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Good Morning,

I'd just like to add my two cents on the conversation of vacation rentals as someone who works in schools.

It seems that every time the SJISD hires a new teacher, the news is immediately followed by a plea for any leads on affordable housing for new professionals moving to the island. The market for income-driven vacation rentals impacts the inventory of reasonable single family homes for working families. Case in point: after 18 months of looking/waiting/hoping for a deal to come on the market, one teaching couple recently gave in and purchased a small home for just under \$800k so their family wouldn't be forced to move for a third time from landlords deciding to cash-in on the market. Two teachers, \$800k for a marginal home? Or, landlords charging \$3,000+/mo for...?? Something has to change.

That said, I'd be interested to see the data on second homes (seasonal) vs. vacation rentals as my gut is that more inventory is being gobbled up by wealthy investors buying 2nd-3rd homes for their portfolios. Maybe a progressive property tax is worth investigating in order to support locals who live and work on the island.

Best Regards,
Steve Ramsey
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