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August 21, 2015

BY _____
DEPUTY

CITY CLERK

2015 AUG 26 PM 2:48

RECEIVED
CITY CLERK'S OFFICE

Re: Short Term rental Regulation

Honorable Councilmember:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home in Hollywood, 2 bedrooms, 1 bath. It is about 1000 sq. ft. (stand alone, not part of an apartment building or condominium complex) Houses like it are selling for over \$750,000. It clearly wouldn't qualify as part of the affordable housing stock. If I could not rent it short term, it would rent long term for about \$3,000 a month. As I get closer to retirement age, I, and my family members that follow, will depend on the income generated from short term rentals of that house. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners and conglomerates from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please so long as the residents abide by the laws that all neighborhood residents have to abide by.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for accommodations like mine. People throughout the world love short-term rentals. The profile of my guests is typically parents or grandparents travelling with children, who want a common area to eat or watch TV, and a place to prepare at least some of their meals. They also utilize the small back yard. Hotels cannot offer the conveniences and privacy of a vacation home. Other guests have included cast members of travelling theatrical companies coming to Los Angeles, family members in town for a wedding who want to share a home, and business people who want the convenience of a common work space and kitchen, but do not want to share a bedroom. In this "new economy", people like me who provide an option loved by visitors, should not have our doors closed. I am confident, from my experience, if you were to shut down the opportunity to rent single family houses for short terms, many people would not include Los Angeles in their travel plans-- people who currently spend money at our shops, restaurants, tours, and attractions.

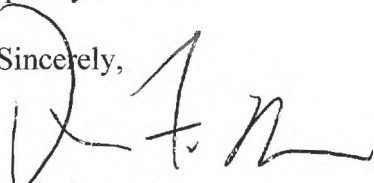
The cleaning crew I use depends on me and others like me for cleaning jobs every time someone leaves. Their income would be cut back significantly if draconian measures are taken to prevent owners of single family homes, or duplexes, from renting out their homes, or one unit in their duplex, on a short term basis.

Over many years, members of my family have often used short term rentals when travelling throughout the world. They have done so in London, Spain, Hawaii, Mexico City, Berlin, Prague, Budapest, Israel, Mammoth and Newport Beach. Our little house has hosted families from throughout the United States, Europe, Australia, the Middle East, China, Japan, and South America. Short term rentals are an international phenomena that is here to stay, that benefits visitors, hosts and local economies. It is an incomparable way to travel in which multi-generations can have the comforts of home, comforts that cannot be replicated in a hotel experience.

Again, I have no issue with sensible regulation of the short-term rental business. I am against the conversion of multi-unit apartment buildings into Short Term Rentals. However, Los Angeles needs to be smart about where the line is drawn, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly has the right to exist.

I strongly urge you to consider all of the consequences of the proposal before you. It's the 21st century. Los Angeles should embrace the opportunities this century's "new economy" affords in a manner that makes sense, that is sensitive to the needs for affordable housing, but does not punish those whose rental properties would never qualify as such.

Sincerely,

A handwritten signature in black ink, appearing to read "D.F. Moss". The signature is fluid and cursive, with a large initial "D" and "F" followed by a stylized "Moss".

Dennis F. Moss