

## ACTIONS TO SOLVE LA QUINTA'S STVR PROBLEMS

- PROBLEM MEASURED BY THE NUMBER OF HOTLINE COMPLAINTS & CORRESPONDENCE WITH CITY
- ROOT CAUSE OF PROBLEM - LENGTH OF RENTAL

POLICY	ACTION	IMPACT ON STVR PROBLEMS	ELIMINATE STVR PROBLEMS
Continue Current Policy	Award new permits to all STVR requests	Complaints will increase proportional with increase in number of STVR permits. Will overwhelm an overstressed Hotline and code compliance enforcement team.	
Moratorium	Freeze the number of permits at the current number, 1278	No change in number of STVR properties. Current unacceptable high number of complaints continues. Full time resident frustration increases.	
Increase Fines and Revoke Permits of Problem Properties	Increase in policing and security.	Tax payers bearing burdened for STVR security. Relies on Neighbors reporting violations. Does not address the problem of large number of complaints.	
Raise Minimal Rental Period to 8 Days	Extend minimum rental period beyond Coachella, Stage coach, Multiple family vacation, & golf group outings.	The longer the rental period the larger the reduction in complaints. Does not eliminate the need for Code Compliance enforcement.	
Raise Minimal Rental Period to 30 Days	STVR permit requires a minimum rental period of 30 days.	Significantly reduces number of transient visitors. Long term renters become part of the neighborhood. Enforcement challenge.	
Eliminate the rental of any house that is not a primary residence	No STVR in R1 communities. Rental permits awarded only to Home-Share primary residence.	Eliminates complaints and the need for code compliance enforcement. Returns peace, quiet and safety to residential communities	

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<b>- ROOT CAUSE OF PROBLEM - LENGTH OF RENTAL</b>					
POLICY		ACTION	IMPACT ON STVR PROBLEMS	ELIMINATE STVR PROBLEMS	
SATUS QUO		Award new permits to all STVR requests	Number of STVRs well continue to grow. Problems and complaints will increase proportional with increase in number of STVR permits. Will overwhelm an already overstressed Hotline and code compliance enforcement team.	RED	
Moratorium on STVR Permits		Freeze the number of STVR permits in La Quinta at the current level, 1278	Does not address root cause of STVRs prblems. Current unacceptable high number of complaints continues.	RED	
Administrative Security Fee		Increase fines and revoke permits of problem properties	Tax payers being burdened for STVR security. Increased involvement of Sheriffs and police departments. Contributes to contentious relationship between STVR owner and neighbors. Does not address root cause of the STVR problem.	RED	
Minimum STVR period - 8 days Subletting	No	Extend minimum rental period beyond Coachella, Stage coach, Multiple family vacation, & golf group outings.	The longer the rental period the larger the reduction in complaints and the more vetted the renters.	YELLOW	
Minimum STVR period - 30 days Subletting	No	To acknowledge STVR is in a redidential community, permit requires a minimum rental period of 30 days.	Eliminates transient traffic. Long term renters become part of the neighborhood. Enforcement challenge.	LIGHT GREEN	
Eliminate the rental of any house that is not a primary residence		No STVR in R1 and R2 communities. Rental permits awarded only to primary residence.	Returns peace, quite and safety to La Quinta residential communities	GREEN	

**MENU OF POTENTIAL SOLUTIONS TO LA QUINTA STVR PROBLEMS**

RESPONSE TO STVR PROBLEMS	IMPACT ON NEIGHBORHOOD PROBLEMS	RESOLUTION OF STVR CREATED PROBLEMS
SATUS QUO	Number of STVRs continue to increase. Problems and grievance filed by neighbors will continue to increase, Overstresses an already overstressed Hotline and code compliance enforcement team.	Problems and complaints will increase proportional with increase in number of STVR permits.
Moratorium on STVR Permits	Does not address on going issues STVRs present La Quinta communities and neighborhoods. Current unacceptable high number of complaints continues.	Current high level of complaints will continue. This level of complaints is not an accurate representation of the magnitude of the problem.
Administrative Security Fee	Putting a band aide on only one of many problems. Tax payers being burdened for STVR security. Sheriffs, police department and local security should not be involved when the STVR can be address by ordnance changes. Contributes to contentious relationship between STVR owner and neighbors. Neighbors should not have to be part of the solution, to a problem they didn't create.	Extremely narrow solution; Does not address the root cause of the neighbors problems and complaints
Minimum STVR period - 8 days Subletting	No Minimal impact on current problems - extend rental period beyond Coachella, Stage coach, Multiple family vacation, golf group outings.	Addresses only part of the problem, insufficient to address all contributing cases to problems. The longer the rental the more vetted the renters.
Minimum STVR period - 30 days Subletting	No Eliminates transient traffic. Recognizes rental is in a residential community.	Projected to reduce complaints by 90%. Long term renters become part of the neighborhood
No STVR in R1, and R2 communities Rental permits awarded based on home being a primary residence	Eliminates the rental of any house that is not a primary residence	Best solution, address 98% of issues. Mirror Cathedral City model.

# STVR IMPACT ON LA QUINTA COMMUNITIES

- PROBLEM MEASURED BY THE NUMBER OF HOTLINE COMPLAINTS & CORRESPONDENCE WITH CITY

- ROOT CAUSE OF PROBLEM - LENGTH OF RENTAL

# OF COMPLAINTS

LENGTH of RENTAL - DAYS



# STVR IMPACT ON LA QUINTA COMMUNITIES




