

Senators:

Thank you for serving Oregon. I appreciate that you have Oregon citizens' best interest at heart in your deliberations. In that spirit, I'd like to address SB 621, which would prohibit local governments from restricting use of lawful dwellings for vacation occupancy,

I encourage you not to move this bill out of committee. I am a long-time resident of Manzanita who serves on its Planning Commission, and although I speak only on my own behalf I have years of experience with city planning matters. I live in a community with a 17.5% cap on the number of homes that are available at any one time as short-term rentals (STRs). Please don't remove this cap or other STR restrictions with your ill-considered bill.

Please understand that unrestricted and unregulated vacation rentals tear neighborhoods apart. SB 621 will turn neighborhoods like mine into giant motels made up of single-family homes when residential neighborhoods become, in effect, zoned for commerce. Strangers come and go every other day. Parking becomes an issue when vacationing families arrive in 3 or 4 vehicles. Every summer night becomes a big party, as vacationers do not consider that neighbors must get up and work the next day. It makes neighborhoods unlivable. Your bill would give no respite, anywhere in the state. A cap on the number of STRs and other reasonable restrictions make these impacts bearable while still bringing tourist dollars and taxes into our cities.

We rely on tourism to keep our economy vibrant. Vacationers come to Manzanita to 'get away from it all.' With this bill in effect, nowhere in Oregon will be 'away.' Communities like mine which have experienced STRs for as long as we have been a city must be able to decide for ourselves what is too much tourism. This bill will allow out-of-area investors, who have no ties to our communities except for dollar signs, to destroy what makes Oregon, Oregon.

I would encourage you to consider the impact that unfettered STRs may have on long-term rental availability. It will be difficult for a property owner to accept \$1500/month in rent for a lease when he/she can compete for \$1500/week in quick turnovers? Where will the people who work and serve all these tourists live? It's already hard enough to find affordable workforce housing here on the coast.

Don't destroy Oregon neighborhoods and communities with unfettered greed. Be reasonable.

Cheerfully,
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