



CITY OF  
SEASIDE

**From:** Robert Houghton <robbadler@gmail.com>  
**Sent:** Tuesday, April 2, 2024 3:45 PM  
**To:** publiccomment <publiccomment@cityofseaside.us>  
**Subject:** Comment on 769-24-000010-PLNG

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I am against the plan to remove Vacation Rental Dwellings and B&Bs from the Seaside Zoning Ordinance.

As a homeowner in Seaside, I am troubled by the plan to limit the use of my home. We bought a vacation home for my family, with the understanding that, in troubling times, we could convert the house to a rental to help support our income as my family has grown.

To have the city try and take away this right, without having published any reasoning on why, or a prospectus on the expected impact on:

- \* Overall city rental capacity
- \* Tourism dollar impact
- \* Downstream job impacts (cleaning, landscaping, etc)
- \* Home value in affected areas
- \* Expected number of homes affected
- \* Maps of zones affected

Furthermore, there are studies showing that implementing limits on Vacation Rentals can negatively impact community residential value. Services like Airbnb allow homeowners to make use of excess rooms in their homes for tourism, utilizing space that would otherwise be unused. Homes are purchased, refurbished, or renovated in order to make them appealing to renters. Removing the right, or applying barriers to entry, will

1

curtail the spend on residential property and renovation in the community.

See <https://ssrn.com/abstract=3874207> as an example.

Without having provided any of this supporting information, and possibly even if it were supplied, I cannot support a city motion to curb the rights of home owners. Do not repeal any allowances for Vacation Rental Dwellings in Seaside.

-Robert