

Communication from Public

Name: Mehile Orłowsky

Date Submitted: 08/01/2019 11:47 AM

Council File No: 14-1635-S2

Comments for Public Posting: My post is no longer available so I decided to repost a new one since there was no communication why - I gather it was a glitch: I commend the city of Los Angeles for legalizing home-sharing, however, the Home-Sharing ordinance that went in effect July 1, 2019, is in my opinion: unfair, biased and anti-American especially for property owners in RSO and 1-4 unit dwellings and/or ADU, and/or just one Vacation Home. No law is flawless and I believe you can agree there is much work to be done for the affected homeowners to sort out the needed documentation, find the right and accurate information and apply to continue their homeownership and home-sharing. I urge you to change the registration process to address the following issues: \$850 registration fee and all the associated fees are exorbitant and need to be significantly lowered. You need to allow RSO properties up to 4 units and ADU with no long term tenants to take part in the registration process or be exempt. You provided in appendix A (City of Los Angeles | Draft Home-Sharing Administrative Guidelines - Appendix A Page 2 Draft Issued June 13, 2019) of your communication an exemption: Quote: "... or an exemption status code that explains why the property is not considered a Short-Term Rental subject to the provisions of the Home-Sharing Ordinance. Those codes are as follows: i. 01: a residential property advertised and rented exclusively for stays longer than 30 consecutive days ii. 02: a Hotel or Motel iii. 03: a Transient Occupancy Residential Structure iv. 04: a Bed and Breakfast approved pursuant to LAMC 12.24X.12 " I believe it would be beneficial to elaborate on these codes and provide appropriate guidance as to the appropriate fees, processes and time frame needed for these exemptions to be registered. Based on all government agencies contacted the exemption process to file for a business permit is 6 -15 months and no one gives any financial help for the permit costs and cost of loss of income for the months following Nov 1, 2019, where these affected properties would suffer financial losses while for years, before this ordinance was in effect, these businesses were paying Transient occupancy taxes and generating income for the City in the hundreds of thousands. Please extend the deadline from Nov.1 2019, to at least Nov. 1, 2020, and or/ allow properties that have started the process to be exempt. Also, the ordinance assumes: "WHEREAS, short-term

rentals in property other than a primary residence create unfavorable consequences, including negative impacts on the residential character of surrounding neighborhoods and increased nuisance activity;" that all properties that are not primary residences are a nuisance and deteriorate the residential character of the surrounding neighborhoods - this should not be generalized as such - there are plenty of ways to place a stop order on properties that really are a nuisance and deteriorate the residential character of a neighborhood without outlawing and restricting all properties. second: "WHEREAS, the conversion of long-term housing units to short-term rentals reduces housing stock and contributes to increased rents and decreased availability of affordable housing. In some cases, large numbers of housing units within a building, or even entire buildings, have been effectively converted to short-term rentals;" Rooms inside a primary residence or a separate unit/dwelling within a primary residence property lot in lots up to 4 units should not be considered a threat to the long-term housing units stock, rather it is the delay in appropriate city planning strategy to construct and expressly approve new multiunit construction to create long-term housing stock that is the problem- due to neighborhoods opposing any kind of construction or development within the city - that's a fact. third: "WHEREAS, under the Los Angeles Municipal Code, a building may only be used as expressly permitted in the zone in which the building is located, and all uses that are not expressly permitted are prohibited;" - so please explain to me how buying middle-class single-family homes by Hedge funds and other investors who demolish the properties, create a construction nightmare for neighbors for 2 years and list a property for sale later at 300% the price they initially invested - how is that not business activity in an R1- zone or any other residential zone. - Will this ordinance be fair and also regulate those type of business uses of properties in R zones? Meaning if XYZ LLC puts a home for sale after a remodel - and the home doesn't sell - for months, years and sits empty with no primary resident living inside - therefore property sits idle and in fact does take away long term units from the Los Angeles housing stock - will this activity be categorized as business activity and a violation of R zoning? Or will it be exempt as a non-nuisance?

Communication from Public

Name: inga bogomolny
Date Submitted: 08/03/2019 08:54 PM
Council File No: 14-1635-S2

Comments for Public Posting: Asking to reconsider the part of ordinance that says I am only able to rent my primary residence to one group of people at a time. I own a single family home and rent 3 of my spare rooms to transient residents. If I am only allowed to rent to one group of people I would not be making enough to cover my mortgage. My family depends on this income since 2011. I am a single mother, have a son, who is a student, I really am lost and don't know what to do next. It would be nice to have most of the house to myself, but I won't be able to pay for it. I understand this ordinance is there for two main reasons, housing crises and neighborhood peace. I am not taking any housing off the market, I live in my house. My rules with guests do not allow parties, my sleepy time is 10PM. In my humble 8 year experience of hosting, I only experienced a disobedient group of guests twice, in both instances Airbnb was able to have them settled and/or out of the house within an hour. I am aware things still might happen, but sometimes even families have disputes within. But to prevent even a slight possibility, we are happy to install a decibel measuring device to prevent guests from even raising a voice. Persons that rent rooms from me are couples and solo travelers, they usually go out to dinners, and don't throw parties at home. They are not from here, so in most cases don't even know enough people to throw parties with. Once again, please kindly re-consider the limit of listings I am able to offer to different groups of people at the same time.

Communication from Public

Name:

Date Submitted: 08/03/2019 10:40 PM

Council File No: 14-1635-S2

Comments for Public Posting: Dear Councilmembers, Change the Home Sharing Ordinance. Change it before it's too late... We are the children, mothers, daughters, fathers, sons, grandparents of Los Angeles, and we need your help. We may be land owners, but we are tenants too. Tenants of our great city, Los Angeles. We are your voters. We are your voices. We are your constituents. We are the hosts of STR in RSO rentals, RSO under 4 multi unit, ADU, granny flat, vacation home, Mom N' Pop property owners. We keep this city alive and thriving. Help us continue to do so. We come in peace. We come in numbers. We to ask to be seen and heard now. When you tell us we cannot STR because of the housing crisis, we say: You will be adding us to the housing crisis. We will lose our duplexes, triplexes, fourplexes, our rental apartments, our homes, our newly built ADU's. We will be forced to sell and find alternative cities to live. Why? Because we won't be able to afford them anymore without the help of STR. We take up less than 1% of the housing stock. We are not the problem. When you tell us we cannot STR because we are hurting the hotel industry and it's workers, we say: The hotel industry has only climbed in profit and growth since we became hosts. We employ cleaners. Cleaners that depend on our STR to make ends meet. Cleaners that we pay 2x the minimum wage, sometimes 3x more. Cleaners that we provide flexible hours for and entrepreneurial opportunities. We purchase furniture, linens, supplies, decor at local stores in Los Angeles adding thousands in taxable dollars. We purchase foods from local restaurants and cafes for our guests, increasing the profit and growth of local eateries. We send our guests to our neighborhood spots. We add. We do not take. When you tell us we are a nuisance to the neighborhoods, we say: We are responsible practicing hosts, caring and thoughtful. We've added over \$100 million dollars to the Los Angeles annual budget. We could say: We work for the city. We have worked hard. We have toiled and taken seriously our duties and our neighborhoods benefit from our STR. When you tell us we don't want the party house, we say: Neither do we. Not at all. That's why we go above and beyond to monitor and respect our communities. We put up exterior property cameras, monitor noise levels, keep strict house rules and do guest counts. We are in constant communication with our property guests. Any non STR home or apartment can be a party house. If

anything, we are more concerned and vigilant about no parties than a non STR homeowner who loves to throw big bashes every weekend. We are devoted to maintaining a peaceful and respectful relationship with our neighborhood. Stop hurting us. Instead regulate the satellite hotels. Stop ignoring us. Instead pay attention to the simple solution: Apply the exact same STR HSO structuring California applies to California Real Estate Law. 4 and Under. 4 and under is residential. Mom and Pop. Boutique. Elegant. Heartfelt and Intimate. Above 4 is commercial. Satellite hotels. Commercial real estate. Commercially managed. Professional. Allow STR hosts to host in any 4 and under dwellings, including secondary residences, vacation homes and RSO. Simple. 4 units okay. 4 listings okay. Above 4 not okay. That means duplexes, triplexes, Fourplexes, Single Family Homes, ADUs, RSO or not. If it's got an address it's okay. And four listings and under. It's okay. Regulation becomes streamlined. Easy. Smart. Profitable. Fair. "No More Above Four" No more above four means: No more bad apples. No more satellite hotels. No more 40 unit apartment complexes turned into STR. No more impacted tenants. No more evictions by the greedy and unfair. No more commercial STR. Then we can all take a big sigh of relief. Tenants are protected. Owners are protected. Los Angeles gets incredible extra funding. Shop owners flourish. Hotels continue to profit. Everyone wins. The LA county thrives and so do it's citizens. We ask you to amend the HSO. Make it simple. No need to register. No need to burden the city with more red tape. Make it a simple regulation: A host may STR in 1-4 units of any legal dwelling. If they STR a rental unit they must get permission from their landlord. No registration. No separate vacation residence ordinance. No threatening deadlines of enforcement. No confusion. Any STR above 4 listings is illegal. Sites remove any more than 4 units or dwellings. Done! So please, amend the Home Sharing Ordinance. Please do it now. Please before it's too late. We are the thousands of voices of Los Angeles. And we thank you for your support.

Communication from Public

Name: inga bogomolny
Date Submitted: 08/04/2019 07:18 AM
Council File No: 14-1635-S2

Comments for Public Posting: my mom has short term listing in her primary residence, I manage hers as well as mine. I would like to be able to continue to manage them, but under the new ordinance, it seems as I would be punished for doing so. My mother is older (over 70), her writing English needs work, her online social presence is 0, all the reviews are on my profile, she does not have aptitude to manage communications with guests and responding to their needs. I can help her getting her unique registration number, but in terms of management, I would still have to do it. Please make it possible, as it does not contradict with any part of the intentions of the ordinance.

Communication from Public

Name: Thomas

Date Submitted: 08/04/2019 08:57 AM

Council File No: 14-1635-S2

Comments for Public Posting: My wife and I are on fixed incomes. We have owned our duplex since 1988. Since retirement, (we are 68 and 78 years old) we have struggled year after year to keep our property. Every month was a struggle being the tenant (who we loved) had been in there for over ten years. When she decided to move back east we looked into short term rentals being our place was perfectly located and not a place that would cause neighbors any problems at all and our property provided more than ample off-street parking. We started STR in February. Since March of this year, we have had enough income from short term rentals to make ends meet - a bit easier. We are RSO. If we lose the ability to rent short term, not only will we lose the last bit of savings we had that we put into getting the unit ready for short term rentals, we will most probably have to sell our home. Please consider the impact on us and others like us who aren't gouging but simply making a bit more and suffering less anxiety. Moving out and finding another home, after living here over 35 years will be a defeat I do not know both of us will survive.

Communication from Public

Name: Daniel

Date Submitted: 08/04/2019 02:47 PM

Council File No: 14-1635-S2

Comments for Public Posting: I urge delaying the November 1st Home Sharing Ordinance registration deadline, until a Vacation Rental Ordinance, and until other details regarding a small number of concurrent listings, are worked out. I live in West L.A. with my wife who has a chronic autoimmune disorder, requiring expensive treatments. I rent out part of my own home to long term tenants/roommates, but even with that, I would be hard pressed to make ends meet with just my day job. I have been fortunate to be able to supplement my income with modest, personally administered short term home sharing, in both my own home, and a vacation home which I own. I am very attentive to my literal cottage-industry, and communicate with my neighbors to ensure disturbances are minimal or non-existent. This also provides gainful employment for house cleaners, whom I pay higher wages than hotel workers. Many of the visitors to this vacation home are families, visiting other family and friends in Los Angeles. They often frequent the local businesses which I recommend, and are thankful to be able to visit this beautiful city without paying steep rates for cramped quarters in hotels run by multinational corporations. These corporations often siphon money out of the community, and there is a growing awareness that they have an outsized influence on local politics. Despite a pending registration deadline for short term rentals, no ordinance is in effect for vacation homes, nor is there any timeline or any idea what it will look like. With this uncertainty and a draconian measure already in effect, my choices are stark: 1. Switch to long term rent on the vacation home. Due to the financial loss I will then have to sell it under duress, taking an unrecoverable loss, both financially and to my platform reputation, as I cancel advance bookings. 2. Move in to the secondary home, which is far from my work, and sell my current home, displacing other two individuals. There are many others in my situation, who also do not know what to do. Because a secondary home ordinance is so tightly linked to other regulations governing short term rentals, I strongly urge delaying the November 1st deadline until the vacation home ordinance is in effect. I also urge that mom and pop's like myself are allowed to home share in their primary residence, as well as in another home. If myself, my wife, and two tenants, are supplanted by a few wealthy individuals who buy a home for investment, this will not

count as a victory for increasing housing stock. What is will do, in this case and many others, is make a lot of people in our community very upset. Thank you for your consideration.

Communication from Public

Name: Maureen Tomlin

Date Submitted: 08/05/2019 11:24 AM

Council File No: 14-1635-S2

Comments for Public Posting: We have lived in our 1300 square foot residence in Venice for 22 years. We converted our garage into a bedroom when our oldest, of three, was a teenager-to make some more space for bigger people in our small house. When she went away to college we converted it to an ADU. Against advice from friends to do it under the radar, we pulled permits and went through the time and expense that that involves. It costs us 3 times what we had budgeted it for because of this but we were legal and we were happy. Our intention was to rent it out short term, to help pay for college for our 3 children, and have it available for our oldest to live in when she is home on break from college. We never would have gone through the time and expense if we were only allowed to rent it for long term. Not only because we need that room for our college age daughter to stay in when she's home on break but also because we have a tiny backyard that our family uses and that we wouldn't want to share with a long term tenant. Short term tenants are here on vacation and wouldn't be having friends over and using the backyard. We consider the ADU a part of our primary residence. It's our daughters' bedroom that we rent out when she's away at college. But as part of the permit process, it was given a different address. It's on the same property as our house. If we can only rent it out long term, then we can't rent it out. I feel like this is penalizing us for doing the right thing. We're not an apartment owner that has converted his units to short term rentals or an investor who is purchasing homes or apartments for short term rentals. We're a family that is struggling to pay for our children's college education. Please don't penalize us for following the rules. We are asking you to revise the restrictions on ADU's permitted and built after January 2017 to be rented out short term. We feel it that is extremely unfair and disingenuous to grant permits and then arbitrarily outlaw us from using the new unit as we had planned. It amounts to changing the rules in the middle of a game. You could easily grandfather us into the home sharing ordinance and make it clear that, going forward, new ADU's would not be allowed to be rented short term. That would be fair and reasonable. We appreciate your consideration. Respectfully, Steve and Maureen Tomlin