

Communication from Public

Name: Mike H.

Date Submitted: 08/20/2019 05:35 PM

Council File No: 14-1635-S2

Comments for Public Posting: I am a resident of Mid-City who lives in a small, 1928 bungalow that I purchased about nine years ago after saving for a very, very long time. Since then, I have spent a lot of money fixing up my little house, and I am proud of the work I have done -- though it hasn't always been easy for me financially. After the State allowed full permitting for ADU's, and after the City passed its own ADU ordinance, I chose to convert my old garage to use as a guest house for family and friends visiting from out of town. The whole process involved essentially reconstructing my old garage, trenching a sewer line about 70 feet to the street, pouring all new footings and a concrete slab, a new roof, insulation, and plumbing for a bathroom and kitchenette. Much of the added time and expense of this project was due to expensive changes demanded by LADBS during the inspection process, as well as nearly five months of post-construction back-and-forth between my contractor, architect, and the City to receive my Certificate of Occupancy. In total, I have now spent over one hundred thousand dollars on the project. I had to take out a home equity loan to finance all of the cost overruns, and I have cut back on some of my regular spending to make up for it (including less spending at local shops and restaurants). Listing my place on AirBnB has been a great way to reduce the financial burden. In the last year, I have hosted couples and small groups of friends from all over the country and the world, introducing them to my great little neighborhood in the middle of LA, and getting rave reviews in the process. In the meantime, the City is receiving transit occupancy tax to help the City's bottom line (which we all know needs help). I do not understand the purpose of preventing someone like me from renting out my ADU for short-term stays. I have not taken away from the City's housing stock by building it, and I would not under any scenario rent out the ADU to a long-term tenant, as that would defeat the purpose for having it built (again, I built it so that out-of-town friends and family have additional space when they visit). Even with a 120-day limit under the normal Home Sharing permitting process, allowing me to rent out my ADU when not used for visiting friends and family would help to offset the very high cost of improving my property. Noise and parking are not issues. The ADU only fits a maximum of two guests, and since I live in the front house and only list the ADU for dates

when I am here, it all but ensures that guests will not have loud parties. Guests can park in my driveway. As a result, I have received zero complaints from my neighbors. I am not opposed to some reasonable regulation of home sharing, but there should be justifications for all of the particulars. In my mind, preventing rent-controlled units from being gobbled up by vacation rentals, or preventing loud parties by large groups of inconsiderate tourists, are things that should be prohibited under the regulations. These don't apply in my situation. Yet, in other ways, the regulations seem to benefit only the truly rich, or actually encourage nuisance situations in residential neighborhoods by allowing "unhosted" stays. What sense does it make to allow an unhosted rental of your "primary residence" (defined as the place where you live at least six months of the year, but NOT an ADU on the same property), only to also allow someone to apply for "extended" home sharing that could mean they are renting what is supposed to be their residence for longer than six months a year? The short answer is that it doesn't. Our housing crisis is real, and it's getting worse. However, responsible ADU owners like myself are not contributors to it. The root causes are the ever-increasing cost of housing; the lack of upward movement in salaries sufficient to keep up; and yes, the failure by local leaders to increase the housing supply by zoning large parts of this City for higher density. By preventing homeowners with ADU's from participating in home sharing, all you are doing is making this expensive City even more expensive for some of us regular Angelenos.

Communication from Public

Name: Thomas F.

Date Submitted: 08/20/2019 06:16 PM

Council File No: 14-1635-S2

Comments for Public Posting: My wife and I have lived in our duplex since 1985. We have owned it since 1988. We are retired and have for years struggled with how to make ends meet. We are both living on Social Security. We have not had a tenant for some time now. We use both sides of the home - still a small home with both units combined. We have for the last six months started to rent one side short term. Since May we have actually begun to relax a little, certain ends will be met and we won't have to use what little we have in savings to fill a gap till the next SS check. While still having use of the whole house if we choose. We have cleaners, handymen, contractors and more working for us on a regular basis. Fixing things, maintaining things. And the folks who've stayed with us - every single one of them would not be able to vacation in LA otherwise. Those folks go out and spend their money - from Universal City Walk to Disney to the Getty to Chinatown to Santa Monica. They go everywhere! We are not causing any problems for our neighbors or the neighborhood. We are located on a main avenue with our own ample off street parking so no one around us is effected in any way at all. That is as important to us as making certain someone staying in our place is safe and comfortable. We are actually enjoying having different guests from around the world stay with us. So it's not only us making a bit of money (and believe me I'm not talking about a lot of money, I'm talking about enough for my wife and me to breathe a little easier - just a little). It's all the people we meet and all the folks who work to keep things going and the businesses who benefit from our guests vacation money. One thing I would like to note: in the six months we are renting short term, we have paid TOT taxes twice what we pay a year in property taxes. This means on a yearly basis, if we were allowed to continue short term rentals, we will be paying the City of Los Angeles over four times what we pay in property taxes - plus our property taxes. So I don't understand what the reason is to stop me from doing something with my property that I believe is so beneficial to everyone and is my right it would seem. I am writing this because my wife and I are at a point where if we cannot rent short term, if we cannot make that little bit more - just enough to relax a little, my wife will be forced to sell our home and move out of Los Angeles. I am 68. My wife is 78. I know a move to where we do not know will

not be good for either of us. I fear what it will do to my wife.