

Email Option 1 for SSI Contact the Board Form
Data and Precedent Focus

Subject: Request to Advance Rental Cap Proposal for Community Vote

Dear Board Members,

I am writing to strongly encourage the Board to place a community-wide rental cap proposal on the agenda for a vote by homeowners. The evidence is clear:

- **Property Values:** A Federal Reserve study and multiple academic reviews show that neighborhoods with higher owner-occupancy rates enjoy stronger, more stable home values.
- **FHA Loan Eligibility:** HUD guidelines make it clear that exceeding 50% investor ownership can disqualify homes from FHA financing, reducing our buyer pool.
- **Community Stability:** The Urban Institute and similar studies confirm that owner-occupants contribute to safer, more engaged, and better-maintained neighborhoods.
- **Legal Precedent:** Courts, including Laguna Royale Owners Assn. v. Darger, have upheld reasonable HOA rental restrictions as long as they are properly documented and applied fairly.

Our proposal is simple and balanced: a **15% cap on short-term rentals** with no restrictions on long-term rentals.

I urge the Board to take the next step by preparing a resolution for community vote. An 80% approval is required, and the data makes a compelling case for action.

Thank you for your leadership in safeguarding the long-term value and stability of our neighborhood.

Respectfully,
[Your Name]
Homeowner