

July, 10, 2017

To: Yachats City Council – July 12th meeting

From: Debby Washington, Yachats home owner

RE: **Proposed Cap on the number of Vacation Rental Homes –**

PLEASE NOTE: This will create an Extreme Hardship for me if a cap is set before I have the opportunity to apply for my rental license.

For many years I was licensed by the city to use my home as a part time vacation rental. When I retired 4 years ago I decided to take my house off the rental market so I could enjoy it myself more, and did not renew my license.

Now living on a fixed income, I find it necessary to again rent my house out on a part time basis. I contacted the City last fall about the procedure to re-apply for a license and was told the application was now on line. I made a decision to do some interior cosmetic updating before re-submitting my application.

I took my time doing the updating and contacted the city three months ago and was told the same thing, to apply on line and an inspection would be scheduled. In the meantime, I have prepared a “parking map” and a “fire escape plan “to be submitted with my application.

I wanted my house to be perfect and started scheduling contractors to update sheetrock, light fixtures, new paint, new flooring, window treatments and new furniture, which is currently being done now. When I heard from a neighbor a few weeks ago that the city was thinking about limiting rentals I called the city to schedule an inspection so that I could apply immediately and was told that the house needed to be completely “Rental Ready” on the same day as the inspection. The work is still not finished so now I can not apply before the new change on rental unit limits may take effect. This could mean I might be denied a new license if the “cap” has been set and the limit already met. I think this is very unfair and quite frustrating.

At no time during the two conversations with the city was I told that the city council was considering limiting the number of Vacation Rental Licenses. If I would have known this was in the works, I would have applied then, had the inspection and obtained my license to rent several months ago, before I started any updating. Now I’m stuck in a waiting period because the work will not be completed for at least another three weeks, and can not be inspected until then. It sounds like I won’t make the deadline before the council vote and I’m really very concerned.

To further explain how a “Rental Cap” will create a HARDSHIP for me:

For many years I have planned on the part time rental of my property to supplement my income when I retired. In addition, I have already used a considerable portion of my retirement funds to complete this update and I planned on the rental income to be put back into my retirement account ASAP.

Now I'm not sure what I will do, and I'm really afraid that what I have always counted on to supplement my retirement years will be taken away from me. Without being able to rent my house on a part time basis it will be very difficult for me to make ends meet.

I do not want to rent my house out full time because I still want to enjoy time there myself and I could never afford to put my furniture and belongings in storage.

Thank you for your time and consideration in this matter. I hope that you will understand and have compassion for my situation as a long time (24 year) Yachats property owner/ taxpayer.

I can be reached at 503-260-5040 fur further discussion.