November 5, 2015

Los Angeles City Council President Herb Wesson
Los Angeles City Hall
200 North Spring Street,
Los Angeles CA 90012

RE: Council File: 14-1635-S2

Dear Council President Wesson:

I am writing to express our organization's support for the above-referenced motion governing the regulation of short-term rentals in the City of Los Angeles. Los Angeles residents are being squeezed by rising rents and stagnant wages. We believe that the rapid proliferation of commercial short-term rentals has exacerbated these trends, further burdening Angelenos struggling to make ends meet.

According to a recent analysis conducted by the Los Angeles Alliance for a New Economy (LAANE), the nearly 11,000 commercial short-term rental units advertised in the City of Los Angeles is equal 63 percent of all new housing built in the city over the last four years. Furthermore, the Los Angeles housing market has lost the equivalent of 11 units of housing per day due over the last nine months to the rapid growth in the short-term rental industry. Building a path out of the housing crisis in Los Angeles is doomed to fail if we continue to allow the growth of the commercial short-term rental industry to undermine new housing construction.

New rules on short-term rentals will not completely solve the housing crisis or the homelessness emergency in Los Angeles. However the city can protect true home sharing while making sure that it also develops a strong enforcement plan to protect the city's housing stock. At minimum, we should create comprehensive, enforceable rules that can respond to the newest stresses in the housing market. These rules should include a prohibition on conversion or use of rent stabilized units, a simple registration process for true home sharing, a ban preventing short-term rental platforms from advertising illegal listings, and the verifiable collection of applicable transient occupancy taxes (TOT).

Sincerely,

Becky Dennison
Co-Executive Director

cc: City Clerk