

## Sophia Cassam

---

**From:** Dan Christopherson <danlchris@hotmail.com>  
**Sent:** Thursday, September 16, 2021 11:14 PM  
**To:** Vacation Rental Comments  
**Subject:** A vacation rental cap will not be effective, and may have adverse consequences

**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.

A cap on vacation rentals in the San Juans won't solve problems of over-tourism, lack of affordable housing, or environmental impact. Tourists have been coming here for over 100 years, and will continue to come in the future. If there are less accommodations provided by vacation rentals, other types of accommodations will be supplied by enterprising people who always meet demand with supply. Instead of vacation rentals, there will be hotels, motels, inns, resorts, bed and breakfasts, campgrounds, etc. Look at the new hotel being built in Eastsound on Main Street by people who have had a large vacation rental business.

Affordable housing will never be supplied by those who wish to host short term rentals. The types of accommodations desired by tourists will never be affordable for low income people. Those houses will remain empty except for short periods of use by the owners.

It has been shown that negative environmental and property impacts such as water usage and sewage are actually much less with short term renters, who are mostly out enjoying the island rather than remaining in their accommodations all the time. And since vacation rentals are occupied less than full-time housing, there is less impact and damage on the environment and the property.

A vacation rental cap will most likely have the adverse consequence of exacerbating the problem of illegal camping that has been affecting all three main islands, most notably on Lopez where there have been many complaints of it by Lopez residents.

Dan Christopherson  
Eastsound, Washington  
44 year resident of San Juan Islands