

March 2, 2019

**Re: Testimony in Response to Oregon Senate Bill 621**

This letter expresses opposition to SB621 that takes away local jurisdictions regulating and controlling the use of VRDs (vacation rentals). It is essential to maintain local control of VRDs to maintain a balance of competing interests between attracting commerce and maintaining neighborhoods that desire to maintain a tranquil environment. As a resident at 1401 NW 23<sup>rd</sup> Street, I would like to express my view that the neighborhood in which I live would be adversely impacted with the passage of SB 621 as proposed.

Many of the residents, including our properties were acquired 10 or more years ago with the expectation the character of the neighborhood would be maintained. Our property was specifically purchased with the intent to renovate and improve our home with the objective of making this a permanent residence or retreat destination for close family. With the changing nature of the neighborhood anticipated as a result of allowing a vacation rentals not locally controlled, this objective and future livability is likely in peril.

The quality, as a residential neighborhood is negatively affected. This has been evidenced by the existing vacation rentals in our neighborhood resulting from the influx of occupants having differing motives from owners, increased noise levels, trash, increased traffic, and general loss of tranquility. Few would dispute the negative effects of increased vacation rentals on residential neighborhoods which are evidenced by the increase in police calls corresponding to objectionable activity. This trend is anticipated to be exacerbated with the loss of local control having consideration to communities and allowing a more general selection of dwellings to be purchased by investors that have a single objective of making a profit and not maintaining the quality of the neighborhood.

I believe that this view and concern is shared among many of my neighbors, having similar interests to maintain the character of the neighborhood. The “value” of property and decisions for its use extend well beyond the property’s income potential as a rental, but includes the value corresponding to owner’s personal use. This value is compromised, both monetarily and non- monetarily from the proposal corresponding to not preserving the tranquility of the neighborhood as established.

I request that specific interests of the community be addressed and that consideration be made to not pass SB621. The approval of the SB621 is a broad brush approach that adversely affects some residents for the individual gains of others and is not appropriate to all the areas included. The preservation of the livability of Lincoln City is at stake where future plans and changes must include a balanced consideration of the increased commerce and the value and preservation for residents that “value” and treasure their amenities in our beautiful city.

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