

Neighbors for Neighborhoods of La Quinta

Advocating through neighborhood networking

The Problem

The rapid proliferation of commercialized short term vacation rentals (STVR's) has created serious problems for La Quinta's residential neighborhoods. This pervasive problem extends to every neighborhood in the city. This encompasses the gate guarded golf communities, the non-golf communities oriented around the numerous amenities and attractions of the city as well as those important neighborhoods which are home to young families and workers. These neighborhoods attract visitors and therefore present enormous profit opportunities for developers who convert residential properties into luxury vacation rentals.

STVR's attract disruptive visitors to our communities and the continuous influx of **out-of-town visitors upsets the peaceful enjoyment of long-standing residential neighborhoods**. Short term renters have no reason to care how the Neighborhood around them suffers from their vacation activities.

Zoning codes are designed to keep hotels out of residential neighborhoods, and exist to accommodate and supervise the activities of tourism. STVR's ignore zoning restrictions and make virtually any residence into a hotel/party house. The scale of this **abuse is growing exponentially** in our La Quinta neighborhoods and so are the number of complaints from residence.

The continuation of house conversions into STVRs will reduce the availability of LaQuinta's already limited affordable housing stock and inflate both home prices and long term rental rates in the neighborhoods. This affordability crisis will cause a displacement of permanent residents pushing out good families and workers to find another place to live.