

Erika Shook

From: Eva Cooley <evargreen@hotmail.com>
Sent: Sunday, February 21, 2021 1:07 PM
To: Council Public Comment
Subject: Vacation Rental Moratorium

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My Name is Eva Cooley and I Own and Operate a successful Owner Occupied Short Term Vacation Rental. I have already submitted another letter to both Council Members. The focus of this letter is the need to distinguish between Owner Occupied Vacation Rentals as Opposed to Non Owner Occupied. Owner Occupied have the mitigating effects on the most note able issues you will be evaluating. Firstly they do not displace any availability of Housing in the County.

I do not think that by in large, Vacation Rentals would alternatively be converted to Affordable Housing but that is another topic. Secondly because they are on site they are aware of any Issues regarding Noise, Trash, Occupancy etc... before anyone else in the neighborhood. Although I believe these issues exist, they are not the Norm. However in the event of a Guest that is not following Protocol or a rare incident Clearly they have the same vested interest as BNB operator would to preserve the integrity of their operations. In Fact Owner Occupied vacation Rentals are a completely different Profile from Non Owner Occupied and should be Categorized as such. The are more closely aligned with Owner Occupied BNB operation. The research you will be doing must acknowledge the difference and the discussion should allow for exclusion in some of the Harsh Economic Policies you are considering. I.E. discussion about limiting sale of Permitted Short Term Vacation Stay License with Property. If not why are we not considering including BNB's in these same discussions? Because by comparison they are a smaller part of the market and have not been shown to lend themselves to some of the concerns addressed here. In acknowledging the category correctly , a preference could be made toward policy to favor the owner occupied short term vacation stay in the proposed lottery of permits. As well as Honoring the difference in Community Investment of those Operators who choose to Live on Island in their Home as well as offering the enjoyment to visitors. A greater investment in Community means Tourist Money stays on Island where Owner Financially shares with his or hers purchasing dollar to all the business on Island. As well Every Dollar spent on Lodging equals 3 Dollars the Guest Spends during his or Her stay on Island. That is my experience when I review with Guests their itinerary of Restaurants , Adventures and Shopping Purchases. I believe it is pretty accurate across the Board. So especially coming out of Covid and the Financial Pressures all Residents and Businesses face financially Please Weigh the effect of your Ponderings on the Financial Health and Wellness of this Community.

Most Sincerely Eva Cooley