

Sophia Cassam

From: Kristy Kull <kjkull@gmail.com>
Sent: Monday, May 16, 2022 11:08 PM
To: Vacation Rental Comments
Subject: Critical to cap VRs

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Dear Councilwoman Minney,

I have been a permanent, year-round resident on San Juan since 2008. I was a renter until recently completing the last Homes For Islanders build, and were it not for that program I honestly don't know what my housing options here would be. Halfway through my house build, I had to move out of the place I'd been renting for 8 years and which I'd thought would be available indefinitely. Even with two months' notice, a pristine rental history and credit, and plenty of island knowledge, it took a friend connection and rehabilitation of an out-of-use space in order for me to find a place to live for a year while finishing my house.

I'm 42, so lived here during my 30s and had many different roommates through that period, mostly in that 8-year rental in town. Those landlords never raised the rent, trusted me to manage the roommates, and only finally needed the house back when their parents needed to live there. From before I moved into that place (2012) through now, I've watched the long-term rentals on SJ slowly convert to Air BnBs, VRBOs, or other vacation rentals. Residents in some neighborhoods have no idea who should be coming/going anymore, and vacationers don't respect neighbors' privacy or quiet hours.

Prior to COVID, tourists were already maxing out the walk-on capacity of our ferries. This only happens otherwise on down-Sound routes on big game days! If there aren't more VRs here for people to stay in, then they won't overrun a Town whose service industry is understaffed due to a lack of rental housing (both seasonal and general). Currently we've put an off-kilter cart in front of a very angry (tourist) horse, and it's getting worse every season. I don't work in the tourist or service industry at all, yet I see it, hear it, feel it. If this island wants to continue to be a destination which people enjoy, it oddly enough needs to limit the number which can stay here.

Additionally, why should the ability to obtain basic housing be affected by some owners' desire to profit MORE deeply off of second homes? I can acknowledge that renting is work; I have a tenant living in my house now. But perhaps in addition to capping VRs, SJ County could give landlords more rights which would make them more willing to rent without risking tenant squatters?

Sincerely,
Kristina Kull