



# Q&As – Summary of Answers

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Available on [D5 Website](#)



# Summary of Answers

- **Unfairness of the Increase:**

- DPHP presented market data indicating that Dana Point Harbor slip rates are currently below the prevailing market rates within the area defined by DPHP, supporting a slip rate increase.
- When comparing old vs. new slips, the focus is on ensuring all slips holders contribute to overall harbor maintenance and upkeep, not just those in new slips or in relation to specific amenities offered.

- **Comparison Issues:**

- Supporting documents from DPHP show that licensees and waitlist members are from the Dana Point to Seal Beach area.
  - Market rates & amenities within that area were surveyed for comparison.
- CEO RE has been tasked with pursuing new market study/appraisal led by a third-party professional, which will include an in-depth look at defining the relevant market area.



# Summary of Answers (Cont.)

- **Transparency Concerns / Partnership with DPHP:**
  - DPHP did not meet level of transparency D5 was looking to provide to the community, which is anticipated to be remedied going forward.
  - Bi-weekly meetings with the Fifth District Office, CEO Real Estate and DPHP principals are active and on-going
  - CEO RE and Marina / Bellingham Marine meeting planned to discuss comments received related to Marina management (Ex. Dock Demo procedures, Sea Lion management, etc.)
  - Supervisor Foley/CEO RE is committed to ongoing transparency throughout the project. Fifth District website will be consistently updated.
  - Public can use [DPHOversight@ocgov.com](mailto:DPHOversight@ocgov.com) to communicate concerns.
  - For those interested, operating expenses can be found in the most recent quarterly reports (2023 Q4 & 2024 Q1) posted on Fifth District website .



# Summary of Answers (Cont.)

- **Impact on Boaters:**

- D5 recognizes the concerns raised by boaters regarding the rate increase and its impact.
- Need to balance the revitalization cost with the goal to provide boating access to the public.
- The upcoming market study aims to consider the diverse needs of all boaters to ensure a fair outcome by engaging a neutral third-party appraiser to complete a wholesale review of the relevant factors to ensure future increases are within the market.
  - Will provide information on market area comparable marinas, etc.

