



## Claire Hall County Commissioner

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Chair Riley, Members of the Committee:

My name is Claire Hall. I live in Newport and am currently in my fourth term as a Lincoln County Commissioner. I am writing to oppose SB 621.

First, I believe this measure violates the principle of local control of planning, zoning and land use decisions which is fundamental to the Oregon system. Second, I believe that vacation rentals are having a significant impact on the housing stock and quality of life in many coastal communities. Cities and counties need to maintain the right to regulate them.

Lincoln County first adopted a licensing and enforcement program for VRDs in our unincorporated areas three years ago. We took this step after hearing many complaints from people living in places like Bayshore, Gleneden Beach and Lincoln Beach who had moved into residential neighborhoods a decade ago or longer and watched those neighborhoods morph into a collection of mini-motels. Many VRDs are well-managed and their guests are respectful of neighbors; but too many are not. I know the tourist industry claims that VRDs do not impact the affordable housing market because the homes converted to VRDs are high end properties. If that was the case, it is not any longer. I regularly hear about issues with VRDs that are not frontage or view properties. One was on a dead-end road in Rose Lodge.

One of the most basic laws of economics is the law of supply and demand. In many communities in my county, between thirty and forty percent of the residences are VRDs. In some coastal communities, that number reaches seventy percent. Without accessible, affordable housing, many places on the coast, in the Gorge and Central Oregon will become retreats for the wealthy, with service workers being bussed in from distant locations. Please allow us to maintain the character of our communities and reject SB 621.

Claire Hall

