

March 27, 2024

Seaside Planning Commission

989 Broadway

Seaside, OR 97138

RE: Ordinance 2024-04

Dear Planning Commissioners,

I'm writing to comment on proposed Ordinance 2024-04 regarding VRD dwellings. It appears the driver of this ordinance is regarding the purchase of the estuary park in exchange for allowing 25% of the units to be Vacation Rentals in a planned development at the old high school.

I think allowing any more areas to allow VRDs in Seaside is a terrible idea. We DO NOT need any more vacation rentals. Seaside as well as the entire area & the state is in a crisis regarding available & affordable housing. Vacation rentals take away so much housing that would otherwise be used to house working families as well as professionals such as doctors, law enforcement, teachers & other needed professionals here.

I think the planned development of housing is a great idea. But it should be only housing, not VRDs. VRDs cause a lot of problems with parking, rude guests, late parties, etc. I can't imagine living in a neighborhood fulltime with 25% of the houses VRDs where most weekends there will be a bunch of inconsiderate renters disturbing the peace. Look at the stuff that goes on off N. Franklin on 14<sup>th</sup>. Those residents are furious about the VRDs in their neighborhood causing problems & they have every right to be furious.

VRDs are nothing more than commercial lodging operations in residential neighborhoods. I know the developers are asking for VRDs as VRD properties fetch a higher price since they make income. But at the same time I think they reduce value of surrounding properties that have to put up the VRDs in their neighborhood. Many cities & counties have recognized the negative effects of vacation rentals & have capped and/or reduced the number of VRD units. Some more extreme than others but the consensus is there that local residents are tired of VRDs. We should be focused on having enough housing for locals. Businesses are struggling to find employees & a root cause of this is there is nowhere for them to live. Also full time residents support our economy year around instead of VRDs that sit empty most of the winter except some weekends & are only full during summer months. Seaside needs much more than a seasonal economy.

The city got duped on the development on S Wahanna & S. When that was planned the developers stated the intent was to build affordable housing. Much work went into defining what affordable was & 300-350k was max. When rates were low that was ok. But what ended up getting built was over 600k. Some 700k. Definitely not affordable.

The old high school is a perfect opportunity for Seaside to address our housing crisis. It's a rare opportunity. Let's not screw it up by allowing a bunch more VRDs.