

## Sophia Cassam

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**From:** joe symons <joesymons@me.com>  
**Sent:** Saturday, January 25, 2020 10:42 AM  
**To:** Comp Plan Update; Linda Ann Kuller; San Juan County Council  
**Cc:** Yonatan Aldort; Matthew Gilbert  
**Subject:** RE: Housing Element and HNA from Joe Symons  
**Attachments:** VR Graphs SJC comment.pdf; petition\_comments\_jobs\_18723932\_20200125180946.csv; petition\_signatures SJC.pdf

**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.

I attach a pdf file containing comments regarding the 4th Draft of the HNA as presented in

[https://www.sanjuanco.com/DocumentCenter/View/19498/2019-12-17\\_Draft\\_Housing\\_Element\\_HNA](https://www.sanjuanco.com/DocumentCenter/View/19498/2019-12-17_Draft_Housing_Element_HNA)

and conforming to the instructions at

[https://www.sanjuanco.com/DocumentCenter/View/19693/2020-01-17\\_Housing\\_Element\\_HNA\\_Briefing](https://www.sanjuanco.com/DocumentCenter/View/19693/2020-01-17_Housing_Element_HNA_Briefing)

As noted in the attachment, I believe there are serious problems with the statistics and charts used to describe and characterize the trend lines depicted in SJC's issuance of Vacation Rental Permits. There are substantial deficiencies in the information collected and made publicly available. Appropriate and available SJC data regarding the actual number of Single Family Residences has been ignored in favor of US Census *estimate* data on housing. Calculations of VR penetration using inaccurate Census data applied to all SFRs in SJC, thus including islands that prohibit VRs, leaves a clear impression that the impact of VRs on SJC is modest, minor and declining, in contrast with stats based on actual SJC data and actual trends in annual VR Permits issued in the last 10 years, which show substantial and growing VR penetration.

The gap between what the HNA portrays and what the data actually shows implies one of three possibilities:

1. That DCD did not analyze the data properly, suggesting incompetence.
2. That DCD's analysis was intentionally crafted to minimize the impact of VRs on SJC, suggesting bias.

or most probably

3. That DCD is seriously overloaded, underfunded, and consequently does not have the resources to ask the right questions and obtain the right answers from the data resources available. Additionally, DCD does not have, or allocate, resources to gather, and make public, relevant data regarding the negative infrastructure, financial, environmental, legal, and community impacts of VRs.

The consequence of this situation is that no effective strategy has emerged from DCD, PC or CC regarding appropriate regulations on STRs.

The public, however, is not indifferent to the negative impacts of unrestricted VR growth. As a result of County failure to adequately address this topic, a group of volunteer citizens has initiated a series of community conversations on the topic, a component of which has been a petition drive. The Petition asks CC to impose an

immediate moratorium on the issuance of VRPs pending a thorough study, development and implementation of appropriate regulations prior to the lifting of the moratorium. As of late January 2020, almost 2200 signatures (attached) have been submitted and 84 comments (attached) were gathered.

The issues discussed in the email and attachments are not easily translated to page and line number changes to the draft HNA. This is not a matter of wordsmithing and tweaking a sentence here and there. The issues require substantial modifications to the HNA.

As noted in the Housing Element, there is no information on Vacation Rentals pending further edits.

I urge decision makers to pay serious attention to the big picture here, one that is basically never discussed, regarding the commodification of the county by private individuals in contrast to substantial community values as anchored in the county's approved Vision Statement. Overtourism has become an international issue and a serious problem for jurisdictions everywhere. It will not go away here in the San Juans absent serious and significant intervention.

Let's make sure we are using accurate and meaningful data upon which to make public policy.

Joe Symons, PhD  
Olga, WA

petition comments re: vacation rental permit petition

2271 petition signatures as of 4 January 2020:

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[KeepSanJuansWild.org](http://KeepSanJuansWild.org)

# Vacation Rental Trends

presentation by Joe Symons

Source information:

**San Juan County Public Data**

Originally delivered 17 July 2019 at Orcas School Cafeteria  
Vacation Rental Community Conversations.

Updated Jan 2020

## **Background:**

- **There is no restriction on the number of Vacation Rental (VR) permits issued by San Juan County (SJC).**
- **This presentation takes raw data and determined trends that challenge the county's forecast.**
- **This data presentation does not deal with solutions.**
- **Washington's Growth Management Act (GMA) does not require a county to consider the impact of visitors. The County is doing an update to the Comprehensive Plan in order to comply with GMA. GMA requires planning for 20 years. For SJC, that is the period from 2016 to 2036.**
- **Footnote references are located at the end of this document.**

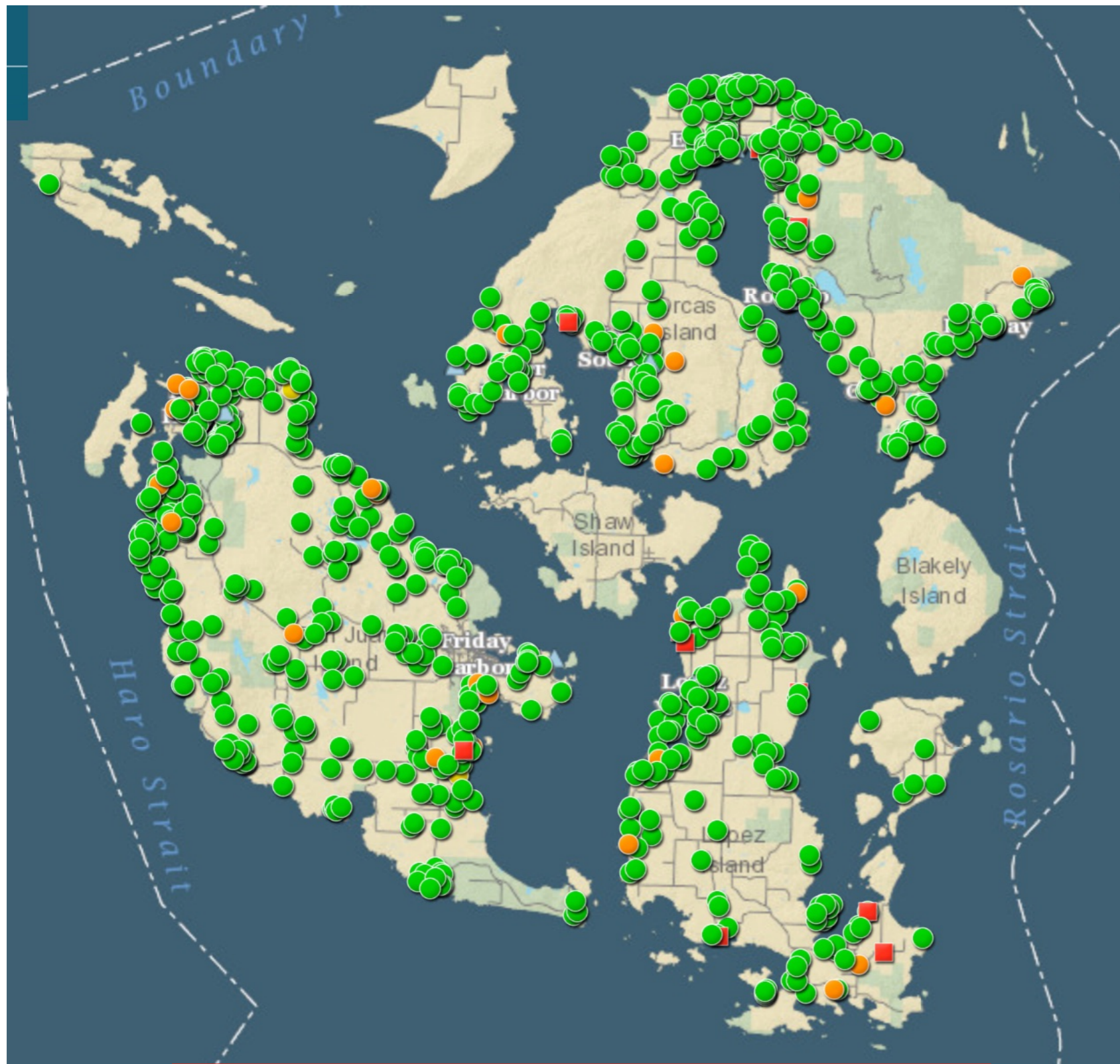
## Takeaways


- \* 469 of 2811 Single Family Residence (SFR) parcels on Orcas have an approved SJC VR Permit; this is ~16% or 1 in 6 homes (1). For the county as a whole, there are 1038 approved VR permits. About half of these are on Orcas.**
- \* Outer islands and Shaw do not allow Short Term Rentals (STR)s. There are 7828 SFRs on Orcas, San Juan and Lopez (2). 1038 VRPs among 7828 SFRs reveals a county-wide average of ~13% or 1 VR per 7.7 residences. The HNA's finding that 7% of SFRs are VRs is misleading, understating VR penetration by almost half.**
- \* There is no data on illegal VR accommodations.**
- \* SJC's HNA shows a steady decline in the issuance of VR Permits. Since 2010, the number of permits issued annually has reversed course and increased significantly.**

## Takeaways

- \* Going forward to 2036, SJC projects no increase in the annual issuance of VR Permits. Since 2010 the number of permits issued annually has tripled.**
- \* Over half of Vacation Rental Permits have been issued to people who do not live in SJC (3). The percentage of VR Permits issued to out-of-county owners is increasing.**
- \* There is insufficient VR data to make thoughtful decisions**

# Vacation Rental Permits, San Juan County, June 2019



 Layers

Vacation Rental Permits

Legend Opacity

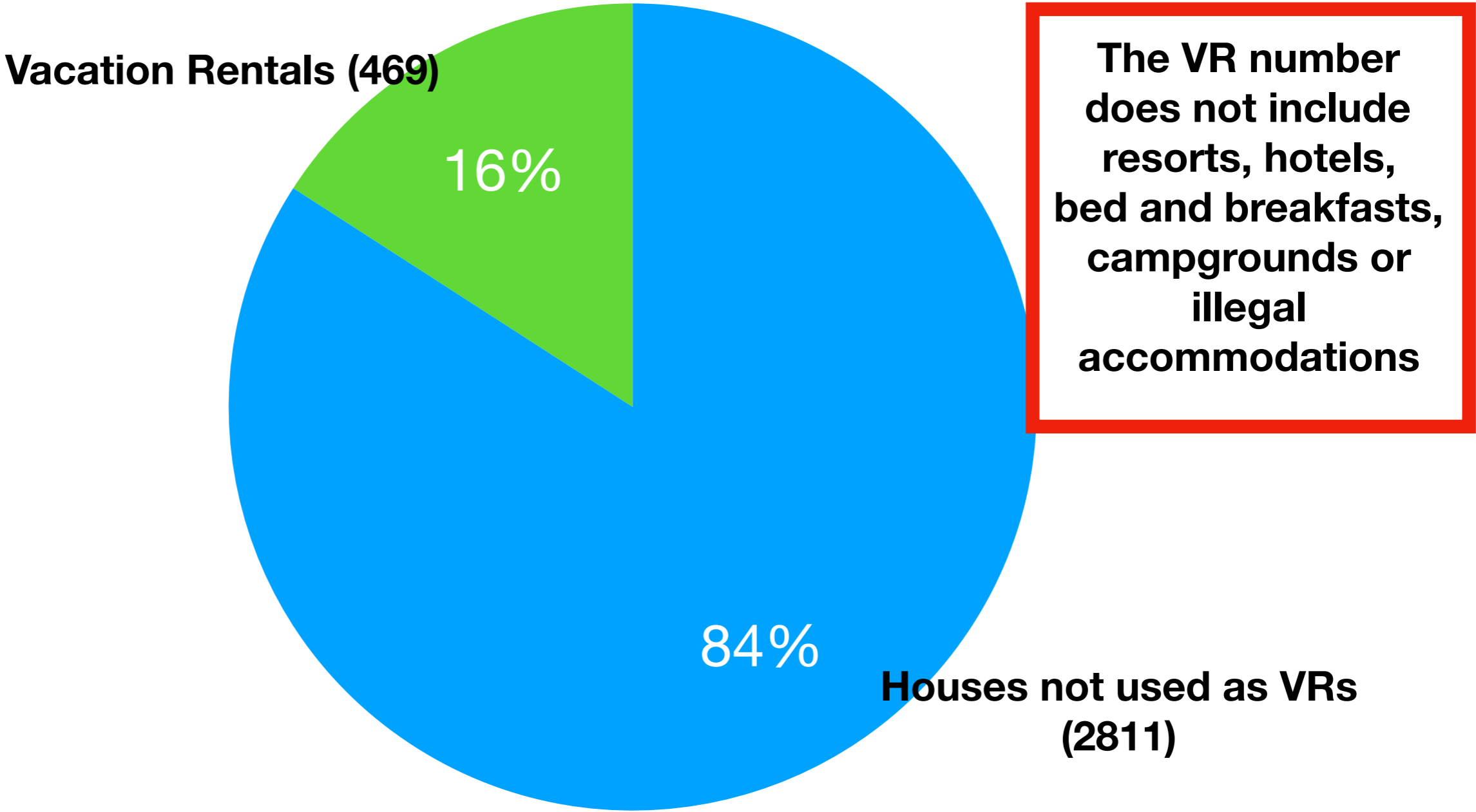
-  Unknown
-  Deactivated
-  Pending
-  Approved
-  Withdrawn
-  Denied

"This is not an exhaustive list of permits and there may be vacation rental permits not shown on the map."

**This map does not include permits for hotels, motels, resorts, campgrounds or bed and breakfasts."**

**There are currently 1038 Vacation Rental Permits in SJC**

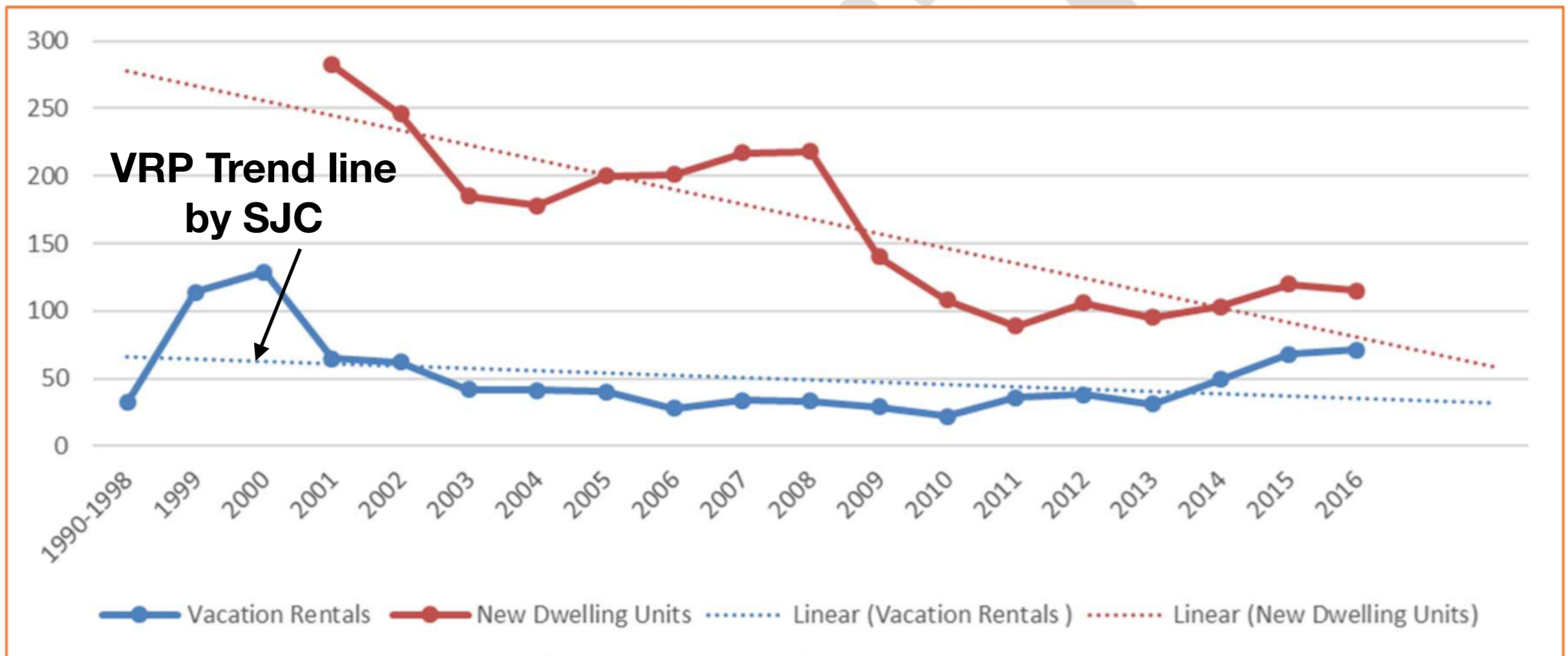
# Percentage of Parcels on Orcas that are Vacation Rentals



Source: SJC VRP and Parcel databases

**Figure 5-18. Vacation Rental Permits Compared to Dwelling Unit Permits.  
Source: SJC Housing Needs Assessment (HNA) (june 2019)**

**Figure 5-18. Vacation Rental Permits Compared to Dwelling Unit Permits.**



Source: SJC DCD VR Permit Data Assembled 2016

Source: 2019-12-17\_Draft\_Housing\_Element\_HNA\_Transmittal.pdf

**Fig 5-18 is statistically meaningless and deliberately misleads policy makers regarding Vacation Rental Trends**

**Well known to SJC, the VR Permit data from 1990 to 2000 is entirely uncharacteristic of normal Vacation Rental Permit trends.**

**While VRPs may have been required for STR accommodations since 1990, SJC did not either notify STR operators nor enforce existing regulations.**

**In approximately 1999, SJC notified existing STR operators of the need to become compliant. A large number of responsible residents complied. Consequently, 275 applications came in within the 3 year period 1998-1999-2000**

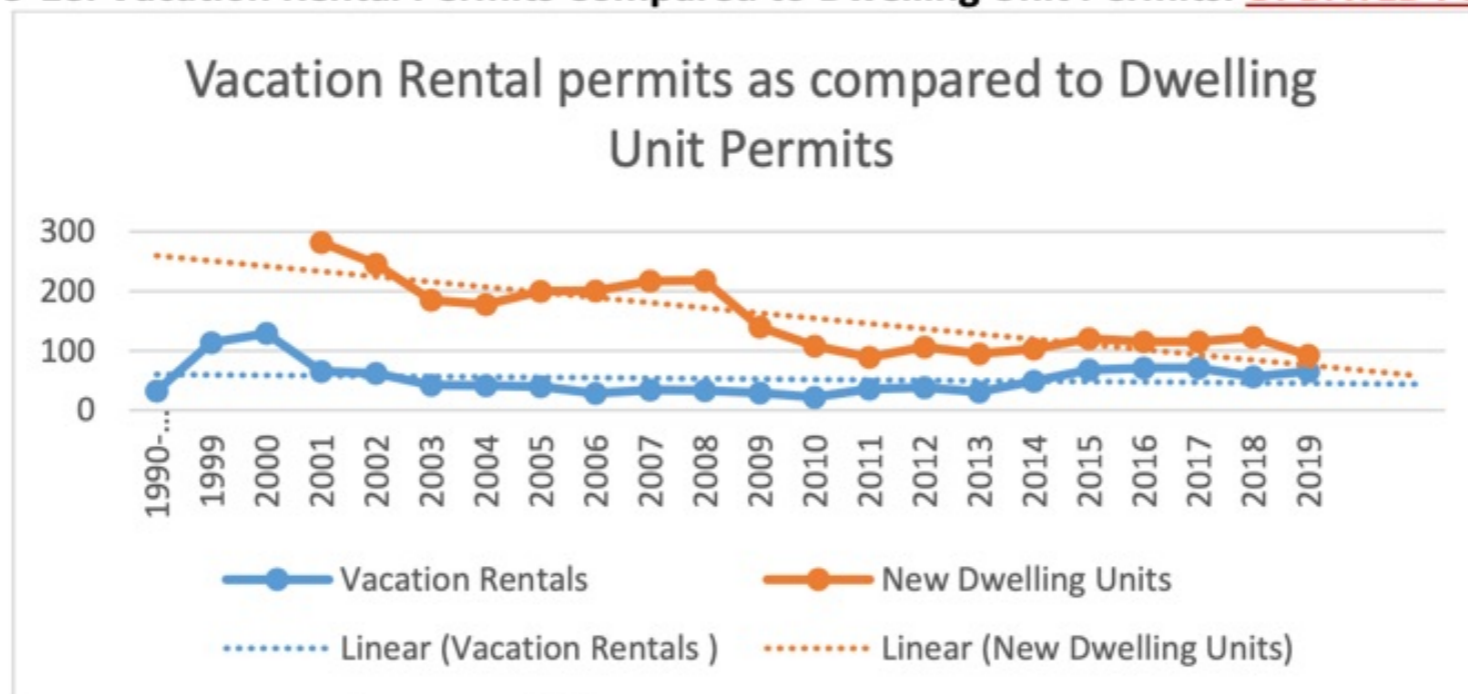
**By including these permits in Figure 5-18, SJC knowingly created the impression, via a linear extrapolation (dotted blue line on 5-18) that the overall trend of VRPs was declining.**

**In fact, if the data from those 3 years was removed, because they are not representative, the data would show an increase in the trend of annual VRPs.**

**Additionally, the original Figure 5-18 (shown earlier) has been replaced in the new HNA with the following Figure (pg 34, HNA):**

12  
13

**Figure 5-18. Vacation Rental Permits Compared to Dwelling Unit Permits. UPDATED FOR 2019.**

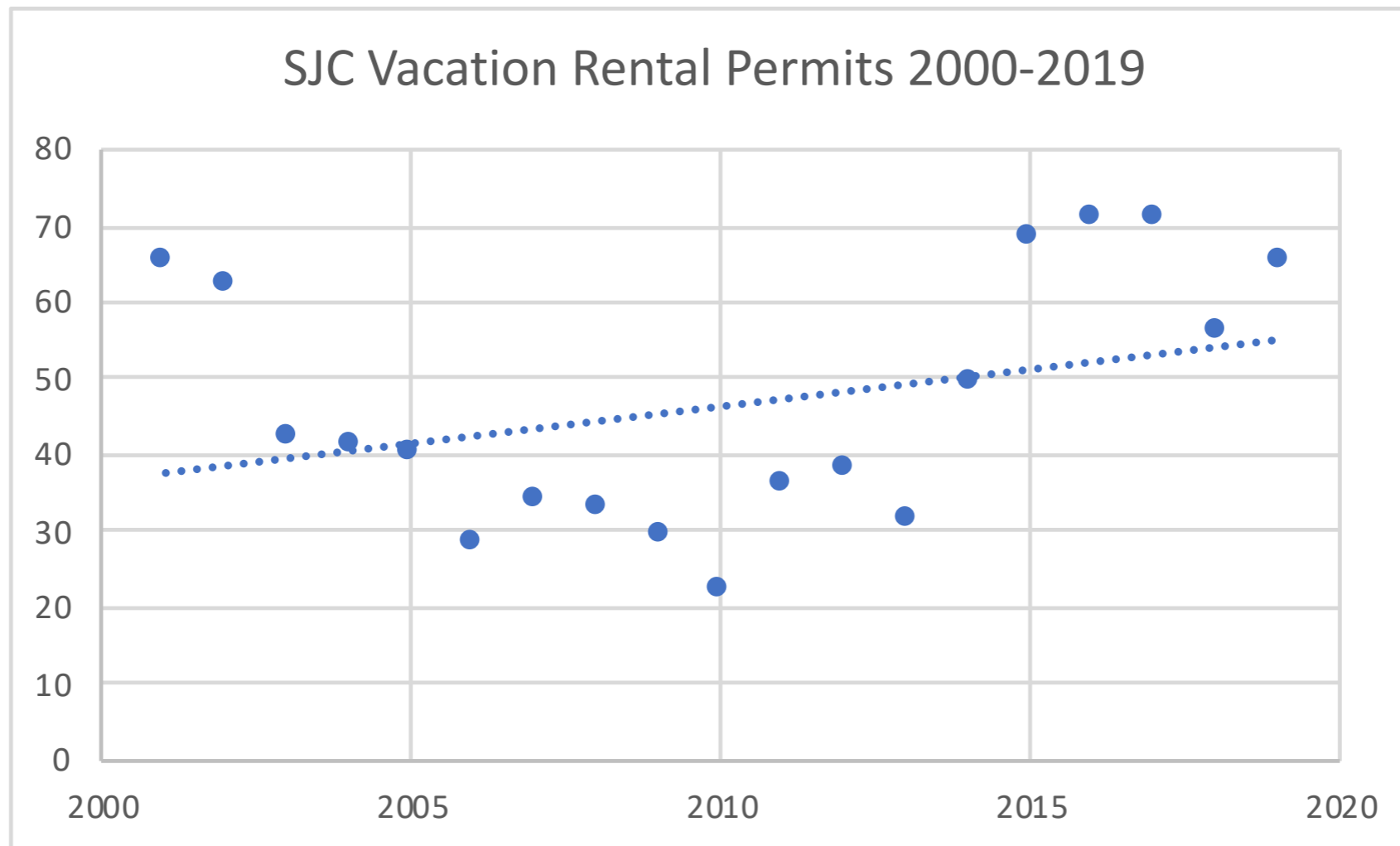


Source: SJC DCD VR Permit Data Assembled 2019

14  
15  
16

**Notice how the Y axis has been shrunk compared to the first 5-18 Figure, making it almost impossible to see the downward angle of the dotted blue line (the trend line), and masking significantly the uptick in annual VR Permits issued from 2010 to 2020 (flip back 2 pages to compare with the original Figure)**

## Here is a SJC VRP trend line for years 2000-2019



**It is obvious that the overall trend since 2000 (i.e., the last 20 years) reveals that the number of VRPs issue annually is increasing.**

**However, even this representation of the data is misleading.**

source: email from Sophia Cassam received 1/21/2020 showing source data used to construct fig 5-18

**Using VRP data beginning in 2000 does not consider two extremely disruptive events: the recession of 2008 and the rise of online platforms, such as airbnb, in 2010**

**A more relevant graph would look at the last 10 years of the annual “demand” for VRPs. By so doing the disruptive nature of these forces could be analyzed:**

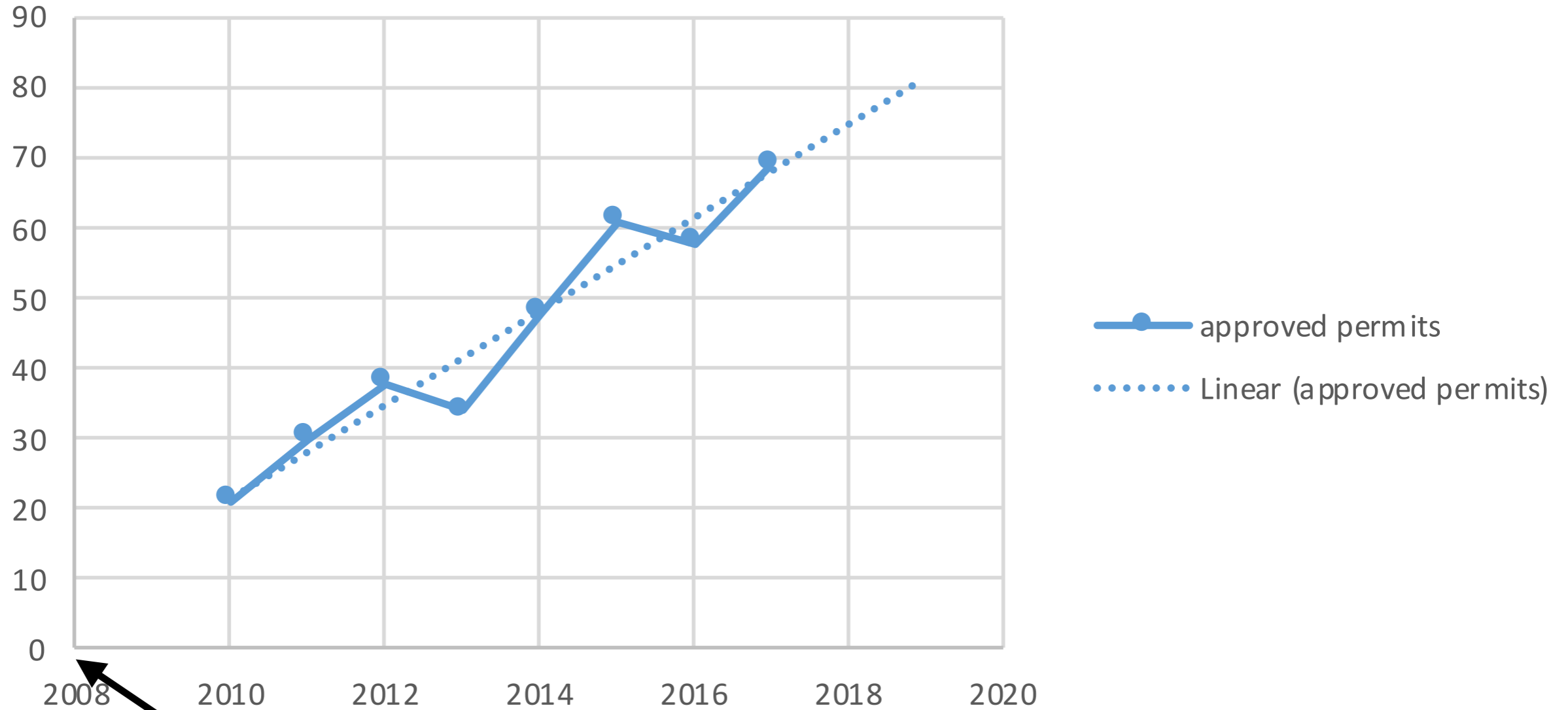
**one is the recovery from the recession,  
the other is the impact of the explosion of STRs due to online platforms**

**The next slide is a graph showing the growth in annual demand for VRPs in SJC beginning in 2010**

**The trend line is obvious and is completely different than the line and analysis used to create Figure 5-18**

# Vacation Rental Permits Trend Line

San Juan County Vacation Rental Permits issued and approved 2010-2017

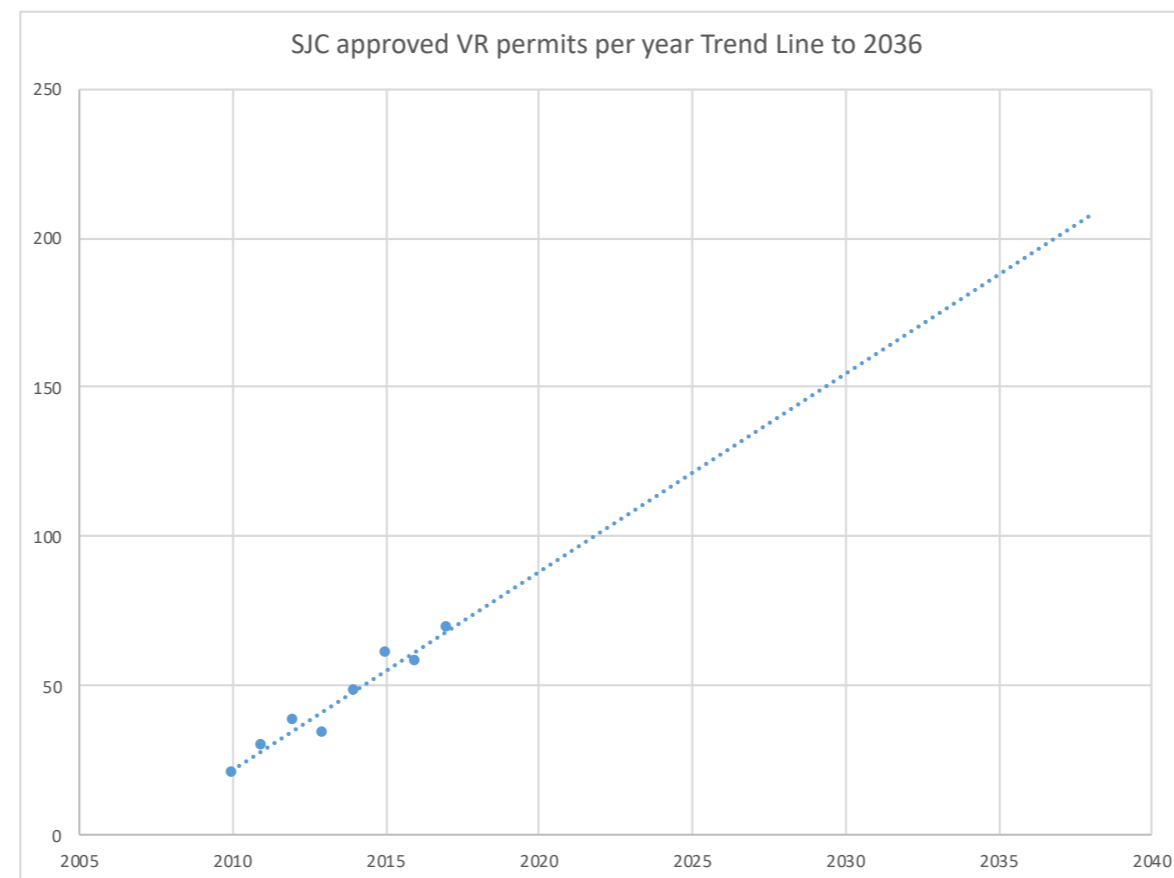


**Recession**

**As noted, the current total number of approved VRPs in SJC is 1038 based on publicly available VRP data.**

**Looking to the future, SJC's HNA projects between 600 and 1000 additional VRPs to be requested and issued during the Comp Plan planning period ending in 2036.**

**Let's look at the trend line shown in the previous slide and run it forward to 2036.**



**Given the maximum number of projected VRPs (1000) to be added to the current VRP inventory by 2036 (HNA pg 33), divided by the number of years (16) between now and 2036 gives an annual average number of VRPs to be added of**

**62 VR Permits per year for the next 16 years.**

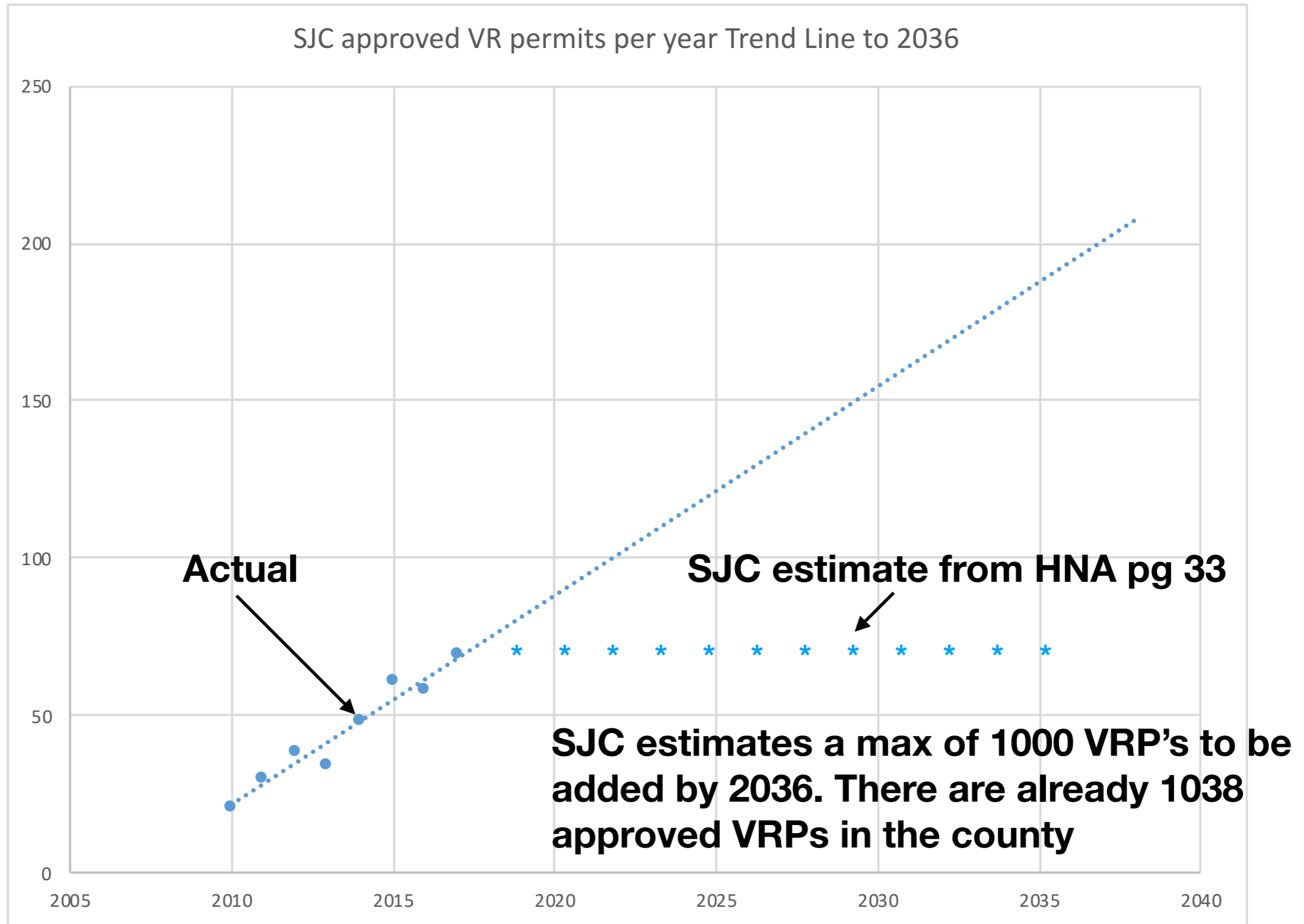
**This is plotted on the same chart as the trend line for the last 10 years;  
see next slide**

**Note: if the minimum number of projected VRPs were used (600), the average annual number of VRPs would be**

**38**

**(this would be roughly the equivalent of the number of VRPs issued 8 years ago in 2012)**

# Approved Annual VR Permits Trend line 2010 to 2036



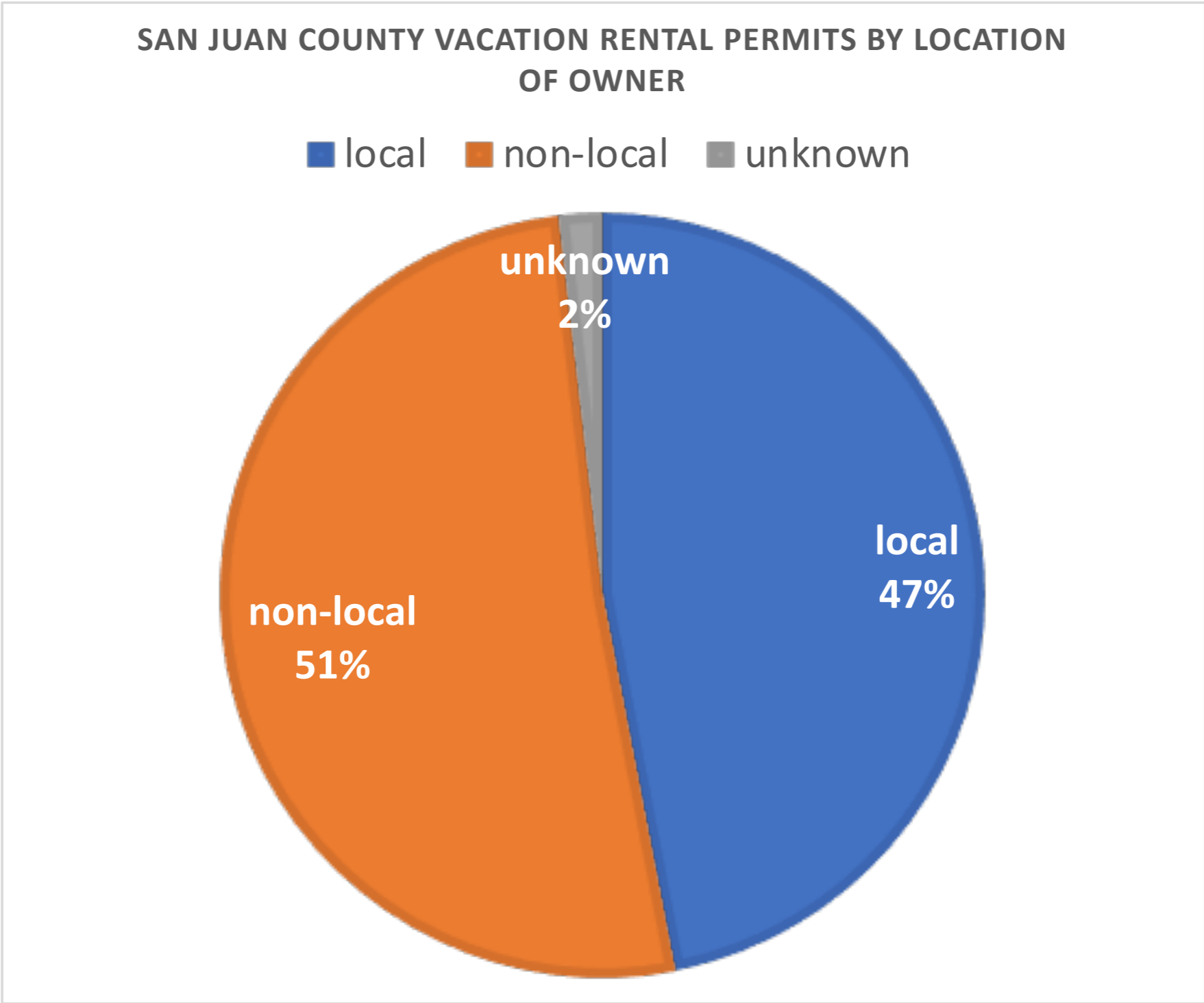
## **Takeaway:**

**SJC projects no increase in the annual issuance of VR Permits going forward to 2036; in fact, the annual number that is projected to be added is less than the number added in 2019.**

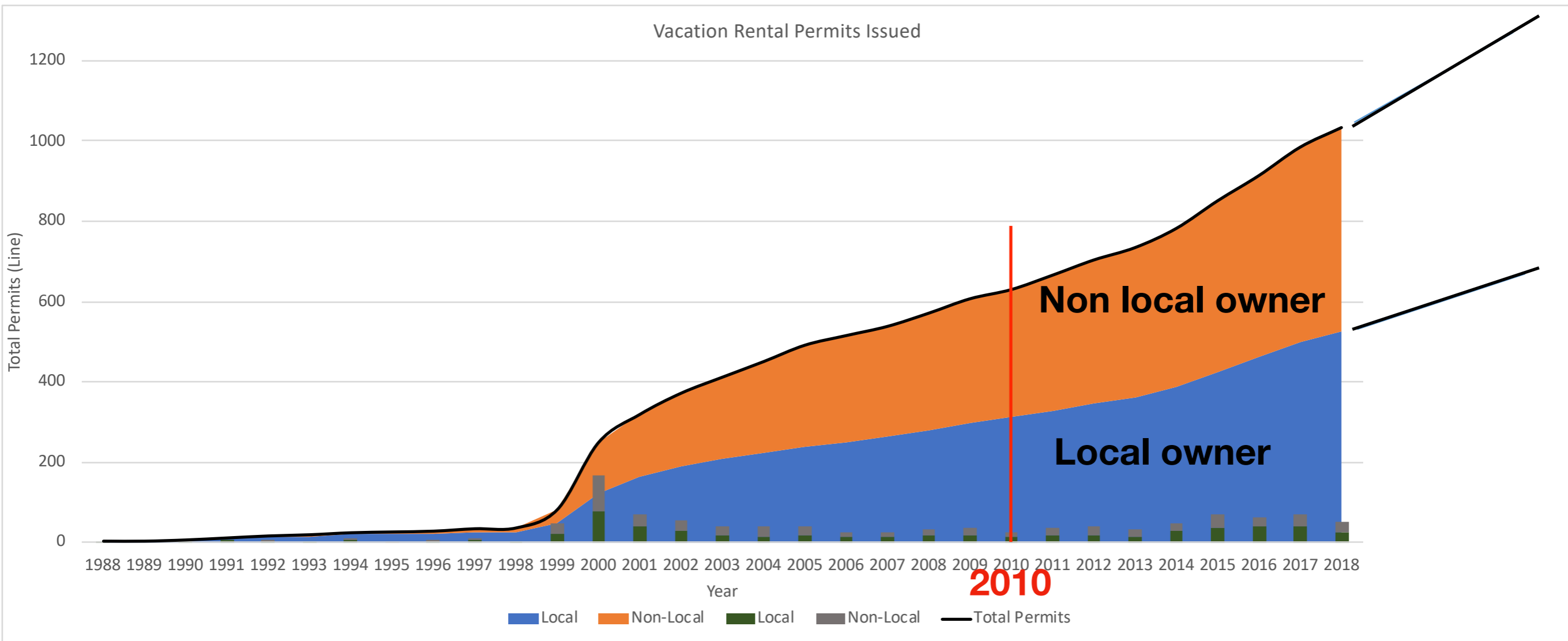
**Since 2010 the number of permits issued annually has tripled.**

**The basis for SJC's VRP projection seems highly questionable.**

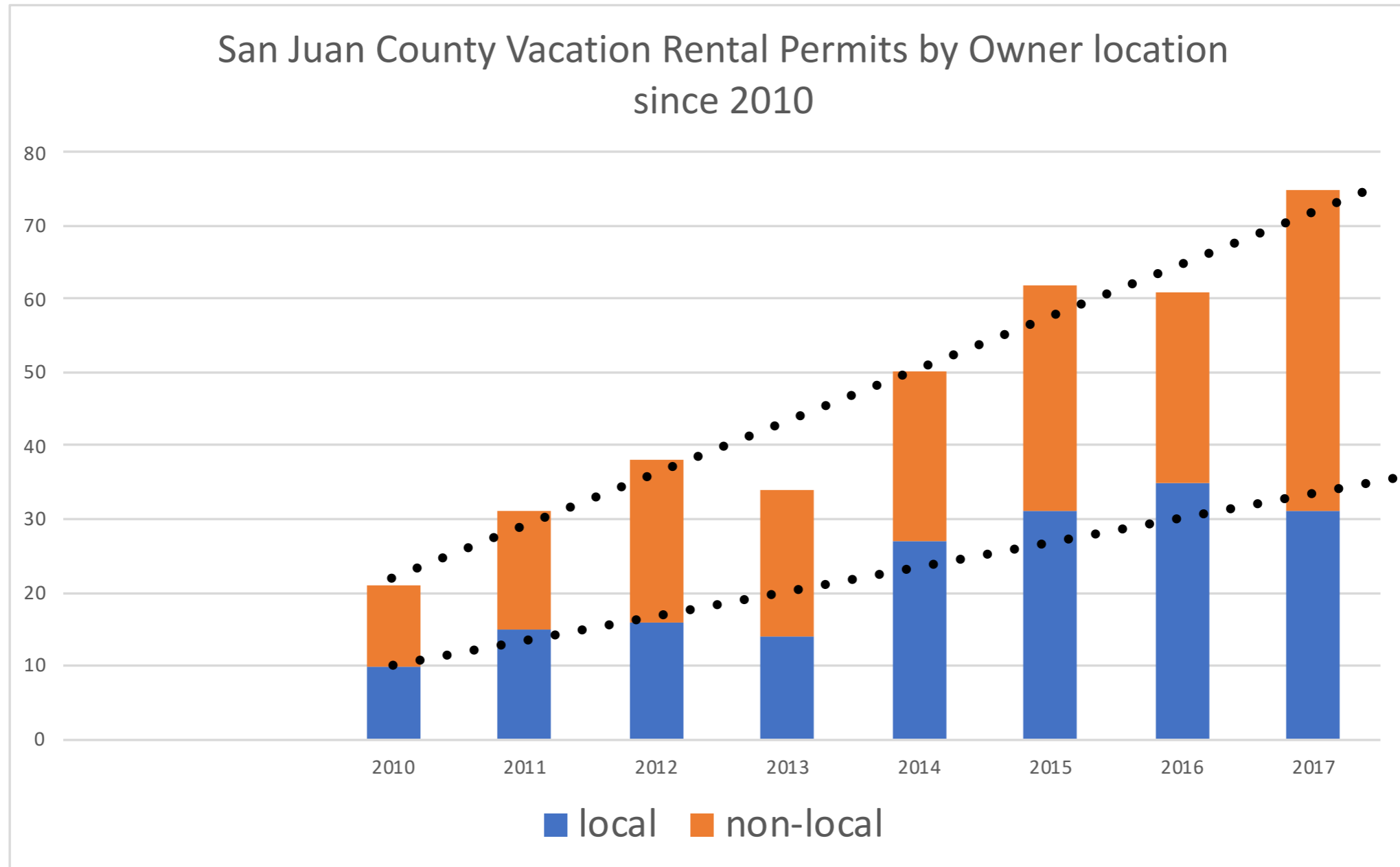
# Ownership of VRPs by location of owner, San Juan County



# Cumulative Vacation Rental Permits Issued, SJC, 1988 to present



# VR Permits issued annually since 2010 by owner location

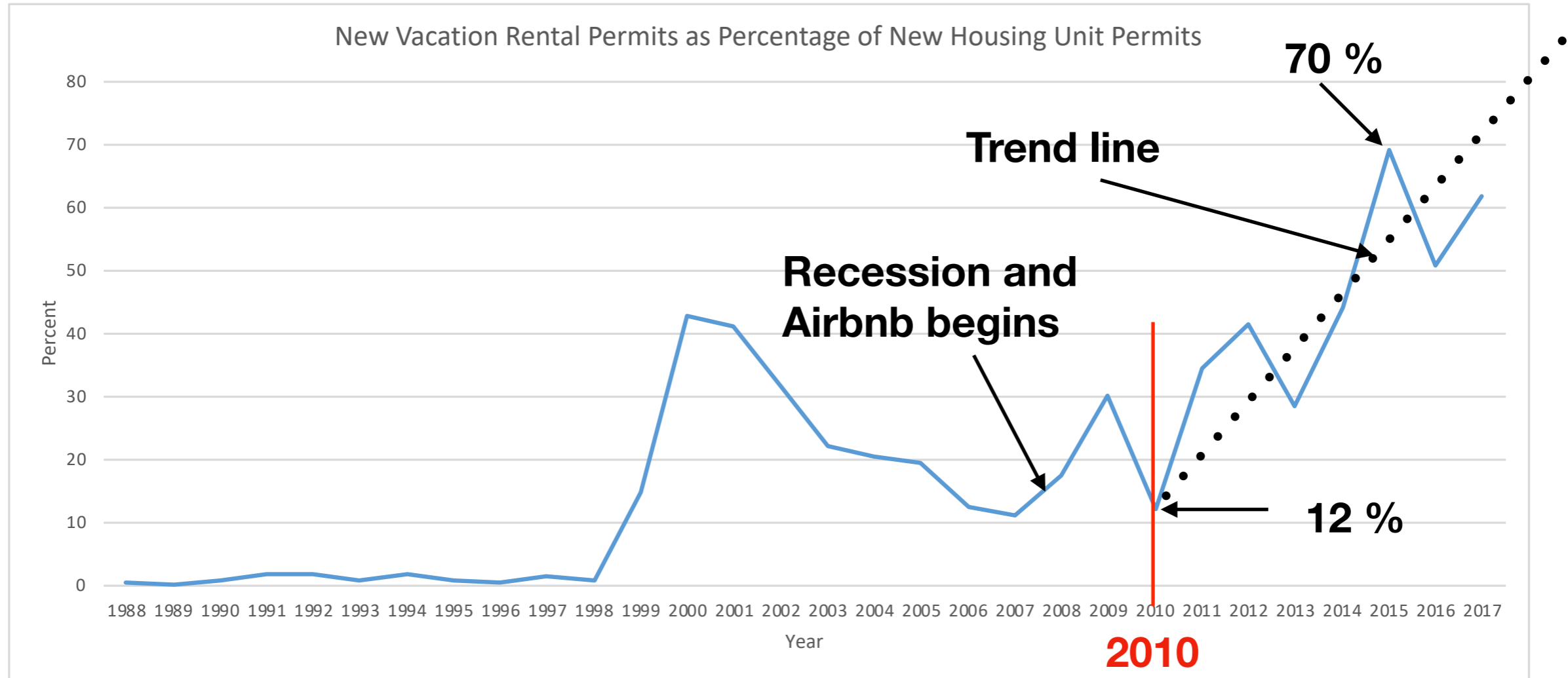


## Takeaway:

**Over half of Vacation Rental Permits  
have been issued to people  
who do not live in SJC**

**The percentage of VR Permits issued  
to out-of-county owners is  
increasing.**

# New Vacation Rental Permits as a Percentage of New Housing Permits, SJC



Source: SJC data presented by Andrew Hursh, law intern, Friends of the San Juans

## **Takeaway:**

**The current trend implies that within a few years, about 80% of new housing starts may be issued VR Permits.**

**It appears substantial increases in housing are being built for visitors; these houses are increasingly owned by out-of-county owners.**

**Data made available to the public and collected by SJC  
during the VR Permit application process  
does not include:**

- **The island;**
- **The location on the island (rural or activity center);**
- **Whether the VRP is for a stand-alone house or a room in a house;**
- **The number of bedrooms;**
- **The owner's location;**
- **The number of other VRPs owned by this owner;**
- **whether the VRP is located in a subdivision governed by CCR's;**
- **whether the parcel is non-conforming;**
- **whether the VRP is currently active;**

**Data made available to the public and collected by SJC during the VR Permit application process does not include:**

- **the advertised number of guests and number of bedrooms;**
- **the Dept of Health's determination of the number of bedrooms that the septic system is designed to serve. (Note: current VRP regulations permit a VRP holder to allow 2 people/bedroom plus 3 additional people. Septic system design maximums assume only 2 persons/bedroom.)**
- **whether the VR permits pets**
- **whether the VRP conforms to any HOA restrictions;**
- **the VRP land use designation;**
- **the advertised name of the VR;**
- **the water supply of the VR.**

## **Takeaway:**

**There is Insufficient VR data  
to make thoughtful decisions**

**Sample VRP data is shown on the next 2  
slides.**

**The first slide shows a spreadsheet view  
of data.**

**The second slide shows, on the left side,  
what the VRP data is for a single Permit**

# Vacation Rental Permit Data, San Juan County, June 2019

## Data Sample

OBJECTID	X	Y	Permit_No	Parcel	Permit_Type	Description	Address	Customer_N	Customer_F	Customer_L	Application_Issue_Date	Approval_Da	Withdraw_D	Deny_Date	Permit_Statu	Deactive_Da	Decision_Date
1	-123.03193	48.5117781	90CU002	3.5233E+11	CU	Trans Accom	c/o Linda Browne P.O. Bo	PAGE	SUGG		1990-04-30T00:00:00.000Z	1990-06-20T00:00:00.000Z			Approved		1990-06-20T00:00:00.000Z
2	-122.91271	48.5410074	91CU036	2.5104E+11	CU	Trans Accom	Route 2 Box 3028	RONALD	HAYNES		1991-12-09T00:00:00.000Z	1992-03-26T00:00:00.000Z			Approved		1992-03-26T00:00:00.000Z
3	-122.94177	48.6706648	91CU029	2.7272E+11	CU	Tran Accom/	Route 1 Box 32	THEODORE	COFFELT		1991-10-10T00:00:00.000Z	1992-06-10T00:00:00.000Z			Approved		1992-06-10T00:00:00.000Z
4	-123.04363	48.5044997	91CU014R	3.5271E+11	CU	Trans Accom	1230 Little Road	JOSEPH	LUMA		1993-02-02T00:00:00.000Z	1991-07-22T00:00:00.000Z			Approved		1993-04-30T00:00:00.000Z
5	-122.90368	48.5195855	92CU010	2.5232E+11	CU	Trans Accom	Route 2 Box 3114	TED	SANCHEZ		1992-05-21T00:00:00.000Z	1992-07-08T00:00:00.000Z			Approved		1992-07-08T00:00:00.000Z
6	-123.05526	48.5605449	92CU011	3.5032E+11	CU	Trans Accom	1722 Roche Harbor Rd	DON	CROSBY		1992-06-02T00:00:00.000Z	1992-09-23T00:00:00.000Z			Approved		1992-09-23T00:00:00.000Z
7	-122.93054	48.6749246	91CU009	2.7224E+11	CU	Trans Accom	Route 1 Box 76	JUDY	MCCLLENAGH		1991-03-22T00:00:00.000Z	1991-05-20T00:00:00.000Z			Approved		1991-05-20T00:00:00.000Z
8	-123.03582	48.5004687	91CU027	3.5262E+11	CU	Trans Accom	2470 Cattle Point Rd	ANNIE	ECHOLS		1991-09-24T00:00:00.000Z	1992-03-26T00:00:00.000Z			Approved		1992-03-26T00:00:00.000Z
9	-122.93214	48.6837957	93CU007	2.7221E+11	CU	Transient Ac	P.O. Box E4	DONALD	TOMPKINS		1993-03-29T00:00:00.000Z	1993-07-27T00:00:00.000Z			Approved		1993-07-27T00:00:00.000Z
10	-122.88772	48.5540018	93CU020	2.5013E+11	CU	Trans Accom	Route 2 Box 3290	JANE	GAMBLE		1993-11-16T00:00:00.000Z	1994-02-14T00:00:00.000Z			Approved		1994-02-14T00:00:00.000Z
11	-122.91974	48.6945664	93CU013	2.7143E+11	CU	Trans Accom	P.O. Box 614	GAIL	KOHER		1993-07-26T00:00:00.000Z	1994-05-11T00:00:00.000Z			Approved		1994-05-11T00:00:00.000Z
12	-122.94751	48.6362501	94CU004	2.6044E+11	CU	Trans Accom	Route 1 Box 45A	DAVID	WOOD		1994-02-11T00:00:00.000Z	1994-05-11T00:00:00.000Z			Approved		1994-05-11T00:00:00.000Z
13	-123.02444	48.4858897	93CU009	3.5351E+11	CU	Trans Accom	P.O. Box 1002	MANYA	PICKARD		1993-04-21T00:00:00.000Z	1993-07-27T00:00:00.000Z			Approved		1993-07-27T00:00:00.000Z
14	-123.06828	48.5754913	91CU028	3.6331E+11	CU	Trans Accom	2490C Channel View Dr	VAL	COOPER		1991-10-10T00:00:00.000Z	1994-11-16T00:00:00.000Z			Approved		1994-11-16T00:00:00.000Z
15	-122.87251	48.6501116	93CU014	1.7315E+11	CU	Trans Accom	P.O. Box 697	LOUISE	SMITH		1993-07-26T00:00:00.000Z	1994-07-13T00:00:00.000Z			Approved		1994-07-13T00:00:00.000Z
16	-123.06297	48.5678828	95SPR015	3.6334E+11	SPR	Residence &	387 Jenniffer Pl	HOWARD	WIENER		1995-10-17T00:00:00.000Z			Approved		1996-04-05T00:00:00.000Z	
17	-122.94669	48.6612122	96CU022	2.7284E+11	CU	Build outbuil	Rt 1 Box 650	WILLIAM	FLETCHER		1996-07-17T00:00:00.000Z	1996-09-27T00:00:00.000Z			Approved		1996-09-27T00:00:00.000Z
18	-122.96173	48.6319174	96CU041	2.6043E+11	CU	Conv. office i	P.O. Box 231	WALLACE	GUDGELL		1996-12-09T00:00:00.000Z	1997-03-25T00:00:00.000Z			Approved		1997-03-25T00:00:00.000Z
19	-122.91135	48.5164315	96CU034	2.5221E+11	SJ	guest to tran	P.O. Box 6	JANICE	LEWIS		1996-10-01T00:00:00.000Z	1997-04-08T00:00:00.000Z			Approved		1997-04-08T00:00:00.000Z
20	-122.8928	48.6403789	97CU005	2.6012E+11	CU	convert exist	P.O. Box 1475	RONALD	SCHULER		1997-02-24T00:00:00.000Z	1997-06-02T00:00:00.000Z			Approved		1997-06-02T00:00:00.000Z
21	-122.87497	48.5525544	97CU014	2.5014E+11	CU	two short ter	P.O. Box 445	GEORDIE	FLOHR		1997-06-19T00:00:00.000Z	1997-10-21T00:00:00.000Z			Approved		1997-10-21T00:00:00.000Z
22	-123.0752	48.5725539	90CU019	3.6332E+11	CU	Trans Accom	P.O. Box 1023	ELIZABETH	PILLOW		1990-06-12T00:00:00.000Z	1990-10-29T00:00:00.000Z			Approved		1990-10-29T00:00:00.000Z
23	-122.9058	48.7083712	97SPR015	2.7116E+11	SPR	One bedroom	P.O. Box 97G	JOAN	SWANBERG		1997-09-05T00:00:00.000Z	1998-01-23T00:00:00.000Z			Approved		1998-01-23T00:00:00.000Z
24	-122.99906	48.6221843	99SPR014	2.6074E+11	SPR	short-term ri	P.O. Box 973	KATHLEEN	GOODLOE		1999-04-15T00:00:00.000Z			Approved		1999-06-23T00:00:00.000Z	
25	-122.86986	48.6510878	99SPR053	1.7315E+11	SPR	transient ren	5409 Ninth Street N.W.	CHARLES	STEWART		1999-07-09T00:00:00.000Z	1999-09-16T00:00:00.000Z			Approved		1999-09-16T00:00:00.000Z
26	-122.87672	48.6931454	99SPR061	1.7175E+11	SPR	short term re	271 Raymundo Dr.	NANCY	NELSON		1999-08-02T00:00:00.000Z	1999-09-16T00:00:00.000Z			Approved		1999-09-16T00:00:00.000Z
27	-122.83603	48.6201286	99SPR052	1.6085E+11	SPR	transient ren	856 Mission Canyon Lane	KAY	WOOLSEY		1999-07-09T00:00:00.000Z	1999-09-16T00:00:00.000Z			Approved		1999-09-16T00:00:00.000Z
28	-122.90541	48.7014628	99CU012	2.7141E+11	CU	transient ren	P.O. Box 376	JOHN	ERLY		1999-05-03T00:00:00.000Z	1999-09-20T00:00:00.000Z			Approved		1999-09-20T00:00:00.000Z
29	-123.02962	48.5526411	91CU021	3.5025E+11	CU	Trans Accom	P.O. Box 1911 1110 Terrac	ROBIN	MORGAN		1991-07-02T00:00:00.000Z	1991-09-26T00:00:00.000Z			Approved		1991-09-26T00:00:00.000Z
30	-123.08171	48.5305433	99SPR049	3.5162E+11	SPR	transient acc	3248-A San Juan Valley Rc	KATHLEEN	PINGREE		1999-06-25T00:00:00.000Z			Approved		1999-09-20T00:00:00.000Z	
31	-123.08045	48.5632665	99SPR056	3.5042E+11	SPR	transient ren	P.O. Box 1133	PETER	DELORENZI		1999-07-01T00:00:00.000Z	1999-10-15T00:00:00.000Z			Approved		1999-10-15T00:00:00.000Z
32	-122.87447	48.6697963	99SPR059	1.7302E+11	SPR	Residence to	16019 N.E. Woodinville -	BEVERLY	EISEN		1999-07-21T00:00:00.000Z	1999-10-04T00:00:00.000Z			Approved		1999-10-04T00:00:00.000Z
33	-122.95227	48.6394533	99SPR069	2.6041E+11	SPR	Transient Re	725 Boddington Lane	DEE	HEIN		1999-08-12T00:00:00.000Z	1999-11-16T00:00:00.000Z			Approved		1999-11-16T00:00:00.000Z
34	-122.91203	48.6920024	99SPR068	2.7146E+11	SPR	transient ren	P.O. Box 113	JAMES	MCBRIDE		1999-08-11T00:00:00.000Z	1999-11-16T00:00:00.000Z			Approved		1999-11-16T00:00:00.000Z
35	-123.10761	48.6216238	99SPR074	3.6185E+11	SPR	transient ren	4955 - 116Th Place S.E.	HENRY	SMILOWICZ		1999-08-27T00:00:00.000Z	1999-12-02T00:00:00.000Z			Approved		1999-12-02T00:00:00.000Z
36	-122.86826	48.7053021	99SPR051	1.7073E+11	SPR	transient ren	P.O. Box 508	RUSSELL	POST		1999-07-09T00:00:00.000Z	1999-12-07T00:00:00.000Z			Approved		1999-12-07T00:00:00.000Z
37	-122.94698	48.6951127	99SPR091	2.7164E+11	SPR	transient ren	8371 N. Interstate Avenue	CAMERON	SHEAHAN		1999-10-01T00:00:00.000Z	1999-12-08T00:00:00.000Z			Approved		1999-12-08T00:00:00.000Z

**There are 1115 Vacation Rental Permits; of these 1038 are approved**

# Vacation Rental Permit Data, San Juan County, June 2019

## Sample of a VRP entry

OBJECTID 1372  
X -122.75898236  
Y 48.65082875  
Permit\_No PCUP00-17-0006  
Parcel 173651024000  
Permit\_Type p cup  
Description VACATION RENTAL APPLICATION  
Address 34 SPOTTED DEER LN  
Customer\_No  
Customer\_FName DONALD  
Customer\_LName SMITH  
Application\_Date 2017-02-17T00:00:00.000Z  
Issue\_Date 2017-05-05T00:00:00.000Z  
Approval\_Date 2017-05-05T00:00:00.000Z  
Withdraw\_Date  
Deny\_Date  
Permit\_Status Approved  
Deactive\_Date  
Decision\_Date 2017-05-05T00:00:00.000Z  
year approved 2017

local n  
non conforming Y  
WF\_LGTH 0  
Legal\_Acre .5051  
Island Orcas  
zoning num dd 5  
Land Use RR  
Zip 98092-8225  
Appraised\_ 265600

**From VRP  
Database**

**From Parcels  
Database**

**Without the addition of other SJC information resources, the VRP data is virtually meaningless.**

**SJC VR data requires linkage to several other SJC databases to make sense of what is happening with VR Permits (4)**

# Summary:

**The HNA's treatment of the impact of Vacation Rentals is misleading and inaccurate.**

**SJC has been notified of these anomalies and has not made adjustments to the HNA, which is now on its 4th draft.**

**Page 17, lines 40-42 of the Housing Element, referencing item 5.7.C is incomplete. Line 42 states:**

- **Policies: Placeholder to be completed after a public policy discussion.**

**Considerable additional work is needed to correct the deficiencies identified in this presentation and provide an accurate portrait for policy makers.**

***As it is, the HNA appears to have been designed to intentionally minimize the impact of STRs in SJC.***

# Footnotes:

1. **469 approved VRP's for Orcas: From SJC VRP dataset, select "Permit Status" field, query "approved"; from SJC Parcels dataset, linked by TPN to VRP dataset, select "island" field, query "orcas";**

**2811 total Single Family Residences (SFR): use SJC Parcels dataset, select "island" field, query "orcas", select "ABS Code", query "SFR"; select "Bldg\_Value" field, query ">42000" (Note: \$42k was determined to be the minimum value for a habitable SFR)**

2. **SFRs per island are determined as follows: use SJC Parcels dataset, select "island" field, query "<name of island>", select "ABS Code", query "SFR"; select "Bldg\_Value" field, query ">42000" (Note: \$42k was determined to be the minimum value for a habitable SFR). Results: Lopez, 1479; San Juan, 3538; Orcas, 2811; total=7828.**

3. **Determination of owner location is based on the address of the parcel owner as determined by the Assessor (i.e., where the tax statements are mailed). An owner is considered to be a county resident if the owner's zip code is one of the following: 98279, 98245, 98243, 98280, 98261, 98286, 98250**

4. **The following SJC datasets, available via GIS Open Data, are related and necessary to obtain relevant information about Vacation Rental Permits:**

**Appraisal Info from Assessor's Office (determines number of bedrooms);**

**Septic Information from DOH (determines septic tank inspections and system capacity);**

**Address information from Address dataset (over half of VRP data shows no VR address);**

**ABS Codes from Comp Plan dataset;**

**DOH bedrooms from DOH;**

**Parcel information from Parcels dataset;**

**Use Code from Assessor's\_Land\_Use\_Codes**

Name	City	State	Postal Code	Country	Comment ed Date	Comment
Sharon Abreu	Eastsound	WA	98245	US	#####	"I am concerned about the lack of affordable long-term rentals resulting from the dramatic increase in vacation rentals on Orcas Island. And I agree that those who profit from vacation rentals should have more of a stake in our local communities." "we need to take more time to look at the effect of unlimited vacation rentals on rural character and our limited island resources, until then we need a moratorium on new permits"
Ed Suij	Eastsound	WA	98245	US	#####	"Joan Stamm"
Joan Stamm	Eastsound	WA	98245	US	#####	"Joan Stamm"
Margaret Mills	Delaware	OH	43015	US	#####	"Out of concern for protecting availability of affordable year-round rentals for working people"
Mia Kartiganer	Deer Harbor	WA	98243	US	#####	"No harm will come from taking a step back and examining the impact of VRBOs." "It is very important to consider the impact of vacation rentals on our limited resources. Please pass a moratorium on vacation rentals"
ELEANOR HOAGUE	Seattle	WA	98155	US	#####	"I am currently on a waiting list for low-income public housing because although San Juan Island is my home I can not afford to live here."
Peggy Sue McRae	Friday Harbor	WA	98250	US	#####	"I just found out that a 1br apartment I rented about 6 years ago for \$750.00 is now renting for \$1200.00. If the housing prices keep soaring, the people who serve the vacationers will not be able to afford to live here anymore. Low-income housing is needed, but we also need moderate-income housing."
Annesa Knowles	Friday Harbor	WA	98250	US	#####	"This place would be such an economic difference without blue collar workers at the stores & restaurants. Something has to be done & this seems like some kind of step in the right direction." "we need to impose limits on how people live in and visit the San Juan Islands."
Aaron Remy stephen bernheim	Eastsound	WA	98245	US	#####	"We must take a pause on vacation rental permits."
joe symons				US	#####	

					"This is a serious issue in our community. It demands data and thoughtful thinking to leave the islands a place of joy for future generations. We need housing for people who live and work here. In addition the importance of neighborhood communities should not be undermined by a steady stream of tourists with little or no sense of place. Seasonal rentals have already taken their toll on available housing for families committed to life here. Let's not let vacation rentals further this undermining trend."
Amanda	Friday				
Azous	Harbor	WA	98250	US	#####
Virginia					
Erhardt	Eastsound	WA	98245	US	#####
Mike					
Bosworth	Olga	WA	98279	US	#####
					"I believe we need to figure out a way to make sure the quality-of-life issues of year-round residents have more priority than tourists."
					"The current growth trends ensuring that SJC will become even more reliant upon tourism as it's main economic engine... in spite of the known hazards is unacceptable to me. I'm asking for a moratorium now so that the county councilors will have and take the opportunity to work with the citizens, and the Vacation Rental Study Group in establishing safeguards & controls against over-tourism."
Michael					
Johnson	Eastsound	WA	98245	US	#####
					"Residents and workers need homes. Many businesses in our county are shorthanded because there is not enough available rental housing."
Eric Morris	Eastsound	WA	98245	US	#####
					"I'm not against vacation rentals... I'm signing in support of this moratorium because it's important to put a pause on new permits while the county and residents have a chance to discuss how to handle them."
Liz Smith	Friday Harbor	WA	98250	US	#####
					"It's really important for the county to address the place of vacation rentals in the overall rental market. This is a RESIDENTIAL environment, not a VACATION environment. Let's focus on building our community first and foremost."
Ann Palmer	Lopez Island	WA	98261	US	#####
andre	lopez				
entermann	island	WA	98261	US	#####
Madeline	East				
Moss	Olympia	WA	98540	US	#####
					"We need to look at this whole thing before we turn in to Martha's Vineyard."
					"The community needs come before the needs of visitors."

Melanie Thea Patten	Eastsound	WA	98245	US	#####	"Renting a house short-term can be lucrative for the house's owner, but it is destructive to the community."
Justin Krause	SF	CA	94117	US	#####	"Turning vacant houses into hotels drives up the cost of housing to the cost of hotels. We need housing for residents and people who care about this community."
Justin Krause	SF	CA	94117	US	#####	"Turning houses into hotels drives up the cost of housing to the cost of hotels . We need housing for real residents (the people who care about the long-term), and we need real neighborhoods (not more luxury retreats)."
Leslie Queneall	Lopez Island	WA	98261	US	#####	"I am concerned about the decrease in livability on Lopez, lack of affordable housing, and effect on the rural landscape."
Judy Osmundson	Ferndale	WA	98248	US	#####	"We must work on housing issues in this county. Short term rentals are definitely displacing housing for permanent residents. I am also concerned about absentee AirBNB rentals. This problem may be worse than taxed Vacation Rentals. Absentee AirBNB rentals are not licensed, not taxed, and with very little social benefit to the county. Property values have exceeded owners ability to pay taxes in many cases. This needs to be discussed."
Katherine Jensen	Port Townsend	WA	98368	US	#####	"San Juan County will only continue to be magical if vacation rentals are limited."
Carol Sibley	Seattle	WA	98103	US	#####	"We need long term rental housing opportunities and the short term rentals have greatly reduced teh numbers of available rental housing...I know Air Bnb gets a lot more money for people than longer term rentals, but this trend is devastating to the island communities"
Shawn Alexander	Olga	WA	98279	US	#####	"Because of the financial incentives, an off island investor purchased in my subdivision and completely disregarded our CC&Rs with his building project. Now myself and my neighbors were forced to file a lawsuit to avoid his triplex bunkhouse in our subdivision that is limited to single family homes. There is an old vacation rental permit that should have been terminated by the County under their ordinances after the foreclosure years ago."
Jen Wood	Eastsound	WA	98245	US	#####	"We need permanent long term housing for residents. And we need time to do it correctly!"

Trenna Middleton	Friday Harbor	WA	98250	US	##### "SJI has an affordable housing shortage."  "I'm not signing! Why force home owners to solve this problem? The statistic that discusses "non-residents owners" is especially bogus. Where is the statistic that reports how many of these "non-residents" use their homes part time so full time renting is not an option? This issue can be resolved by the county allowing ADU's and changing land usage designations. PS- none of the committees recommendations solve the seasonal housing problem. Year round housing requires year round jobs!"
Bob Phalan	Eastsound	WA	98245	US	##### "We need to take a pause, and craft a policy that makes sense for the long term benefit of our community before allowing more permits of this kind."
Natasha Meskew	Eastsound	WA	98245	US	##### "Affordable housing is very important for our community, and i believe that the vacation rental marking is making rental properties unavailable for many residents of San Juan Island. Please impose the moratorium until new regulations that meet the need of our residents are designed"
Thomas Reynolds	Friday Harbor	WA	98250	US	##### "We need time to work out how we might stop the Aspen-ization of our Island home."
Anji Ringzin	Eastsound	WA	98245	US	##### "To maintain a rural connected community in the San Juan Islands it is essential to balance the vacation rental allowances with our residential dwellings and to ensure through, a taxing structure, that those dwellings in the vacation rental market are sharing the costs of the infrastructure we all need and benefit from such as emergency services, road maintenance, water, sewer, parking, garbage, etc."
Emerald Wave dancer	Friday Harbor	WA	98250	US	##### "Impacts of unlimited vacation rental growth. These include erosion of long term and affordable housing, rural character, and the quality of neighborhood and community life."
Nancy Gazecki	Tacoma	WA	98403	US	##### "Enough Already !"
Pierrette Guimond	Seattle	WA	98280	US	##### "Over-tourism displaces people and wildlife, impacts housing, water and our special areas. We need some rules on new vacation rentals in San Juan County."
Stephanie Buffum	Seattle	WA	98188	US	#####

Christian Andrade RACHEL PIZARRO	Friday Harbor	WA	98250 US	#####	"There are too many rentals, which makes it a problem for people who need a place to live and work on the islands."
	SEATTLE	WA	98166 US	#####	"Regulation preserves the will of the community"
Nina Fry	Demorest	GA	30535 US	#####	"There is little housing for full-time residents! The greediness behind the vacation rental idea is off-the-scale. Obviously, there must be limits put in place in order to reach a reasonable balance in population."
Ronald Zee	Friday Harbor	WA	98250 US	#####	"A moratorium makes perfect sense prior to county regulations being established and given the amount of concern."
Randy Davis	Eastsound	WA	98245 US	#####	"Way too many vacation rentals on the island already. They are hurting local businesses that can't find homes for employees. My wife and I have them on all four sides of our home."
Michael Johnson	Eastsound	WA	98245 US	#####	"I support this moratorium. Studies show that over-tourism degrades the long-term environment, and the quality of life of local residents in small resort communities. Studies also show that communities that rely on a single, (or dual) economy with an over-dependence on tourism, (and tourist related growth) is courting with disaster during economic downturns. The promotional efforts of SJC government, the SJC Tourism Center, the Chamber of Commerce, SJC realtors, and the local newspapers continue to promote our island communities as commodities for sale is nothing more than selling the Commons. Please enact a temporary moratorium that will allow you to focus on the 20 yr. Comp. Plan review that's currently in progress, and then re-direct... join with us in the current conversation that's happening in each of our communities today regarding common sense growth & development."
Penelope Sharp	Eastsound	WA	98245 US	#####	"This moratorium is a vital step that will give us time to develop policies for San Juan County that support our economy without jeopardizing our quality of life. We have a responsibility to this place, its resources, and all who live here ( now and going forward) ."
Teresa Bearden	Okeechobee	FL	34974 US	#####	"I believe in people helping others in hard times in life, even if it is only 6 months. Everything, helping hand goes along way. #ComeTogether"

Linda Chapman	Naples	FL	34110	US	#####	"We need to set rules first to not infringe on the environment"
Christine StJean	Andover	MA	1810	US	#####	"I care !"
Susan Shipman	Eastsound	WA	98245	US	#####	"Because growth without restrictions is how cancer cells work."
Alison Marques	Victoria		V8R	Canada	#####	"Something needs to be done as it's completely out of hand already."
ANDREA FINLEY	LOPEZ ISLAND	WA	98261	US	#####	"As a full-time resident, I value the quality of life here in the San Juan Islands and want to reclaim and preserve the sense of true community."
Eleanor Burke	Lopez Island	WA	98261	US	#####	"Lack of affordable housing in the San Juan Islands continues to negatively impact my family and other families I know."
Elizabeth Geddes	Eastsound	WA	98245	US	#####	"We need to do a lot more analyzing of this complex issue - I'm signing to buy time (increased real estate prices make it unaffordable for local property owners to rent out part of their property long term, while low wages and cost of living make it unaffordable for renters to pay market value rents...yet tourism/growth is the bread and butter for most people living here, unless you are a retiree or independently wealthy)Housing is a class issue, and always has been."
Justin Lewis	Reno	NV	89503	US	#####	"Though I doubt much can be done about it, second home ownership in the San Juan Islands also contributes significantly to the lack of affordable housing for year-round residents. A separate but related conversation that should be considered when we talk about Vacation Rental permits."
Liz Scranton	Lopez	WA	98261	US	#####	"I recognize that county council and others have worked very hard to address this issue. Yet despite their efforts, affordable housing is a bigger problem then ever before. Much more work needs to be done to protect working families. I think a moratorium on Vacation Rental permits will give the county time to create workable solutions."
Julienne Battalia	opez Island	WA	98261	US	#####	"There are over 100 homes on Lopez that are now on Airbnb . Just 3 years ago only 25 houses were on AirbnbWe are loosing our community integrity to lack of long term housing .You must act now.Thank youJulienne Battalia"

cynthia abolin	Eastsound WA	98245 US	#####	"We need to support our neighbors. Housing in SJC is too limited and expensive."
Sarah Lefton Jeffry Steele	Eastsound WA Tacoma WA	98245 US 98407 US	#####	"Sustainable tourism involves balancing community, economy and environment. Regulating/limiting vacation rentals is a step in the right direction. Why not raise the measly 2% lodging tax and use the funds to support affordable housing and infrastructure-- things that actually benefit the community. With a glut of AirBnBs cheapening the entire market, the San Juans are a bargain compared with similar high end, desirable vacation destinations. Tourists should pay more." "Vacation renters on either side of us, homes locals should be able to live in affordably."
Amanda Winegarner James McCullough	Olympia	98502 US	#####	"Local residents should have access to affordable and acceptable living conditions .."
h Daniel Frymire	Eastsound WA Friday Harbor WA	85706 US 98250 US	#####	"Property owners should have a stake in the lifestyle of their property community." "I am a member of a working class family struggling with housing"
Summer Hardy	Cabot AR	72023 US	#####	"He was family not much I can say because I'm not sure what too say♥❓ besides violence is never the answer!"
Chanda Stone	Friday Harbor WA	US	#####	"Housing for full time working residents is very hard to find. More workers are needed in the summer at the height of tourist season. There needs to be a balance to protect the residents, the wildlife and the environment. Limits help everyone."
Judie Ross	Friday Harbor WA	US	#####	"I have lived on San Juan Island for 36 years, and can no longer own a home. Monthly rentals are hard to find due to the majority being Vacation Rentals."
kevin roth	harbor WA	98250 US	#####	"i would like to make our islands great again"
Sara Hennessey Lesley Liddle Ashley Holtorf	Eastsound WA Eastsound WA Orcas WA	98245 US 98245 US 98245 US	#####	"I totally agree! Top priority - local residents should have access to affordable housing." "I support a moratorium on vacation rentals in San Juan county" "This is an important step in protecting our island community."

Natasha Graves	Deer Harbor	WA	98243	US	#####	"I live on Orcas Island, and vacation rentals have nearly run us off the island. We're still seeing the consequences, even now after finally finding suitable housing, because the prices for the few rentals out here are through the roof because of how rare they are."
Elsie Pamuk jayne siroshton	Eastsound Harbor	WA	98245-1655	US	#####	"I live on a road that now has 3 vacation rentals. It is time to question what this expansion is doing the the character of our islands."
	Friday Harbor	WA	98250	US	#####	"I love living in this beautiful community and I want to see it flourish"
Lindsay Gustafson				US	#####	"The lack of affordable housing has made it impossible for my family to be able to purchase a home. We have to rent and are in constant fear that our long term rental could be turned into a vacation rental at any time and we would have to move off island. Our kids are very active in the community and we don't want them to have to start over somewhere else."
Nicholas groseclose	Friday Harbor	WA	98250	US	#####	"I can't keep paying expensive rent!!!!!"
Susan Placanica	Eastsound	WA	98245	US	#####	"Please stop this practice of bringing who knows who is on my little dirt road on Orcas. We can't even staff our service industries due to people not willing to rent homes.when it is more profitable to go to Airb&b. It's already out of control."
Paul Ahart	Friday Harbor	WA	98250	US	#####	"Bring in business in Friday Harbor for many years, I watched the desperation for housing among summer employees increase yearly. Everything turned into vacation rentals all summer. Summer of 2017 I had only three employees: one riding the ferry from Anacortes every work day, one renting a bedroom, and one living with us."
tracy collins	Seattle	WA	98118	US	#####	"of grave concerns about affordable housing on lopez and the severe strain on our infrastructure, water and the dump."
tina rose Chela Scheckel-Mohler jens pedersen	olga Eastsound Victoria	WA	98279	US	#####	"I support a moratorium on vacation rentals in San Juan county."
	Eastsound	WA	98245	US	#####	"I am signing this petition because locals are struggling for affordable housing."
	Victoria		V9A7m3	Canada	#####	"Jens v pedersen"

Maureen Cleveland	Deming	WA	98244	US	#####	"I care deeply about the beauty of these islands and all the life that the islands support."
Roger Lippman				US	1/8/2020	"There should be a limitation on the number of vacation rentals in the county, so that people who work here can find affordable places to live. As a visitor, I support preserving the quality of life for those who live and work here."
Jill Boyce	Oakland, CA	CA	94618	US	#####	"I want to protect Orcas from misuse."