

ARGUMENTS

FORM OF STATEMENT TO BE FILED BY AUTHORS OF ARGUMENTS

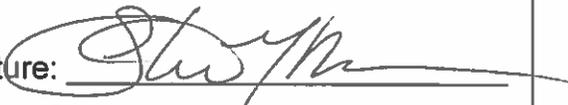
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CITY OF PALM SPRINGS

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OFFICE OF THE CITY CLERK

All arguments concerning measures filed pursuant to Division 9, Chapter 3 (beginning with § 9200) of the Elections Code shall be accompanied by the following form statement to be signed by each proponent, and by each author, if different, of the argument:

The undersigned proponent(s) or author(s) of the (primary/rebuttal) argument (in favor of/against) ballot Measure C at the Special Municipal Election for the City of Palm Springs to be held on June 5, 2018, hereby state that the argument is true and correct to the best of (his/her/their) knowledge and belief.

Print Name: <u>STEPHEN ROSE</u> Title: <u>RESIDENT / PROPONENT</u> (If applicable): Submitted on behalf of: <u>PALM SPRINGS NEIGHBORS FOR NEIGHBORHOODS</u> (name of organization)	Signature:  Date: <u>3/15/2018</u>
Print Name: _____ Title: _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____
Print Name: _____ Title: _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____
Print Name: _____ Title: _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____

Rebuttal to Argument Against Measure C

Stop the commercialization of our neighborhoods!

The recession is over: Stop giving hotels **millions** in tax rebates - it's time to give neighborhoods back to residents. Put short-term tourists back in hotels and resorts and encourage developers to build "STR villages" in appropriately zoned areas.

After Measure C passes homeowners can still supplement their income by Home sharing or renting their home (or part of it) 28+ days per stay, up to 12 times a year.

Only investors will find it unprofitable. Over 80% of them don't live here. Sale of their homes will free up housing that is affordable for new homebuyers and long-term renters.

The Vacation Rental industry and the City have been using scare tactics to persuade us that the "sky will fall" if we limit STRs. It won't.

The truth is, many resort cities in California have already limited STRs, and they're doing just fine. They've put the needs of their residents first.

Their property values have NOT decreased. Instead, they've increased. Realtors are not telling the truth when they say the opposite.

"Enforcement" does NOT work for residents living near an STR. They are the REAL first responders – awakened in the middle of the night by rowdy tourists.

Sure, there will always be illegal operators, but the City can contract out for them to be fined and shut down.

We residents are proud of our city, but a balance between its "renaissance" and our quality of life must be maintained for Palm Springs to thrive.

VoteYesOnC.org