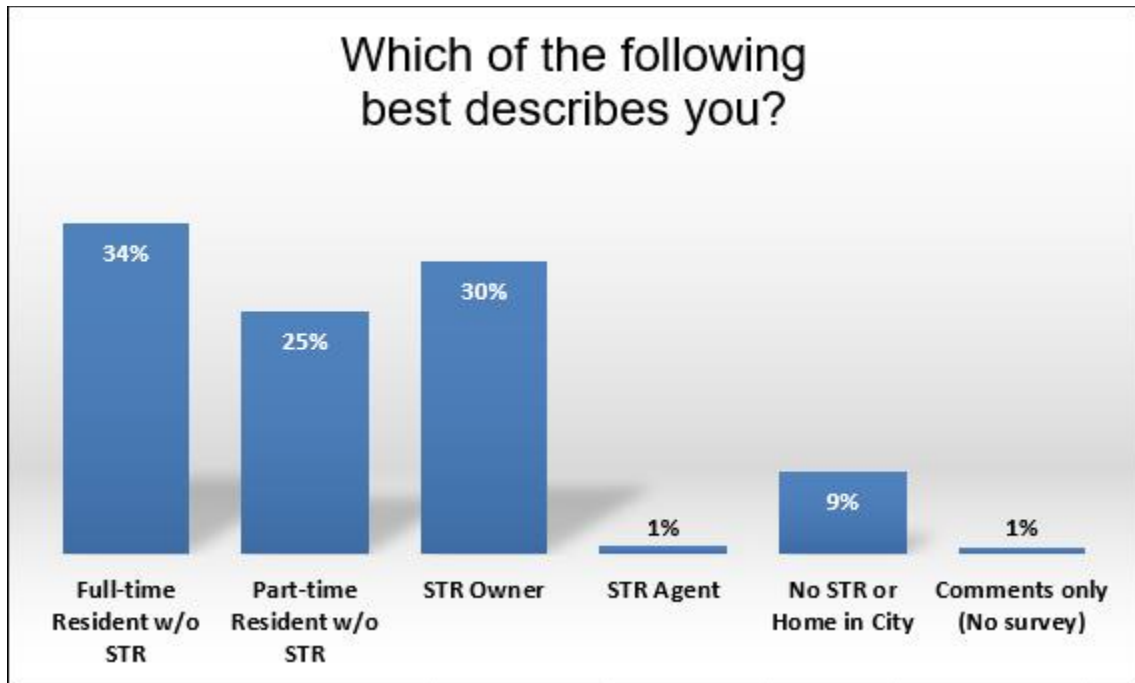
Locations of Manzanita City Respondents					
Neighborhood	Map Site	Total	Full-Time	Part-Time	STR Owner
South Beach	"G"	132	27	33	72
North Beach	"B"	123	46	33	44
SE Manzanita	"F"	90	35	33	22
NE Manzanita	"C"	123	56	38	29
Laneda Corridor	"A"	64	25	12	27
Highlands	"E"	6	5	1	0
Unincorporated	"D"	50	30	15	5
"Private"	"Z"	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>
		589	225	165	199

Survey Data Background			
Respondents	Vetted Data	Raw Data	Delta
Full-time Residents	225	229	-4
Part-time Residents	165	167	-2
STR Owners	199	205	-6
STR Agents	0	6	-6
Non-residents	<u>0</u>	<u>49</u>	<u>-49</u>
Total	589	656	-67*

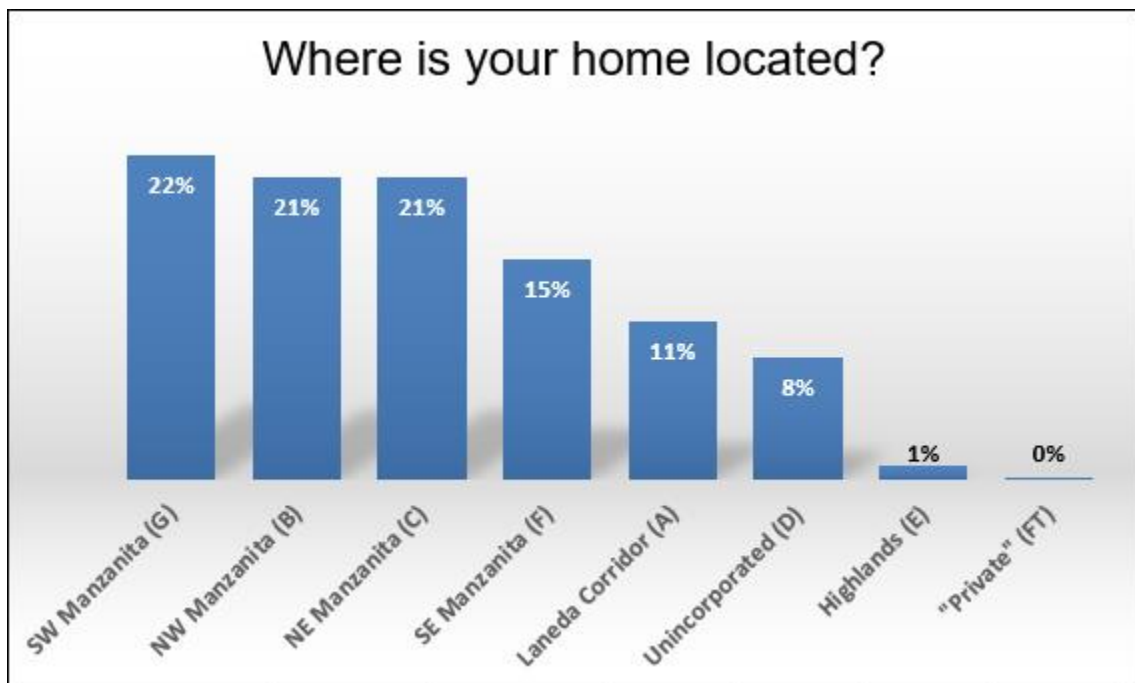
Note: Survey data assessed for City responses (589). Comments assessed for all participants (656).

*Survey data excluded 67 participants: 56 non-residents, 6 agents, and 5 with comments only.

1) Survey Participants (656):

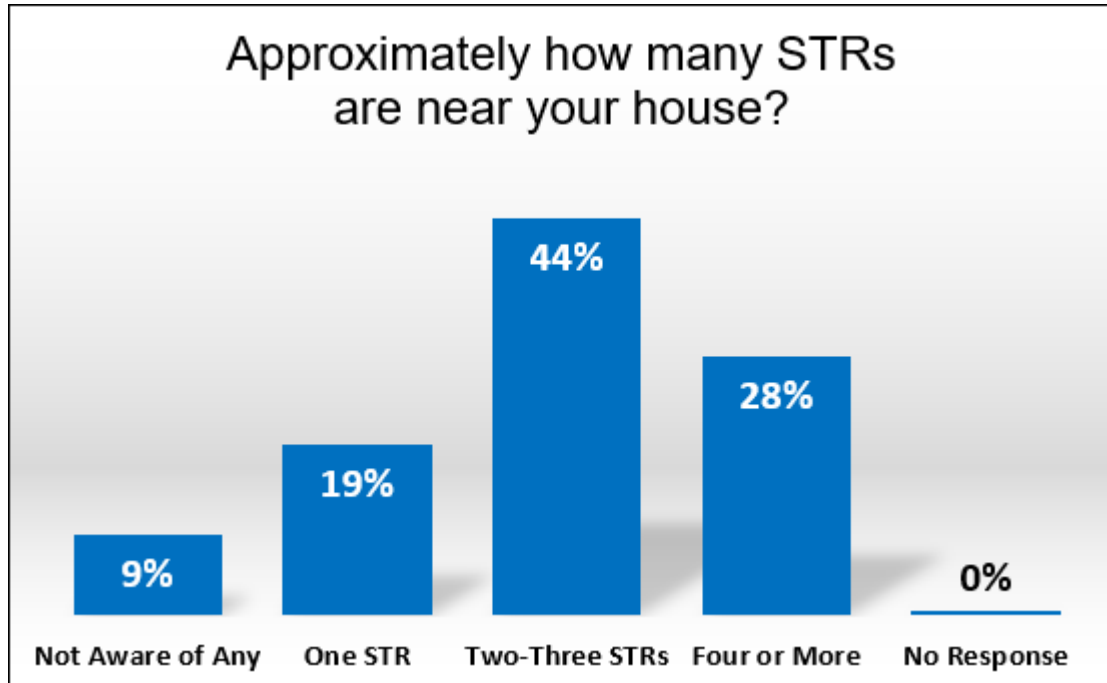


2) Survey Data Population (589):



4) STR Density Near Residents:

Full-time Residents:



Full-time Resident Detail:

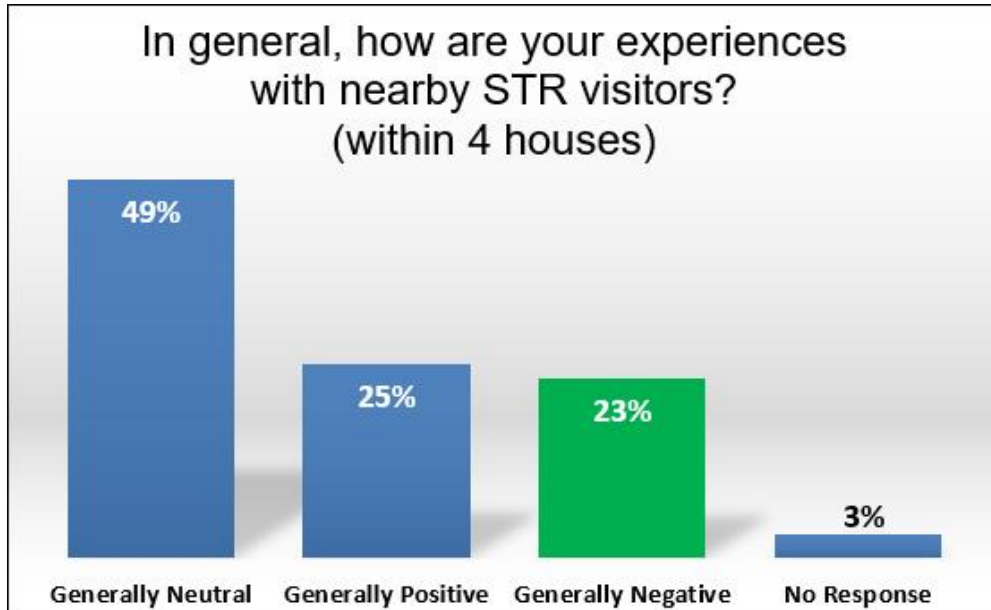
Answer Choices	Responses	
Not Aware of Any	9%	20
One STR	19%	42
Two to Three STRs	44%	98
Four or More	28%	64
No Response	0%	1
	100%	225

Part-time Resident Detail:

Answer Choices	Responses	
Not Aware of Any	18%	30
One STR	51%	84
Two to Three STRs	16%	27
Four or More	15%	24
No Response	0%	0
	100%	165

5) Community STR Sentiment:

Full-time Residents:



Full-time Resident Detail:

Answer Choices	Responses	Count
Generally Neutral	49%	110
Generally Positive	25%	56
Generally Negative	23%	52
No Response	3%	7
	100%	225

Part-time Resident Detail:

Answer Choices	Responses	Count
Generally Neutral	53%	87
Generally Positive	31%	51
Generally Negative	12%	19
No Response	5%	8
	100%	165

Neighborhood Detail (Full-time Only):

Laneda Corridor (Map "A"):

Answer Choices	Responses	Count
Generally Neutral	36%	9
Generally Positive	24%	6
Generally Negative	32%	8
No Response	8%	2
	100%	25

Above 3rd, South of Laneda (Map "F"):

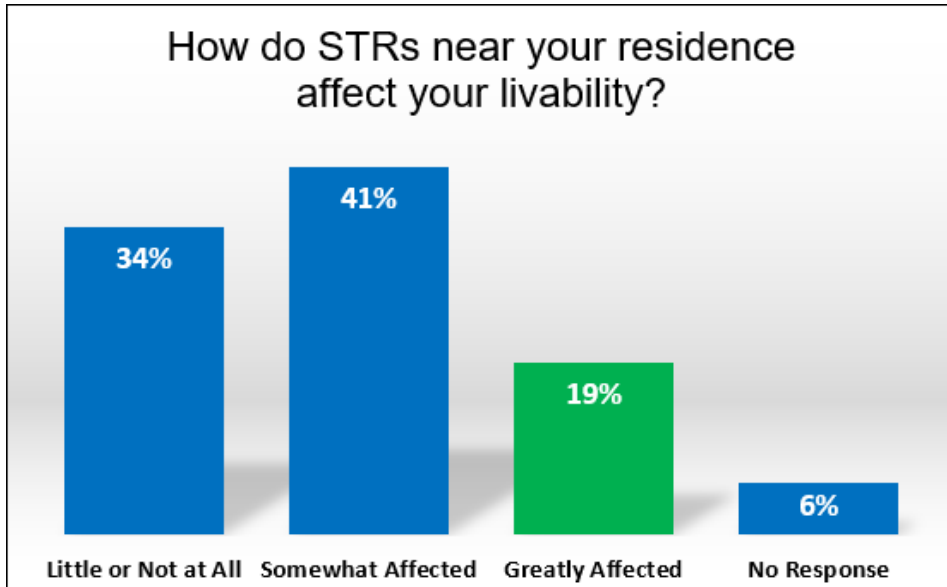
Answer Choices	Responses	Count
Generally Neutral	40%	14
Generally Positive	29%	10
Generally Negative	26%	9
No Response	6%	2
	100%	35

High-density Beach Area (Map "B&G"):

Answer Choices	Responses	Count
Generally Neutral	55%	40
Generally Positive	29%	21
Generally Negative	15%	11
No Response	1%	1
	100%	73

5) Livability Near STRs:

Full-time Residents:



Full-time Resident Detail:

Answer Choices	Responses	
Little or Not at All	34%	77
Somewhat Affected	41%	92
Greatly Affected	19%	43
No Response	6%	13
	100%	225

Part-time Resident Detail:

Answer Choices	Responses	
Little or Not at All	50%	82
Somewhat Affected	40%	66
Greatly Affected	7%	11
No Response	4%	6
	100%	165

Neighborhood Detail (Full-time Only):

Laneda Corridor (Map "A"):

Answer Choices	Responses	
Little or Not at All	32%	8
Somewhat Affected	44%	11
Greatly Affected	12%	3
No Response	12%	3
	100%	25

Above 3rd, South of Laneda (Map "F"):

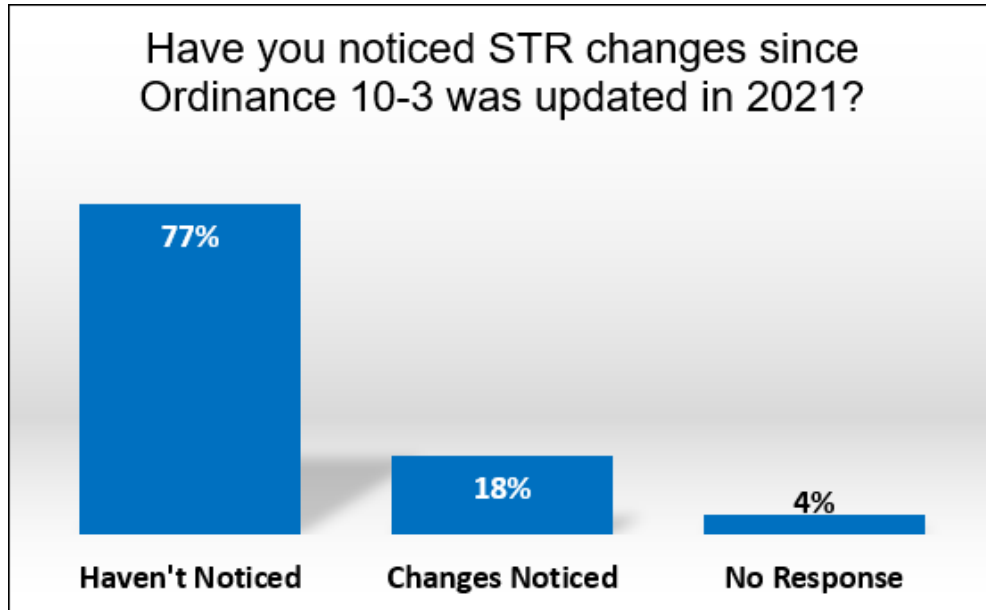
Answer Choices	Responses	
Little or Not at All	14%	5
Somewhat Affected	49%	17
Greatly Affected	29%	10
No Response	9%	3
	100%	35

High-density Beach Area (Map "B&G"):

Answer Choices	Responses	
Little or Not at All	40%	29
Somewhat Affected	33%	24
Greatly Affected	23%	17
No Response	4%	3
	100%	73

6) Impact felt from 2021 changes to STR Ordinance 10-3:

Full-time Residents:



Full-time Resident Detail:

Answer Choices	Responses	
Haven't Noticed	77%	174
Changes Noticed	18%	41
No Response	4%	10
	100%	225

Part-time Resident Detail:

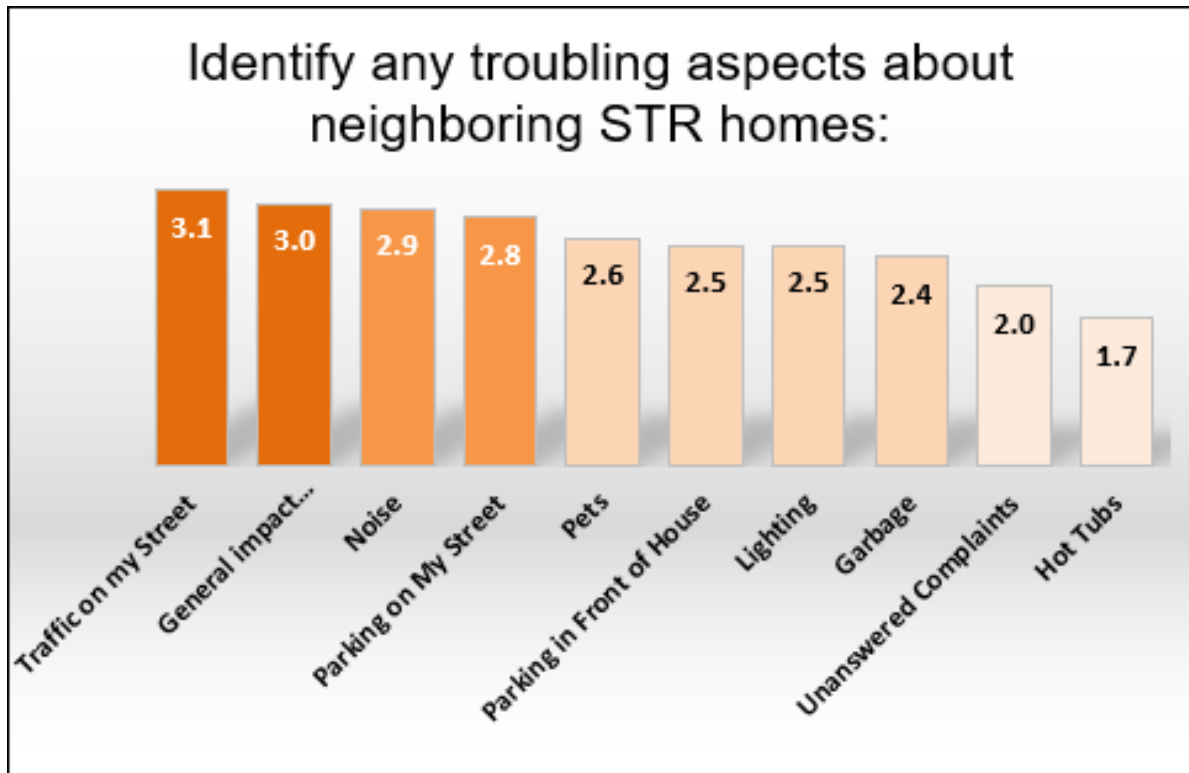
Answer Choices	Responses	
Haven't Noticed	88%	146
Changes Noticed	8%	14
No Response	3%	5
	100%	165

STR Owner Detail:

Answer Choices	Responses	
Haven't Noticed	75%	150
Changes Noticed	24%	47
No Response	1%	2
	100%	199

7) Troubling aspects identified with neighboring STRs:

Full-time Residents:



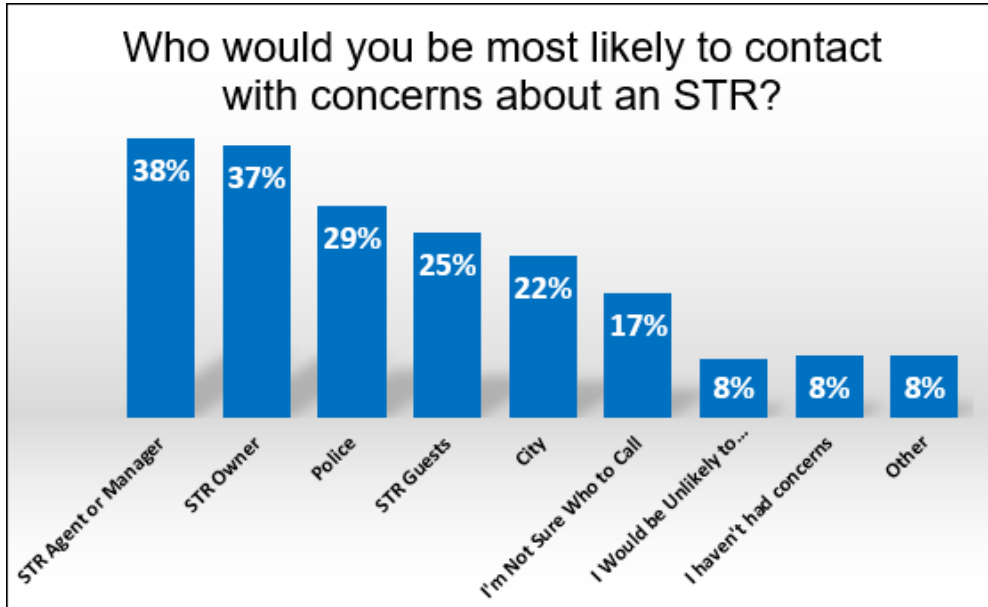
Full-time Residents (Details on weighted average):

	No Concerns		Very Occasional		Rarely		Often		Highly Concerned		Weighted Average
Traffic on my Street	16%	36	19%	43	14%	32	20%	46	20%	44	3.1
General impact (Neighborhood)	19%	42	22%	49	14%	32	17%	39	16%	37	3.0
Noise	19%	42	25%	56	14%	32	16%	36	14%	32	2.9
Parking on my street	23%	51	18%	40	16%	36	16%	36	16%	35	2.8
Pets	24%	54	21%	48	17%	39	14%	32	8%	19	2.6
Parking in front of house	30%	67	16%	37	15%	34	15%	33	9%	21	2.5
Lighting	28%	64	19%	43	17%	39	12%	26	10%	23	2.5
Garbage	30%	68	19%	42	20%	46	9%	20	9%	21	2.4
Unanswered complaints	41%	92	10%	23	15%	34	6%	14	7%	16	2.0
Hot Tubs	52%	116	8%	19	16%	35	3%	7	4%	8	1.7

- Full-time respondents indicated that neighborhood traffic was the greatest concern.
- Part-time respondents indicated that STR noise was the greatest concern.
- The majority of residents were not “highly” or often” concerned with any STR issue above.
- ‘Weighted averages’ are rankings that give greater weight to percentages from each of the five potential responses as concerns rise.

8) Where do you seek help with challenging STRs:

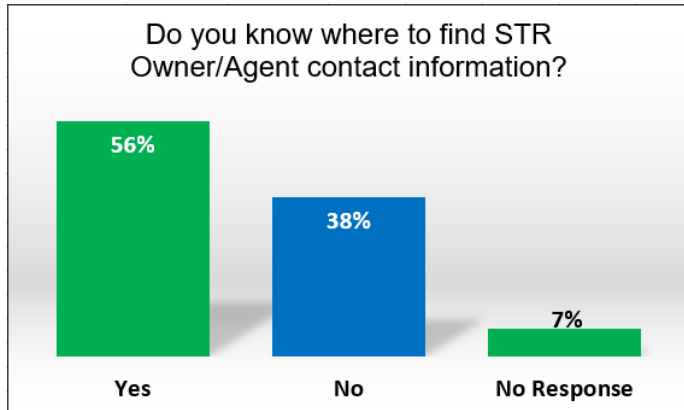
Full-time Residents:



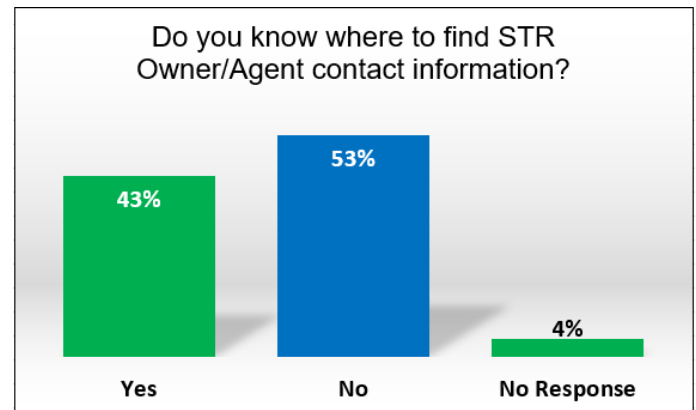
Full-time Resident Detail:

Answer Choices	Responses
STR agent or manager	38% 86
STR Owner	37% 84
Police	29% 65
STR Guests	25% 57
City	22% 50
I'm not sure who to call	17% 38
I would be unlikely to interact/intervene	8% 18
I haven't had concerns	8% 19
Other	8% 19

Full-time Residents:



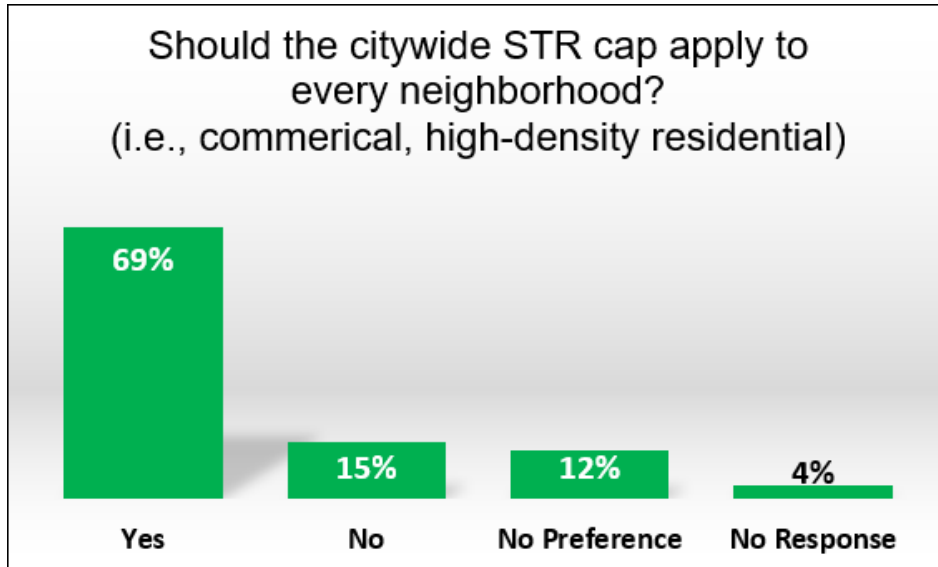
Part-time Residents:



- Historically, neighbors haven't had a reliable city resource to call when an STR becomes a challenge.
- However, a new STR Code Enforcement Officer is being hired to support our neighbors.
- The STR Committee will help inform residents of the Help Line phone number for this new resource.

9) Perspectives on STRs Caps/Limits:

Full-time Residents:



Full-time Resident Detail:

Answer Choices	Responses	
Yes	69%	156
No	15%	33
No Preference	12%	28
No Response	4%	8
	100%	225

Part-time Resident Detail:

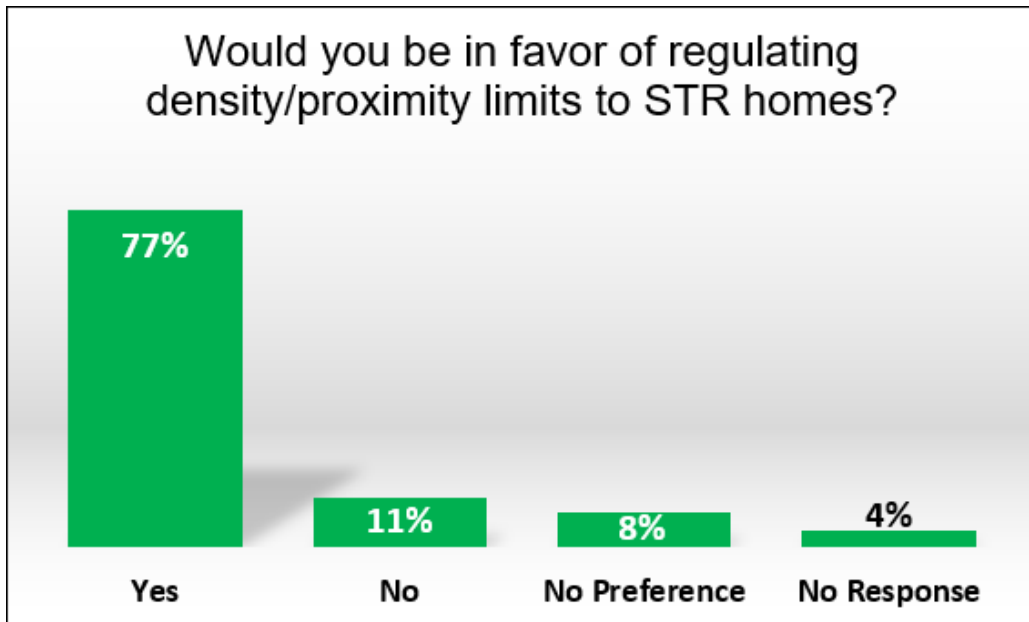
Answer Choices	Responses	
Yes	53%	88
No	19%	32
No Preference	25%	41
No Response	2%	4
	100%	165

STR Owner Detail:

Answer Choices	Responses	
Yes	27%	45
No	47%	77
No Preference	42%	70
No Response	4%	7
	121%	199

9) Perspectives on STRs Caps/Limits (continued):

Full-time Residents:



Full-time Resident Detail:

Answer Choices	Responses	
Yes	77%	174
No	11%	25
No Preference	8%	18
No Response	4%	8
	100%	225

Part-time Resident Detail:

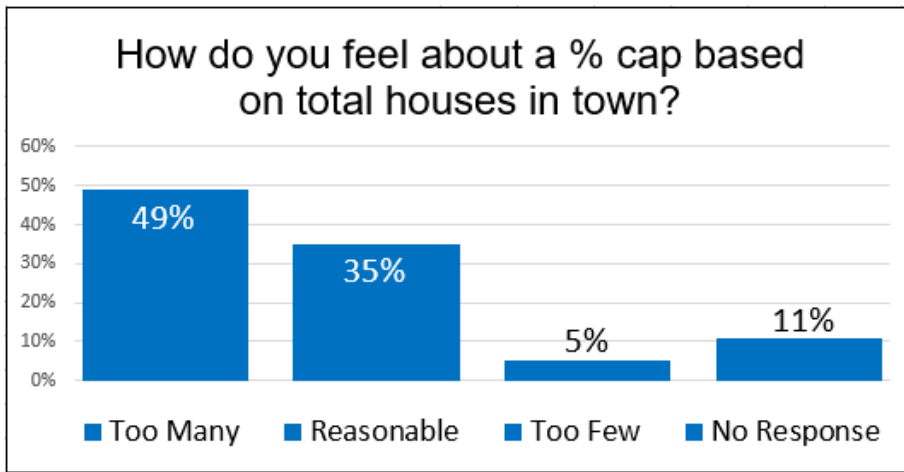
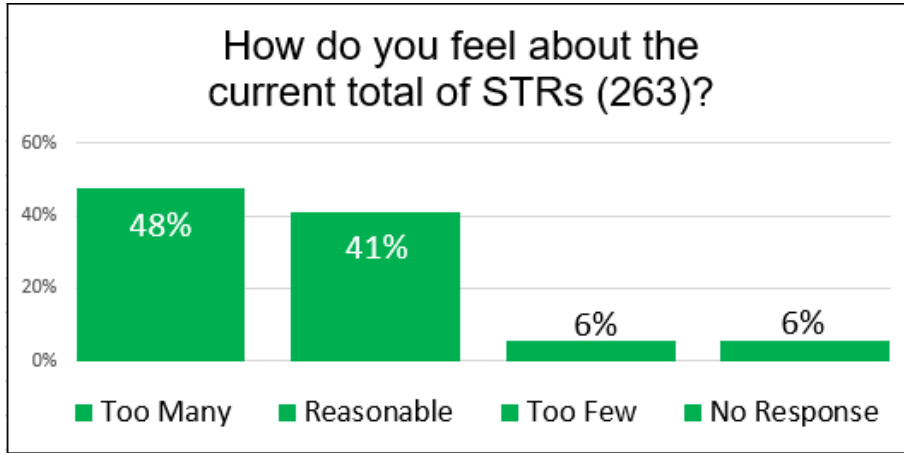
Answer Choices	Responses	
Yes	59%	97
No	16%	26
No Preference	18%	29
No Response	8%	13
	100%	165

STR Owner Detail:

Answer Choices	Responses	
Yes	17%	33
No	56%	112
No Preference	23%	45
No Response	5%	9
	100%	199

9) Perspectives on STRs Caps/Limits (continued):

Full-time Residents:



Full-time Residents:

	Too Many		Reasonable		Too Few		No Response		Total
Is the Current Number of STRs (263)	48%	107	41%	92	6%	13	6%	13	225
Is the Percentage-based Limit (17.5%)	49%	110	35%	79	5%	12	11%	24	225

Part-time Resident Detail:

	Too Many		Reasonable		Too Few		No Response		Total
Is the Current Number of STRs (263)	29%	48	50%	83	12%	20	8%	14	165
Is the Percentage-based Limit (17.5%)	27%	45	48%	79	14%	23	11%	18	165

STR Owner Detail:

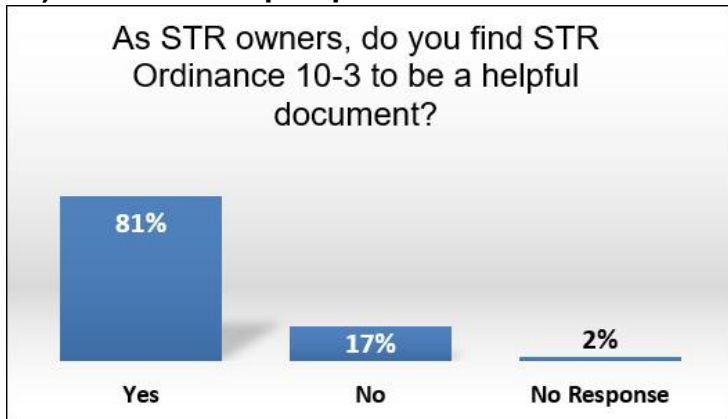
	Too Many		Reasonable		Too Few		No Response		Total
Is the Current Number of STRs (263)	4%	7	75%	150	15%	30	6%	12	199
Is the Percentage-based Limit (17.5%)	5%	9	71%	142	18%	35	7%	13	199

10) STR owners' background:

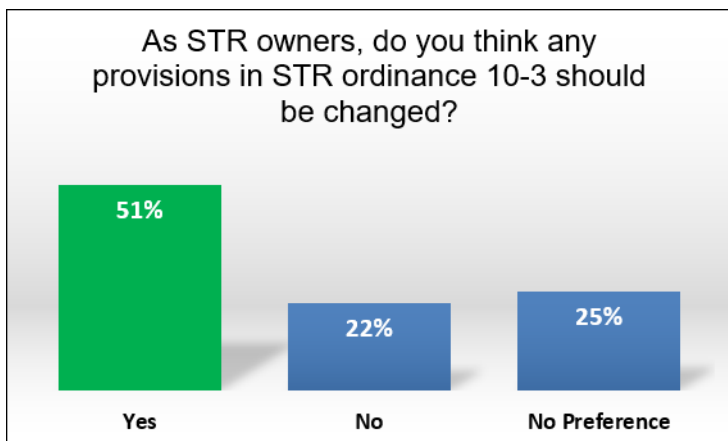


Answer Choices	Responses	
Self-managed	37%	74
Agent-managed	61%	121
No Response	2%	4
	100%	199

11) STR owners' perspective on STR Ordinance 10-3:



Answer Choices	Responses	
Yes	81%	161
No	17%	34
No Response	2%	4
	100%	199



Answer Choices	Responses	
Yes	51%	102
No	22%	43
No Preference	25%	49
No Response	3%	5
	100%	199

- STR Ordinance 10-3 appears to be a helpful document with room for enhancement.
- Incorporating guidance on guests may bolster efforts by a new STR code enforcement officer.
- Over 100 STR owners offered examples of potential areas to clarify and strengthen 10-3.