From:	Bruce Williams
To:	CD STRComment
Subject:	The membership of the proposed STR Task Force should be completely revised to reflect the diverse stakeholders affected by allowing STR"s in residential areas
Date:	Wednesday, September 2, 2020 3:28:26 PM

External Email Warning! This email originated from outside of Chelan County.

Dear Planning Commissioners,

An STR Task Force is a good idea but it needs to be representative of the diverse stakeholders who are affected by allowing STR's in residential areas.

The current proposed membership of the Task Force is fundamentally flawed. It limits the membership to just two groups, STR owners and homeowners, as if those are the only two groups affected. Here in zip code 98826, this issue is important to our entire community.

The issue is of great importance to residents who do not own their own houses but rent their residences. They are the ones most impacted by the housing affordability problems caused by the extraordinarily large percentage of housing stock in STR's in the 98826 zip code. If you talk to young people in our zip code, you know that housing availability and affordability are top of mind for them. Renters should be represented on the Task Force.

The issue is of great importance to employers in the 98826 zip code who face difficulties in attracting and retaining great employees because of the high cost of housing in our zip code. Employers should be represented on the Task Force.

The issue is critical to the future of our entire community in the Leavenworth area. Are we going to become just a wealthy resort area, where the only people who can afford to own property here are wealthy residents and second home owners? Will those who work in Leavenworth, even those with good middle class jobs such as teachers and nurses, be able to afford to live in our community or will they have to commute from Wenatchee and East Wenatchee? Will young families with school age children be able to live in our school district or, instead, will we see steadily declining school enrollment? And what would that mean for our community?

A task force is a good idea but it should be representative of all stakeholders significantly impacted by STR's. I suggest the membership should be along the lines of:

- 1 STR owner
- 1 homeowner resident
- 1 resident who rents their housing

- 1 large employer in the 98826 zip code (such as Cascade Medical or Cascade School District)

- the City of Leavenworth, which is the governmental entity most focused on the 98826 zip code, including balancing the needs of its strong tourism industry and the needs of residents and employers.

Perhaps STRACC will complain if they don't get 50% of the membership on the task force. But they are much less than 50% of the population of either zip code 98826 or Chelan County as a whole, so why should they get 50% of the membership?

Thank you.

Bruce Williams
bwseattle@gmail.com
509.888.1935
206.972.6865