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From: **Jane Taguchi** <jteis@sbcglobal.net>

Date: Sun, Sep 10, 2017 at 4:58 PM

Subject: Comment re: Council File: 14-1635-S2 - Short-Term Rentals / Preparation of Ordinance / Home Sharing Ordinance

To: "CityClerk@lacity.org" <CityClerk@lacity.org>

Sept. 8, 2017

To: City Council members

From: Jane Taguchi

I come here today as a problem solver.

I am here to offer you a solution to three

City concerns:

- (1) the city's crushing affordable housing crisis,
- (2) the disruption to neighborhoods, like mine, caused by commercial short term rentals, and
- (3) the desire of many to make extra money on short term rentals with their property.

I did a recent search on Airbnb which showed there are over 300 entire units (Item 1) just within 2 miles of my own home. Include these with all the commercial Airbnb's from the entire city, you have about 18,001 (Item 2). Put these back into the housing market and our hard working Angelino neighbors will have more affordable housing options.

The other 13,252 (Item 2) hosts, true home sharers, can continue to earn extra income (per the draft ordinance) if they live in one of their own properties. The average nights that a Los Angeles Airbnb host rents out is 93 days (Item 2) a year, so a 90 day cap a year is reasonable especially once you eliminate all the commercial operators.

The Solution:

Require that Airbnb screens the hosts as they sign up, and monitor them on an ongoing basis. After all, they are internet tech experts. This will save the City from needing to hire so many staff for enforcement. This will save Airbnb from having to litigate against the City. They will cooperate with the City and also must provide TRANSPARENCY. We cannot simply take their word for that they are providing the proper enforcement and taxation without specific information being provided to the City. This will save neighbors, like myself, from enduring more and more vacation rentals that do not belong in our neighborhoods and assure us some peace of mind.

This is a plan that the City Council can use to solve our housing crisis and control short term rentals - instantly, with a click of the mouse, over 18,000 residential units will come back to the regular rental housing market. Let's adopt an ordinance similar to the one in Santa Monica.

An important thing to remember is that Airbnb hosts can also rent their homes on a full time tenant basis. We are not stopping them from earning money in legal ways. Currently, short term rentals are ILLEGAL. The fact that there are so many people operating them is mind boggling and that they are getting away with it and UNCHECKED. However, these very vocal Airbnb hosts are less than a half percent of the population. It is unfair for the City to side with these law breakers. People need to learn to be responsible in their lives. That is how my family handles our lives. We DO NOT resort to illegal activities. Again, they have other options than to break the law.

Establish the right policies and we ALL win.

Sincerely,

- Jane Taguchi

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Item 1:

Airbnb units within 2 miles of my home using the map search feature.

These are all commercial businesses. One of over 300 just in this small area in Silver Lake. "Entire home" is available for Airbnb vacation rental.

Over 300 "Entire home" rentals. These are Commercial rentals with no one living there. Over 300 homes that could be homes to full time residents! The hosted rentals are not even shown here.

I used a filter for "Entire home".

Jane Taguchi lives here.

Item 2:

