

## Erika Shook

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**From:** Clark Cundy <cjj2orcas@gmail.com>  
**Sent:** Tuesday, February 23, 2021 9:55 AM  
**To:** Council Public Comment  
**Subject:** Please continue the Vacation Rental Moratorium

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Dear County Council.

Please continue the moratorium. Vacation Rentals invite the commercialization of private neighborhoods from [potential commercial investors that do not live here or participate in the community. Taking the commercial business investment out of the neighborhoods is key to getting this under control. Private investors wanting to make the San Juan Islands a commodity do not serve the community who lives and work here. The future of the islands for generations to come require that we look at VR's very carefully, do our due diligence before implementing any rules concerning their growth and impact.

AirBnB stock is now public and trading at \$185/share on the NYSE today. That capitalization plus low interest rates creates an environment for purchasing up properties and creating a false real estate market potentially financially outcompeting buyers who want private homes. The County Council needs time to evaluate all measures of purchase and see about those long term impacts to the community.

Future County Management of Vacation Rentals will need new ideas on how to let that happen but at a level where the overall rural nature of the islands isn't impacted nearly as much as unfettered investment from businesses specializing in the Vacation Rentals, and the false Real Estate market it creates in the process, while removing long term rental housing. Action is needed now on VR's before it gets even more out of hand. Keep the moratorium.

Our HOA had a \$1500 lawyer fee to set up rules that help protect our community. We had an experience with a VR where the occupants partied loudly for 3 days. The non resident owner relied on VR Management to cope with this which they didn't. There are young families surrounding this VR and you never know who the renters will be. Garbage noise etc. Keep them out of here. Properties that don't have HOA's are a free for all for vacation rental pollution in those neighborhoods. The island has plenty of tourist opportunities already in Resorts, Hotels and Park. Keep them there the island is already saturated with tourists every summer. More isn't better.

Best Regards.

Clark Cundy

