

MacSween, Liam

To: Austin, Sam
Subject: RE: The Sharing Economy, Short-Term Rentals and Airbnb

From: Nicoll, Lorelei
Sent: Saturday, April 7, 2018 3:56 PM
To: Morley, Fred X <Fred.Morley@novascotia.ca>
Cc: Mason, Wayne <Waye.Mason@halifax.ca>; Austin, Sam <austins@halifax.ca>
Subject: Re: The Sharing Economy, Short-Term Rentals and Airbnb

Good day, Fred.

Thank you for taking the time to provide me with detailed information on the above subject.

I have copied Chair Mason and Vice-Chair Austin of CP&ED on this email to let them know of your willingness to present to this standing committee.

Warm regards,

Lorelei

Lorelei Nicoll, Councillor
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On Apr 3, 2018, at 10:41 AM, Morley, Fred X <Fred.Morley@novascotia.ca> wrote:

Lorelei

The sharing economy and, short-term rentals in particular, have become a key policy issue for cities around the world. Communities are often conflicted between a desire to support economic development through small business growth and pressure from status quo interests to enforce existing rules and regulations.

For example, the short-term rental market place has grown exponentially in Halifax over the last three years, just as it has world-wide. This phenomenon has changed the accommodations sector permanently. This change brings both challenges and opportunities. Creating policy to deal with innovation and change requires that communities get their hands on the best information they can to better understand difficult options.

I have spent the last two years looking at sharing economy issues as they affect communities. I would be happy to share my findings with the Community Planning and Economic Development Committee of Council. I could provide some information on the evolution of the sharing economy and on what is

happening in Halifax while providing a review of best practices from other communities. My objective to assist the committee in asking the right questions and fully understanding its options.

There are some questions that many communities have top of mind:

- How do we level the playing field in a way that is fair to existing operators while encouraging innovation?
- Are short term rentals helping or hurting the tourism economy and economic growth?
- Do short term rentals affect the availability and affordability of long term rentals?
- Should we just adopt a regulatory model from another jurisdiction or does Halifax have unique challenges and opportunities?

I would value any opportunity for discussion of these important issuers with members of the committee. I am prepared to accommodate any timing that works for CP&ED.

All the best

Fred Morley

Fred Morley, FM
CHIEF ECONOMIST

<IMAGE001.PNG>

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