

BEFORE THE HEARING EXAMINER  
FOR THE CITY OF SEATTLE

In the Matter of the Appeals of:

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

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

Hearing Examiner Files:

W-17-002  
W-17-003

DECLARATION OF PATRICE C. SMITH

I, Patrice C. Smith, declare as follows:

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

2. I was a Seattle resident from 1971 up until 2008 when I moved to the Netherlands  
to live with my Dutch husband. I have a duplex house in the Phinney Ridge area of Seattle that I  
built in 1984, with a two bedroom unit upstairs and a one bedroom unit downstairs. The upper

1 unit in this duplex was my primary residence up till my move to the Netherlands. Now, my  
2 primary residence is in the Netherlands. The house has been my pride and joy for many years.

3 3. When I lived in Seattle, I rented out the lower level and had long term tenants  
4 there. When I moved to the Netherlands I also found a long term tenant for the upper unit. After  
5 three years both long term tenants gave notice and moved out. It was hard to manage the issues  
6 surrounding the house from the Netherlands. Responding to maintenance and other tenant issues  
7 was difficult. Managing the transition to new tenants was also challenging. The tenant in the  
8 upper unit left the place in very bad shape. Also, when my husband and I came to stay in Seattle,  
9 we had to either find a short term rental or stay with friends. After the initial tenants left, I  
10 invested a substantial amount in improvements to both units, interior and exterior, and began  
11 renting the lower unit as a short term rental.  
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14 4. Two years later, renting the lower unit for short term rentals was going well, and  
15 my husband and I had a place to call home when in Seattle. My second long term renter in the  
16 upper unit gave his notice. At that point, I decided to use the upper unit as a short term rental as  
17 well. I was so tired of bad experiences with long term tenants. I invested additional money into  
18 renovating the upper unit to repair damage from the long term tenant and so that it was suitable  
19 for short term rental. I have been genuinely happy with having the two vacation rentals. I make  
20 somewhat less money renting it out to short term renters than I did with long term tenants  
21 because it is not always occupied. But, my husband and I always have one of the two places to  
22 stay while in Seattle. And I love that house!  
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25 5. I hired a professional vacation rental management company, Sea to Sky Rentals,  
26 to manage the short term rentals. They take care of everything! They handle all regular  
27 maintenance issues and if something needs to be repaired or replaced they coordinate the work. I  
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1 have hired a yard maintenance person who takes care of the garden areas. Because it is a short  
2 term rental, the property needs to be maintained beautifully. When I had long term tenants, I  
3 could never count on them to keep the place up as if it were theirs. Even the outside garden  
4 areas really suffered with long term tenants.

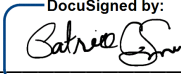
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6 6. My short term tenants include: people visiting family in the Phinney Ridge area,  
7 patients or families of patients at medical institutions, people that must work here for a month or  
8 two, people that are renovating their homes and need (during the height of the renovation work)  
9 a place nearby for a couple of weeks, people who have moved to Seattle and are waiting to be  
10 able to move into their more permanent home, and young families with kids who find a house  
11 more convenient, spacious, and less expensive than hotel rooms. Rental lengths vary, but most  
12 of them are less than 30 days.

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14 7. I am glad I have been able to keep my house in Seattle. I want a place to come  
15 back to if I need to (if my husband, heaven forbid, were to die or if we were to divorce). We  
16 come back at least once a year to visit friends and family, sometimes twice a year. It is  
17 wonderful to have my old house to stay in. Sometimes we bring friends from the Netherlands  
18 and put them up in the lower unit. My parents are pretty old but doing well and it is hugely  
19 important for me to spend time with them each visit. And I don't need to plan my trips to Seattle  
20 to coincide with tenants leaving which would always involve extensive cleaning and repairs.  
21 Having this house is so perfect for us. Even though it is less money there are also less headaches  
22 and it is my Seattle home!

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25 8. Under the proposed legislation, since neither home is my primary residence, I  
26 could not continue to rent both homes on a short term basis longer than one year after the  
27 legislation passes. If I can no longer rent one of the properties short term, Sea to Sky Rentals  
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1 will no longer maintain the exterior of the property (since it is a common area for both units). In  
2 addition, I will not be able to maintain that property to the high standard required for short term  
3 rentals. Its condition will decline as it has in the past with long term renters. Also, I would have  
4 to deal with all the management issues of having long term tenants, which has been difficult  
5 from as far away as I am. In addition, my options for housing when I am in Seattle will be  
6 reduced because I would no longer have the option of staying in either unit, or staying in one unit  
7 and having friends from the Netherlands stay in the other. Thus, the proposed legislation directly  
8 impacts my ability to use my properties. The legislation would also impact the condition and  
9 aesthetic values of my properties, causing me harm.  
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11 I declare under penalty of perjury that the foregoing is true and correct. Executed on  
12 7/14/2017, at Eindhoven, the Netherlands.  
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15 DocuSigned by:  
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18 Patrice C. Smith  
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