From:	Kirvil Skinnarland
To:	CD STRComment
Subject:	STRs and our housing crisis
Date:	Monday, August 31, 2020 11:15:14 AM

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Dear Commissioners:

Thank you for the opportunity to comment on the proposed short-term rental regulations in Chelan County. Residents United for Neighbors (RUN) represents Chelan County residents. Our comments are thus based on specific knowledge of the community. After reviewing the draft regulations, the Chelan County Comprehensive Plan, and doing extensive research on the impact of short-term rentals on housing availability, housing affordability, and the housing situation in Chelan County, we urge the Planning Commission and the Board of County Commissioners to strongly limit the use of short-term rentals (STRs) in residential areas.

Washington State's Growth Management Act (GMA) and the Chelan County Comprehensive Plan clearly state the need for affordable housing:

* "Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county." (Housing Element, p. 2)

* "Policy H 2.4: Encourage appropriate placement and use of vacation rentals." (Housing Element, p. 3)

* "Goal H 4: Support regulatory changes and economic programs that promote affordable housing options." (Housing Element, p. 3)

The County's BERK reports and AirDNA data document the proliferation of STR throughout the county. Numerous credible reports tie direct causal effects between STRs and decreased housing stock and affordability for full time residents.

The following Chelan County reports show a housing crisis with inadequate housing stock and rising house prices and rents.

* City of Leavenworth. 2020. Housing Needs Assessment. Leavenworth has a growing inadequacy of housing stock, affordability. Too many unoccupied housing units. Vacation rentals contribute to the problem.

* BERK. 2017. Leavenworth Housing Needs Assessment. Leavenworth needs more affordable housing. Vacation rentals contribute to the problem.

* Chelan Douglas Community Action Council (CDCAC). 2019. Community Needs Report. Housing is the top community resource issue. The county lacks housing stock and affordability. This increases travel for employment, education, health care. http://www.cdcac.org/uploads/7/5/8/6/7586208/cdcac_cna_2019_final_report_08.12.19.pdf.

* Our Valley Our Future (OVOF). 2018. Where Will We Live. Chelan County has inadequate housing stock, high house and rental prices. Housing is not affordable and this negatively impacts employers' ability to fill jobs. http://www.ourvalleyourfuture.org/~bradf317/wp-content/uploads/2018/05/OVOF-Housing-Survey-Summary-MEDIAS-09.20.18.pdf.

* Wenatchee World. 2019. Rent Costs. Rental costs are outpacing income gains in NCW. Housing supply is not keeping up with demand. A greater percentage of people are spending more than half their income on rent since 2018. https://www.wenatcheeworld.com/news/local/renting-costs-are-outpacing-income-gains-in-ncw-data-shows/article_bc144296-1e06-11ea-b72e-b3f4e6514c1a.html.

Several national studies have drawn similar conclusions. For example:

* University of Washington (UW). 2019. Community Consequences of Airbnb Article. The Law Review Article quantified data shows that short-term rentals reduce housing stock, inflate prices, impair neighborhood connections. STR's positive impact on the tourist economy is overstated. https://digitalcommons.law.uw.edu/cgi/viewcontent.cgi?article=5086&context=wlr.

As you can see, the data clearly supports that Chelan County needs strong restrictions on short-term rentals in residential areas.

Thank you for your attention.

Residents United for Neighbors (RUN)

Steering Committee: Bruce Williams, Kirvil Skinnarland, Bob Fallon, Greg Steeber, Mara Bohman, George Wilson, Jerry Jennings, Stan Winters, Steve Stroud, Pat Thirlby, Cherie' Warren, Matthew Carlisle, Barbara Rossing