

## Adam Zack

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**From:** Jan Scilipoti <jan@janscilipoti.com>  
**Sent:** Thursday, September 16, 2021 3:24 PM  
**To:** Vacation Rental Comments  
**Subject:** VR caps discussion

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September 16, 2021

Members of the San Juan County Planning Commission  
PO Box 947  
Friday Harbor, WA 98250

### Re: Proposed Use of “Caps” for Regulation of Vacation Rentals in San Juan County

Dear Members of the San Juan County Planning Commission,

As a member of Hosting on the Rock (HOTR) vacation rental owners group, I continue to be dismayed at the lack of quantitative data being used to guide county recommendations.

In an effort to increase the understanding of the current VR situation in the county, HOTR conducted an informal survey of VR owners using SurveyMonkey, an online survey tool.

The results of five of the questions are as follows, with a brief description of why I believe they are important. Of the 252 owners who received the survey, 66 responded (26%).

Question 2: [LINK TO RESULTS HERE](#)

*“What was your primary motivation for buying your Vacation Rental property?”*

The top two responses were “retirement property” and “so that I could afford to live here”. These are the two leading reasons why HOTR urges you to consider caps wisely. We are a vacation destination where a large percentage of our housing is designated for future retirement (so therefore are ‘vacant’ in the meantime) and full-time residents need the income from their rentals to be able to continue to live in this high-cost county.

Question 3: [LINK TO RESULTS HERE](#)

*“Did you build a new home with the intention of turning it into a Vacation Rental?”*

82% responded “no”. Building new homes specifically to be used as VRs is not prevalent; this is a myth.

Question 4: [LINK TO RESULTS HERE](#)

*“If you could no longer use your property as a Vacation Rental, what would you do with it?”*

68% of respondents said “Leave it empty except when my family or friends were visiting”. This fully supports the county data showing the inordinate number of homes (up to 38%) as ‘vacant’. Most VR owners would NOT turn their homes in year-round rentals. VRs are not taking a significant number of homes out of the year-round workforce rental market.

Question 5: [LINK TO RESULTS HERE](#)

*“If you turned your Vacation Rental into a year-round rental, approximately how much rent per month would you charge?”*

A full 70% responded with “\$2500/month or more”. This is yet another reason why VRs are not taking a significant number of homes out of the year-round workforce rental market. Even if they were turned into year-round rentals, the homes would not be affordable to residents in the workforce.

Question 6: [LINK TO RESULTS HERE](#)

*“Have you ever run your vacation rental as a year-round rental?”*

86% responded “no”. There is not a significant number of owners turning their year-round rentals into VRs. This is an unfounded myth.

SUMMARY:

I urge you to study the anecdotal information that blames VRs for the lack of affordable workforce housing and for excessive 'pain' in neighborhoods. Both have been exaggerated.

There are ways to increase affordable workforce housing and support our neighborhoods, but wholesale restrictions of VRs will not accomplish these goals.

Sincerely,  
Jan Scilipoti  
Lopez Island WA