

Sophia Cassam

From: Justin Krause <justin.j.krause@gmail.com>
Sent: Thursday, February 18, 2021 1:02 PM
To: Council Public Comment
Subject: in support of vacation rental moratorium — and retroactive actions

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.

Hi Council,

I live on Orcas Island and I am writing to strongly support maintaining and extending new regulations on vacation rentals. These islands are so special, with a community that cares about sustainability. We should share our islands with visitors in an intentional, considered way — by zoning areas that make sense as short term hotels, and also preserving large parts of our islands for permanent residents who want to make this "home" and cannot afford Airbnb-level rents for long-term lodging.

One point that I hope is being discussed: regulation often benefits incumbents. This happens all the time with tech monopolies, but in this case, we are giving a monopoly to those existing rental owners who acted before the community could put into place rules. Theoretically, they can now raise their prices and enjoy less competition.

One solution would be to create a market for licences. E.g., for the limited set of licenses, they could expire after three years after which they would be re-sold to the highest bidder. This could create revenue for the community and also capture some of the value being generated by this artificial monopoly. This is very similar to how US National Parks auction off contracts to be vendors, etc.

Thanks for considering,

Justin Krause
433 Cascade Way