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From: Cedar Rose <cedarrose@gmail.com>
Sent: Monday, May 16, 2022 1:49 PM
To: Vacation Rental Comments

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To Whom It May Concern:

I am against Caps on Vacation Rental permits due to their ineffective, generalizing, and discriminatory nature. No matter the city council's intention, they send the wrong message and would adversely affect the community.

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- 2.
3. They automatically privilege legacy permit holders and disadvantage new residents or residents
4. who suddenly need/want VR income (and did not previously have a permit). They are especially damaging to those in the UGAs who have not been able to apply for permits since the moratorium began a year-and-a-half ago.
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- 7.
8. They limit the property rights of hard-working, middle-class homeowners in San Juan County, many
9. of whom follow laws and dutifully pay their taxes. Let's not kid ourselves; the wealthiest homeowners in the San Juans do not VR and have no need to.
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- 11.
- 12.
13. They treat all VR homeowners the same, whether they rent for one month, 10 months, or zero months
14. per year.
- 15.
- 16.
- 17.
18. They create a vacuum on existing permits, including those held by homeowners who do
19. not
20. rent their homes but want the option to later on (and are concerned that they would have trouble re-securing one later on due to a Cap). This eliminates the VR opportunity and income of another potential VR permit holder.
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- 22.
- 23.
24. They punish potential, well-meaning VR holders over VR violations they did not make, limiting their
25. ability to pay bills, support their families, and retire in the San Juans.
- 26.

In the last year-and-a-half since the moratorium went into place, we have not seen enough research to support the moratorium itself or the efficacy of Caps. Caps are not the “we ran out of time” band-aid you think they are, and they do not represent the majority of feedback from constituents.

We have already entered another recession in America, and many of us know the worst economic fallout is likely to come. It’s upon our city council to be pragmatic and realize that the short-sighted idea of Caps will negatively affect — and create an exclusionary environment for — all homeowners, current and future, even while temporarily giving special status to some.

Sincerely,
Cedar Rose
Orcas Island