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From: Dan <danlchris@hotmail.com>
Sent: Thursday, October 14, 2021 11:19 PM
To: Vacation Rental Comments
Subject: Fwd: Planning Commision Cap Proposal

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Dear San Juan CountyPlanning Commision,

I would like to talk about the Planning Commission's vacation rental proposal. Our islands have been inundated with tourists, second homers, and newcomers, over the last year and a half. I don't believe a cap on vacation rentals would do anything to solve this problem. People come here for the same reason we came here, and they will continue to come here. Curtailing vacation rentals would be very short-sited because other types of accommodations will be built to fill the void. It's supply and demand.

There is also the problem of affordable housing, because property values have gone so high. This is happening everywhere but especially in desirable places like ours. A cap would not increase affordable housing when the lowest price houses are \$500,000. People that own second homes would just keep them empty so that they would still be able to use them when they come.

People have become very emotional about these two problems and they are looking for a solution. Unfortunately, many of them are scapegoating vacation rentals and that is unfair.

Thanks for listening,
Dan Christopherson