

Communication from Public

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Comments for Public Posting: A new law will go into effect in January making all renters in buildings older than 15 years rent stabilized. While the effort to stabilize rents is laudatory, that means that the Short Term Rental ordinance will exclude nearly all Los Angeles renters from participating in the homesharing economy. The provisions in place now – the landlord’s affidavit and the primary residence requirement – give the city the enforcement tools it requires to ensure that homesharing doesn’t take a single long term unit off the market. If that is concern of the council, you already have the tools in place to go after big companies and unscrupulous individuals who are buying or renting multiple units to convert to STR. If the concern of the council is the hotel lobby, statistics show that hotel occupancy in LA has gone up, not down, since the advent of homesharing. I can’t be at the hearing today b/c I’m out of state, taking care of my aging parents, both of whom are in frail health. The ability to homeshare, with my landlord’s permission, is the only thing that has made being an unpaid caregiver possible. Were I not homesharing, my unit would sit empty for 3-6 months of the year, and that benefits absolutely no one. When rented by out of town guests, I am paying the same city taxes major hotel chains do, and my guests are spending money on local businesses. Renters pay a higher portion of their income in rent than homeowners do in mortgages -- 54% on average in rent v. 38% in mortgages for those owners who have mortgages, and 15% for owners who do not. Many need the financial relief homesharing provides. Please also consider that many hosts are offering their homes for free to fire evacuees, but in a few days, we will no longer be able to do so, as we’ll be removed from the platforms. I urge you to delay implementation of this discriminatory bill until you revise it to give equal rights to the renters of LA that make up 65% of voters.