

## **Ordinance 1466 and 1467**

Housing issues are a national issue, for Gig Harbor I'd argue the issue is what do we want for our community? Do we want a transient, bedroom community? Do we want to be overwhelmed by individuals that do not wish to make Gig Harbor home, but rather to temporarily use the community and then discard it like the trash so readily found in the gutter and the bay?

The questions before the City today are how to manage short-term rentals and the introduction of housing for the dispossessed.

Part of HB1220 directs GMA jurisdictions to consider policies that encourage affordable housing goals. By allowing and encouraging short-term rentals we will see a continuation of ever-increasing property values as individuals buy single family homes, not as a place to live where their family can become a part of the community, but rather as investments. Home prices will continue to rise, perpetuating the lack of affordable housing.

I'm in no way a supporter of having transitional housing nor emergency shelters here in Gig Harbor, those services are best provided by the larger cities. Inviting the issue and associated problems to Gig Harbor is a mistake. However, the state has passed the buck, making this a problem for smaller municipalities which do not currently have the problems that Seattle, Tacoma and other, larger municipalities have; perhaps Gig Harbor could push back on the state, has this been a consideration? Failing that, we must have a sensible plan to control and regulate shelters here in Gig Harbor.

It seems that many current policies lack enforcement. With that said, and regarding both 1466 and 1467, I ask how the Council proposes to enforce these policies? How will the city manage additional short-term rentals or the proposed transitional housing?

When I first moved into my home, I knew I lived in an area zoned for residential housing. To the south was a multi-family unit with a homeowner and renters residing there. The balance of homes were inhabited by homeowners and their families. In 3 short years that has devolved into a very commercial and transient atmosphere.

Today, my immediate neighbor to the south is seeking an Administrative finding from the city allowing for continued operation as a tri-plex.

The second home to my south is now owned by an individual who leases two short-term apartments (i.e. VRBO, etc.). Permitted?

The third home to the south was sold earlier this year by the former owner's estate and has been converted into a business office, no one actually "lives" there, parking is an issue, vegetation has been ripped out to make room for parking. An inquiry to Code Enforcement resulted in a finding, which is short stated that the owner has obtained the appropriate "Home Occupation" permit and that while a property owner could conceivably abuse or misuse the code therefore creating a nuisance or unnecessary issue for the surrounding neighborhood, the City of Gig Harbor does not have a mechanism for verification.

The fourth home to the south is a long-term rental and appears to have new renters each year. The next home recently sold for \$1.4mm, it is a 4br, 2bth, 3,200sqft home; based on the number of vehicles parked at and around this home there appear to be eight adults living here.

I understand that a homeowner located elsewhere in Gig Harbor recently sought a permit to register their home as a short-term rental. Apparently, this owner purchased the Gig Harbor home as a second, seasonal home. The owner does not live here in Gig Harbor, nor in Washington State.

The Short-Term Rentals FAQ provided on the city website noted there are currently 44 listings on VRBO, Airbnb, Vacasa and Expedia. Earlier today I queried the number of short-term rentals available in Gig Harbor, WA:

Airbnb	99
VRBO	180
Vacasa	19
Expedia	31

I'm sure there are some duplicates, and perhaps a narrowing of the search to the city limits would return a lower number. How many short-term rentals are currently permitted by the city?

I first visited Gig Harbor in 2012, my wife and I thought the city a friendly, safe place. A great place to live. When the opportunity to relocate to Washington presented itself, we jumped at the chance to move to Gig Harbor. We have since become well acquainted with our neighbors, the community, and the city. There has been a lot of debate about the changes taking place here in town, some of those changes are for the better, some not. What do we wish for the city? How will those charged with managing the city enforce the rules meant to allow everyone to enjoy Gig Harbor?

It seems that these two items are inevitable, I ask that the Council implement straight forward policies to manage these issues and those policies be enforced. Regarding Ordinance 1466, I ask that the community be given the chance to review and comment on any proposed housing or shelter. With regard to Ordinance 1467, I ask that the City impose a hard limit on the number of short-term rentals, spreading those permits throughout the city so that no one area is overwhelmed.

Edward Nadler  
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Gig Harbor

Dear Mayor Kuhn and Council Members;

Regarding Ordinance 1466, I agree with Councilmember Franich who said, "This is a prime example of us losing local control. This is top-down government telling us what to do." I understand that the ordinance was passed in response to HB 1220. However, I believe that the City Council needs to stand against this type of over-reach by the state legislature. They have no jurisdiction in local zoning laws. If this law is enforceable, the city will have to accept more edicts from the state as to how to govern our city.

The homeless situation is not an emergency nor a crisis. This is an on-going problem that has been with us for decades and is growing because more money is being thrown at the problem. Government money grows bureaucracies. The high paid city employees in Seattle and Tacoma have not been able to solve this problem; none of them has come up with any plans to end homelessness. So our city council should not spend more money on "plans" that have already been tried and failed. Opening certain sites in our city for people to set up tents and vehicles to live in will only attract more people to do the same. Without 24/7 monitoring and policing, these sites turn into slums that threaten the health and safety of all residents near them.

Who will pay the millions of dollars to construct, manage, maintain, monitor, and provide social services to the structures of emergency housing, transitional housing, and permanent supportive housing? Is the city required to come up with the money for this program?

My suggestion to help some of the homeless people is to take the millions of dollars necessary to build such facilities in every city in this state and donate it to the Salvation Army (or other such charities) who have a proven track record of actually helping people. Or give individual property owners a large tax credit for taking into their home an individual or family who are at risk of homelessness. These people need mentors, not just a roof over their heads in order to progress out of homelessness.

Thank you for your service to our city. It's time to think of new ideas and not just rubber stamp the efforts of the large cities in our country.

Sincerely,  
Carol Davis  
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Gig Harbor, Wa

You have not done a good job of getting this out to the residents of GH because everyone I am contacting has not heard of this zoning change. I realize this is the law now in the State of Wa but it is totally misguided for a small city such as ours. We lived many years in So Cal and I can attest to what happens when homeless shelters are set up by government entities who lack the will to enforce and expel most of what will happen. I refer you to the City of Santa Monica and also to the Union Resue Mission in downtown LA. Yes the homeless will eat there but refuse to live in or abide by the rules which are no drug or alcohol use. Deserving homeless people can be served by private charities. We will be present on the Zoom call Monday because we want to know locations, rules, back up rules, and what measures can be taken if the shelters attract drug use and lawlessness.

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