

I am a host in an RSO property. I have two full time tenants and converted the office space in my apartment into its own apartment that I rent out AirBnB. I get that there are companies who are taking advantage of home sharing and creating problems for both the affordable housing crisis and for other hosts. But please don't lump us private RSO hosts in with these corporate operators.

As RSO hosts we are often older and on low or fixed incomes in properties that are older and require more upkeep. I started home sharing to make ends meet and run my businesses 12 months a year because my mortgage and other bills come 12 months a year. I work hard with not only my space, but also my time. If I could make it on my two long term tenants alone I would but my home sharing income year round is the only way I havent lost my property. The proposed 120 day limit would not restrict my business, it would shut it down  $\frac{2}{3}$  of the year. If I leave it empty for 8 months I will be nowhere near covering my bills, if I moved someone in as a roommate we create two problems 1) I still won't cover my bills 2) I would have a roommate who I can't exactly have move out 4 months a year, so Im basically out of business at that point and losing money every month thereafter.

Now back to the bad players, the management companies and venture capitalists who use home sharing for greed motives and do so at the expense of everybody else (low income tenants and hosts alike). They kick out tenants and convert entire buildings to daily rentals or rent apartments all over the city. But couldn't the ordinance being looked at focus specifically on those operators and those offenses? Strengthen the laws on illegal evictions from RSO properties. Limit percentage of units at each address or location that can home share and limit the number of listings that can be operated by a person while restricting corporations from the home sharing platforms.

We are all looking for a solution that can do something meaningful about the housing crisis. But please don't victimize struggling hosts like me who are dependent on our home sharing business to cover bills year round. My current tenants who are an artist and a teacher appreciate my home sharing as it has allowed me to hold down their rents well below market skipping their 3% increase most years. Ive operated in a win win and would appreciate the ability to continue doing so.

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