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8 BEFORE THE HEARING EXAMINER
9 FOR THE CITY OF SEATTLE

10 In the Matter of the Appeals of:

11 621 APARTMENTS LLC, ROY STREET
12 COMMONS LLC, ERIC AND AMY
13 FRIEDLAND, RAISSA RENEE LYLES,
14 SEATTLE SHORT TERM RENTAL
15 ALLIANCE, SEA TO SKY RENTALS, AND
16 MICHELLE ACQUAVELLA

17 of the adequacy of the Determination of Non-
18 Significance (DNS) for Land Use Code and
19 Licensing Code text amendments relating to short
20 term rentals issued by the Director, Seattle
21 Department of Construction & Inspections.

Hearing Examiner Files:

W-17-002
W-17-003

DECLARATION OF ANDREW MORRIS

22 I, Andrew Morris, declare as follows:

23 1. I am competent to testify and make this declaration based on my personal
24 knowledge. I am a member of the Seattle Short Term Rental Alliance.

25 2. My wife and I live with our daughter in the Madison Valley neighborhood of
26 Seattle. In 2010, we relocated here from the East Coast. Like so many, we came to Seattle to
27 work in Seattle's burgeoning tech industry. I subsequently left the company that brought us to
28 Seattle, but we have not left Seattle! Quite the contrary, we have invested deeply in our

1 community, planting our roots firmly in the neighborhood. We have grown active in our
2 Community Council. We have gotten involved in civic affairs. And we have invested our
3 savings in a growing number of homes within a few blocks of our primary residence in Madison
4 Valley. Several of these homes are used for short term rental.

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6 3. Our short term rental tenants come to us from around the world. While some
7 come to vacation, many come for medical treatment, work or family matters. They include
8 Tobin, a 17 year-old leukemia patient accompanied by his parents. He came to participate in a
9 clinical trial at Fred Hutch. His family was thrilled to have a comfortable and affordable home
10 as an alternative to a boring, cramped and overpriced hotel room. The same can be said for the
11 Wolf family, who came to be nearer their young son, who was in treatment at Harborview after
12 losing his eyesight to a horrific accident. When we first met in person after communicating
13 electronically, Mrs. Wolf embraced me in a hug and literally cried on my shoulder. Do you think
14 she would develop the same rapport with the front desk clerk at the downtown Marriott? We
15 hosted Merlin and his parents when they had to rush to Seattle upon the unexpected passing of
16 his father. How happy they were to have a home in which to grieve privately. The list goes on
17 and on.

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20 4. Our neighbors appreciate our business. Our homes therefore add to the
21 neighborhood. Just ask the Mullers, whose parents visit frequently from Europe to see their
22 grandson who lives in the community. Or the Soules, who came to see their newborn
23 grandchild. Or the Heipts and the Robertsons, who each needed a home to stay in while their
24 own homes were renovated. Or the Chelanders, who wanted accommodations for family coming
25 for Thanksgiving. Or Ms. Muller (no relation to the Mullers mentioned above) who needed a
26 safe home to stay in upon breaking up with her boyfriend.

5. From an environmental impact standpoint, our short term rentals also benefit the neighborhood because short term rental enables us to beautify these homes and the neighborhood in ways that would not be possible from traditional rental income. We maintain better landscaping, and the exteriors of the homes are kept in pristine condition as a result of this business. Furthermore, we spend our days (and nights!) walking the streets tending to our homes and our tenants. Our team serves as a valuable neighborhood watch and has identified abandoned property and notified the authorities about unmaintained county-owned property. If we are no longer able to use these homes as short term rentals, we will not be able to maintain them to the high standard that we do now. The maintenance of the landscaping and exterior building features would be reduced. This would result in an adverse aesthetic impact to me and my neighbors.

6. In addition, many of our short term tenants rent from us because their destination is in the neighborhood (including those who are visiting family nearby). If our short term rentals were not available because of the proposed legislation, then these tenants would need to stay elsewhere. Due to the lack of nearby short term rental options, they would need to stay at a hotel downtown or find short term rentals even further out in neighboring cities that allow them. These tenants would then drive to their destination in the neighborhood. This would cause additional traffic congestion and pollution from cars, which would affect me as a neighborhood resident, as well as my neighbors.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 12th day of July, 2017, at Seattle, Washington.

Andrew L Morris

Andrew Morris

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