

Adam Zack

From: Vicki Leimback <vleimback@gmail.com>
Sent: Wednesday, August 18, 2021 5:07 PM
To: Vacation Rental Comments
Subject: Please address the real issues, not cap VR's

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

August 18, 2021

Dear Planning Commission and Council,

In January of 2021, a moratorium was approved for reviewing and "finding fact".

We have not seen any real concrete data until Steve Smith, a member of the Planning Commission, gathered and analyzed, and drilled down housing data by separating seasonal (vacant) housing from full time, full time rental and the smallest slice of the pie; Vacation Rentals.

Since VR's represent less than 3% of the housing stock in SJC as shown in Table 1 of Steve's report and Seasonal (vacant) homes are 40%, it's clear that the wrong horse is being chased.

In addition to that, Table 7 shows that VR permits have been dramatically reduced since the 2018 regulations; just as intended. Give the regulations more time to see further results.

I have had my permit since 2015 and **would not entertain turning it into a LTR**. Why?

-
-
- The laws favor the tenant, damages are very costly. I know, it's happened to me.
-
-
-
- Since Covid, the ability to collect rent and evict a tenant is a costly and an unlawful endeavor.
-
-
-
- No flexibility for me-- if I don't want anyone in the house, or want to use it for myself.
-

Tourists are still going to come here; they have since the 1900's when the mosquito fleet brought hundreds of them up here at a time. The San Juans have been actively advertised as a destination for over 90 years. This will not change. If we don't have VR's, then look for more hotels, motels, inns, bed & breakfasts and camping grounds being built. Tourism and Construction are the main sources of revenue for us middle class folk as well as for our county and community in tax dollars... And income for many who are retired.

Restricting, capping, or eliminating Vacation Rentals does nothing to solve any housing problems. *Let's direct our efforts into solving the real issues.*

Please consider the following:

- 1.

- 2.
3. Adjust building regulations to allow for the required housing. Allow guest houses and ADU's to be used for long term rentals,
4. both existing and new construction.
- 5.
- 6.
- 7.
8. Partner with business owners to provide housing for seasonal workers. Tiny-home villages would be attractive, desirable and
9. relatively cost effective to build.
- 10.
- 11.
- 12.
13. Allow communities of innovative seasonal abodes, yurts or tiny homes, for example, with gardens in the the middle of a circle,
14. solar energy, and cutting edge septic systems like AxMax Treatment Systems. Start it here!! Work with Opalco, and give BIG incentives for out of the box thinking and enacting to solve the housing issues.
- 15.

In closing, I would request that PC and Council hire an outside, objective expert to verify Steve's data, to confirm. I would also ask you to hire Doug Whitaker as a consultant.

Sincerely,

Vicki Leimback

Orcas Island

--

Vicki Leimback
206.714.3348 Cell and Text