

Sophia Cassam

From: Kim Nichols <nicks42@rockisland.com>
Sent: Friday, February 19, 2021 12:39 PM
To: San Juan County Council
Cc: Jamie Stephens
Subject: Against VR moratorium
Attachments: Kim Nichols .pdf

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Dear council members,
>

> This letter highlights my experience with long term renters, and why I would not choose to rent long term (I no longer own a second property). I would further make the points that: 1. Lopez has a substantial number of affordable land trust homes and low income apartments, in addition to other rentals (we provide 2 of those on our property). How much should a community satisfy the needs of people coming here who desire to stay, even though it's out of their price range? Once, I wanted to live in Sausalito, Ca., but I realized that was never going to happen because that beautiful little Marin County town was way out of my pay grade. I would still fancy living there, and I could still not afford it. 2. Of the several dozen business *just* in the Lopez village area, maybe 5 of them are not affected by the boost of tourist dollars, so yes, vacation rentals are a crucial part of the economy.

Thanks for listening!
Kim Nichols
Lopez

Sent from my iPad

Feb. 15, 2021

To Whom it May Concern:

In 2009, my husband and I purchased a second property on Lopez Island. The house, built in 1895, stands next to The Galley Restaurant (which we also owned at the time), and for several reasons it was in our best interest to purchase it.

Previously, it had gone through a number of long term renters and judging from the condition we received it in, we decided to "pretty her up" as best we could and rent as short term vacation rental. Since the house is expensive to heat in the winter, this seemed the best plan, too.

Because of an onerous HOA, we stopped with short term vacation rental, and we took a leap of faith and rented to a couple with a young child. Our local "Family Resource Center" helped and supported them in finding a place and asked about our house. We finally agreed. I believe the FRC paid for their first month's rent and a small damage deposit (\$500).

They moved in.

We didn't know or agree to the German Shepherd. Or cat. Or snakes. Or 400 gallon fish tank. We didn't agree to the subsequent additional people (there were many) also staying at the house.

After almost a year, we were happy to see them go as everybody was fighting with one another (the deputy car was often over there) and relationships broke apart, but not before considerable damage was done.

The entire house had to be cleaned top to bottom and then every room repainted.

Decent mattresses which came with the house had to be discarded.

All wooden bed frames were broken.

All curtains replaced.

Every lamp in the house was broken.

Some things that came with the house were missing (a kitchen table, for one).

Truckloads of trash were taken to the dump.

They owed \$1500 when they left and the \$500 damage deposit barely paid for the trash removal.

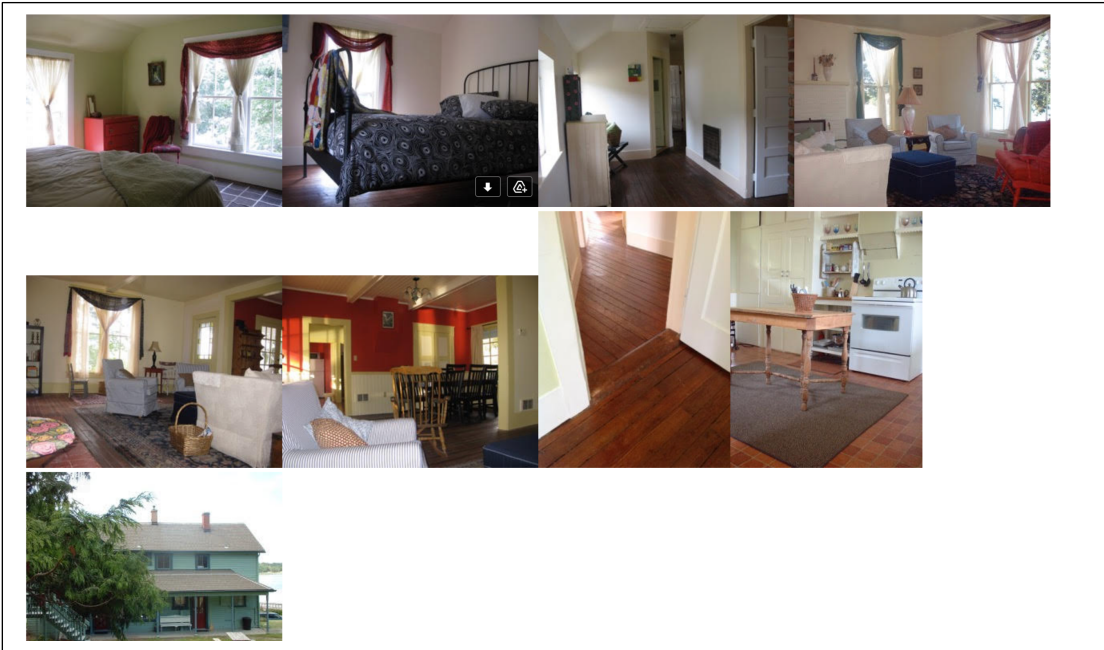
It was shocking, it was as though in 14 months they never lifted a finger to do so much as sweep a floor or wipe splattered soup off the walls.

We never rented this house again after that experience. We sold last September.

To summarize: Renting long term is a risky undertaking.

Kim Nichols
61 Charlie Lane
Lopez

Before Pictures



After Pictures

1. Master bedroom.
2. Hallway
3. Upstairs bathroom
4. Downstairs bathroom - used for cat litter box.
5. Various photos outside. We were left with truckloads of trash, including cat full litter box. Lots of cigarette butts laying on the ground and concrete.

