

## Adam Zack

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**From:** Ann Marie Fischer <monsoon3789@gmail.com>  
**Sent:** Wednesday, July 21, 2021 9:17 AM  
**To:** Comp Plan Update  
**Subject:** VRs

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Dear Planning Commission:

I wrote you earlier about vacation rentals. Since then I have heard the proposals of Chom Greacen on this topic.

I urge you to consider adopting these proposals.

Here they are again:

1. Institute VR permit caps for the county and specific islands.
2. For Lopez Island cap, please consider lowering the cap from the proposed 174 (a 34% increase from the current number).
3. Consider imposing a fee per night collected from VR customers to support long-term affordable housing. A study by City of San Diego, which relied on vacation rental prototypes in seven city neighborhoods, found that workers such as cleaners and gardeners who work at vacation rentals in the city produce a need for housing for low-income workers that could support nightly fees on vacation rentals for as high as \$19.37 a night in La Jolla and as little as \$2.73 for a moderately priced home-sharing operation. The fees would be used to support affordable housing for the city residents.

(Source: <https://www.voiceofsandiego.org/topics/government/short-term-vacation-rentals-impact-on-housing-stock-still-unclear-after-city-study/>)

4. Consider a ban on turning entire residences into VRs. To ensure VR revenues benefit local residents, we should only allow VR permits to live-in resident owners of the VR property.

Thank you for your consideration,  
Ann Marie Fischer  
Lopez resident for 34 years  
Teacher at Lopez School for 30 years