SHORT-TERM RENTAL PUBLIC LOTTERY

February 7, 2018
Recap

- Ordinance 17-024
  - Adopted on December 20, 2017
  - Effective January 20, 2018

- 250 City-wide Cap

- New STR licenses are subject to:
  - One per parcel limit
  - 55’ Zone of Exclusion (ZOE)
STR Program Overview

- 289 STRs

- 25-30 estimated to be not renewed due to:
  - Ineligibility (idle, violations, incomplete applications, etc)
  - Voluntary cancellations
  - Failure to renew before the deadline
STR Lottery

Approximately 60 STRs will be sunnetted if ALL 289 STR licenses are renewed
Lottery Ordinance Overview

- Will further implement ordinance 17-024
- Will address density if attrition and removal of idle licenses do not address density concerns sufficiently
- Lottery will not apply to STRs that are on blocks below the 15% block density limit, or do not overlap the Zone of Exclusion (ZOE) with another STR
Block Definition

Assessor Parcel Number
006-531-007-000
Block Density

$$\text{block density} = \frac{\text{Number of STRs}}{\text{Number of parcels}}$$

Over-density $> 15\%$
Next Steps

- Complete STR license renewals by March 31, 2018

- City staff will provide Council with an updated block density map and detailed report on renewals and attrition within the first week of April 2018

- Based on the renewal update from staff, the City Council to determine whether a lottery is necessary at a regularly scheduled meeting
Thank you!

Comments & Questions
Over-dense Block Configurations

**Type 1**: Over 15% but all STRs comply with 55’ ZOE

No lottery in either case
Over-dense Block Configurations

**Type 2:** Over 15% and no STRs comply with 55’ ZOE

**Lottery Eligible:** Only 1 STR continues
Over-dense Block Configurations

**Type 3**: Over 15% - Some STR(s) comply with 55’ ZOE and others do not

**No Lottery**: ZOE-compliant STRs

**Lottery Eligible**: remaining STRs
Over-dense Block Configurations

**Type 4:** Standalone duplexes and triplexes

**Lottery Eligible:** One STR continues
Over-dense Block Configurations

**Type 5:** Hybrid block (duplex and SFD STRs on the same block)

**Lottery Eligible:** 3 STRs continue
**Type 6: Hybrid Block (HOA/TIC and SFD STRs on the same block)**

Block # 156

- Parcel Count: 16
- Number of STRs: 10
- Max # of STRs allowed: 2

Block # 073

- Parcel Count: 8
- Number of STRs: 4
- Max # of STRs allowed: 12

2 STRs continue

1 STR continues

Lottery Eligible
Over-dense Block Configurations

**Type 7: The unusually small blocks**

**Lottery Eligible:** One STR may continue