

## PRESS RELEASE

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### **CITY COUNCIL PROHIBITS REBUTTAL ARGUMENTS**

At the July 16th council meeting, the Council voted to prohibit a rebuttal to their arguments opposing the Residents' Short Term Rental (STR) Initiative on the November ballot. Not allowing a rebuttal is significant because the policy that the Council supports prioritizes STRs for investors and would remain in force if the ballot measure is not approved by the voters.

ASK WHY? In 2023 when the city applied to the California Coastal Commission for approval of its policy, the Commissioners proposed 69 STRs for Dana Point's Coastal Zone but the city insisted on a minimum of 115 STRs - apparently the first time a city had ever asked for more STRs. The Council then doubled that number by adding another 115 STRs in the Non-Coastal zone.

ASK WHY? According to the staff report, of the 174 currently operating STRs, 140 STRs (78%) are for Non-Primary investor owned STRs, with 101 (56%) "grandfathered" to allow continuous renewals for years to come. Those investor STRs present the most possible negative impacts to our residents and neighborhoods. And they reduce available housing for the 38% of residents who rent homes in Dana Point.

ASK WHY? By doubling the number of STRs allowed, the City Council must believe that even more of Dana Point's residential neighborhoods (without HOA protections) should contribute TOT to the city, regardless of the consequences. The City Council should not be promoting STRs. The Council should be promoting the hotels in our commercial districts that provide one-third of the city's annual income, free of enforcement costs and negative consequences.

The Initiative SERVES RESIDENTS FIRST. The number of STRs are reduced by approximately 50%. Resident homeowners are awarded permits first that better serve residents with financial need, help preserve available housing and reduce negative impacts on neighbors and neighborhoods.

Vote YES in November to approve the Residents' STR Initiative.

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