

Hello Oregon State,

My name is Dean McElveen and I'm writing to you in support of the recent Senate Bill 621 that has been proposed. I believe vacation rentals are beneficial to property owners, local communities, and tourism. I also believe being able to rent your home as a short-term rental falls in line with the pioneering and independent spirit that helped form this wonderful state.

My company, Oregon Beach Vacations, is a 100% employee owned and operated vacation rental management business. We operate between Warrenton on the north coast and Yachats on the central coast. For the past 5 years we've seen double digit growth in our company and expect this to continue as more and more tourists opt for a vacation rental as opposed to the traditional hotel. Last year while the tourism business on the coast was up ~5% based on state studies, we were up over 13%. We believe barring difficult regulations this trend will continue.

Our company currently manages ~210 rentals with a year round staff of 65 local employees. In the summer months, 4 months out of the year, we add 30 additional staff members to address the seasonality inherent in our business.

I know a major concern on vacation rentals is that they have been accused of reducing affordable housing- I can honestly speak for my staff to say this isn't the case. Most of our homes are not 'starter homes' or 'family homes'. The average purchase price of homes we manage hovers around ~\$450,000. I am one of the highest paid employees at my business and even I would have difficulty servicing such a large house. In addition to this, on my last count vacation rentals represented less than 3% of the housing inventory with only ~3800 rentals from Warrenton down to Yachats (I know this figure because we collect mailing information on current registered VRD's for marketing purposes). When you consider that these houses are only 3% of the inventory, and the vast majority cannot be afforded by the median income, it's clear to me vacation rentals don't cause a housing issue.

From the perspective of homeowners', the average rental owner typically has a family home where they are looking to offset annual costs. For these individuals, Senate Bill 621 would protect families from giving up their treasured childhood escape just because a city opts to change ordinances. To give you some idea, the City of Astoria has a complete ban on vacation rentals. The City of Lincoln City has a waiting list for permitting that can take over a year for a new permit. The City of Cannon Beach has 95% of rentals limited to one stay every 15 days. The City of Depoe Bay only allows a few dozen lots to rent out short-term, if they're on commercial land or in a special designated area. The City of Newport has been proposing cutting rentals by 2/3's and limiting them to only a small section of the city.

Even if a city allows the owner to rent, their regulations are often so burdensome that half of all homeowners will give up before ever listing as a rental. I've seen homeowners spend 10,000's of thousands of dollars to satisfy these ever-changing ordinances just to have them change again in 2 years time. It's really a shame what Oregon land owners have to constantly endure to list as a vacation rental.

From the perspective of the community, vacation rental homes are consistently better maintained and cause less impact than long-term or even permanent housing. If you look at all these city ordinances, you'll see that the cities have imposed much higher standards on vacation rentals than they do traditional locations. These ordinances are followed and strictly enforced; in Manzanita two instances of not meeting code can have your license revoked permanently. In Lincoln City they can issue up to \$1,000 per day fines for ordinance violations.

Vacation rentals also bring jobs and tourism into the local economy. In 2018 vacation rentals represented over 1 in 4 transient tax dollars for Lincoln City, and within the next 10 years we estimate this figure will be over 1 in 2. Besides the year round and seasonal staff my company employees we also create the market for carpet vendors, plumbers, electricians and contractors along the coast. I believe the positive impacts vacation rentals introduce will only strengthen with time, and legislation that helps to protect this growing industry will surely benefit Oregon as a whole.

I strongly support Senate Bill 621 and urge officials to look at all the benefits I know vacation rentals provide, to both homeowners' and local communities across the State.

Sincerely:

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**Dean McElveen**

Oregon Beach Vacations - Director of Operations  
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Oregon Beach Vacations has been 100% employee owned since 2015.