

Dec. 7, 2016

Housing Committee Hearing

Inside these pages:
Stories of real people, real victims, who get
NO FINANCIAL GAIN
or benefit from Short Term Rentals.

There is no benefit to 99.9% of residents of Los Angeles. I see no reason to legalize short term rentals for a group of people who dare to flout the law and feel entitled to do it; many of whom are commercial enterprises. As a law-abiding citizen, I am appalled at what is happening in city after city.

THE REASON THAT I FIGHT
against short term rentals:
I want my peaceful home back, for myself, for future residents, and for my wonderful neighbors. Please remove them from our residential areas. Thank you.

Sincerely,
Jane Taguchi
1963 Redesdale Ave., Los Angeles, CA 90039
jteis@sbcglobal.net
A victim of an Airbnb rental for 2 1/2 years

Anaheim Neighborhood Has Become a Cautionary Tale of Sharing Economy

By Adam Elmahrek - February 18, 2016

Just two years ago Anaheim's Sherwood Village was a sleepy community of town homes near Disneyland — a typical Orange County suburb where neighbors for the most part knew each other and the streets were pretty much quiet by sundown.

But then, thanks in largely to what economists call the emergent “sharing economy,” everything began to change. Investors started buying up properties with all-cash offers thousands of dollars above market value and turned them into short-term rentals, listing them for rent to Disney visitors and conventioners on websites like VRBO and Airbnb.

All of a sudden, neighbors in Sherwood Village were turning over by the week and the quiet streets weren't so quiet anymore. Now, during the summer and big convention weeks, residents say late-night parties are commonplace and the community pool is taken over by strangers.

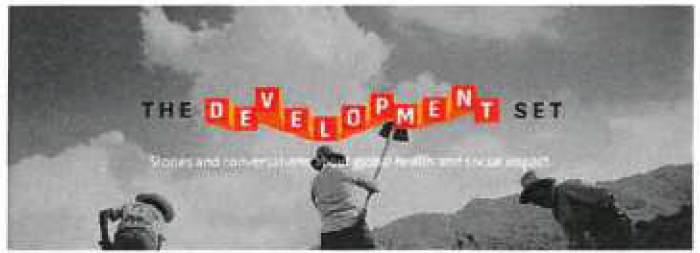
As a result, this formally anonymous suburb has become a flashpoint in an ongoing battle over short-term rentals that is being waged in destination cities nationwide.

“We're losing the sense of community,” said Martin Lopez, a Sherwood resident who is also an organizer with Unite Here Local 11, a hotel workers union. “It's vanishing.”

Lopez and other residents who feel blindsided by the transformation of their neighborhood into a mini-hotel district, have banded together and embarked on a campaign to ban short-term rentals in Sherwood and citywide.

(see more on the internet at...)

<http://voiceofoc.org/2016/02/anaheim-neighborhood-has-become-a-cautionary-tale-of-sharing-economy/>



Ross Baird [Follow](#)

CEO of @villagecapital; also teach at @UVA. Enable entrepreneurs to solve major global problems. B...
Mar 16 · 7 min read

Silicon Valley's Unchecked Arrogance

In its mind, Silicon Valley creates the future, while the rest of the world will soon become the “idle class.” What if they instead helped people build wealth for themselves?

By Ross Baird and Lenny Mendonca

Last month, Y-Combinator, Silicon Valley’s blue-chip startup fund, announced a request for proposal to study a universal basic income. Sam Altman, the President of Y-Combinator, wrote in a separate essay that in the future, we will have a “smaller and smaller number of people creating more and more of the wealth. And we need a new solution for the people not creating most of the wealth—many of the minimum wage jobs are going to get innovated away anyway.”

The people without jobs will be an “idle class”—and the obvious conclusion, to Altman, “is that the government will just have to *give these people money*.” (Emphasis ours.)

And you wonder why political candidates on both sides are tapping into anti-elitist anger with great success.

Silicon Valley is, with good reason, the envy of the entrepreneurial world. Brilliant people have created transformative companies—and have earned a great living in the process. Facebook and Twitter have given people the ability to express themselves in authoritarian governments; the inventors of the mobile phones have brought information and services to billions; and Google makes the world’s information available to everyone.

(see more on the internet at...)

<https://medium.com/the-development-set/silicon-valley-s-unchecked-arrogance-d86cbb8db52#op8337le9>



City of Vancouver sues to shut down Airbnb rental

B.C. Supreme Court petition cites zoning bylaw as rationale to stop nightly rental of 2-bedroom suite

By Jason Proctor, CBC News | Posted: Oct 17, 2016 12:32 PM PT | Last Updated: Oct 17, 2016 4:39 PM PT

The City of Vancouver has taken its battle with Airbnb to B.C. Supreme Court — petitioning to stop the nightly rental of a two-bedroom townhome in Fairview Slopes.

The lawsuit targets East West Investments, the company registered as the owner of the unit, as well as Heather Chang, a doctor listed as the company's director. Chang declined comment on the court filing.

The petition cites Vancouver's zoning bylaw as a rationale for prohibiting the rental of a home or apartment for a period of less than one month unless it's part of a hotel or bed and breakfast.

'Elegant 2BR in Fairview'

It's believed to be the first time the city has gone to court to take on the online short-term rental company, which local politicians have claimed is partly responsible for eating into Vancouver's diminished supply of affordable housing.

According to the petition, a city employee booked a listing for an "elegant 2BR in Fairview" on Airbnb Sept. 6 for a two-night stay starting the next day.

The reservation confirmation gave the address as an apartment in the 700 block of West 7th Avenue with the host of the premises listed as Flatbook Team, a property management company.

"The city employee had received instructions ... that she would find a lockbox attached to the front gate of the premises and she was given the code to the lockbox in order to access keys to the door," the claim reads.

"The premises was a three-level townhome with two-bedrooms, and items such as towels, toiletries, and cooking utensils were provided."

(see more on the internet at...)



Thursday, November 17, 2016

Editorial & Opinion

Airbnb: Not the Partner Our Community Needs

By Reverend Eddie Jones Jr. & Rabbi Israel Barouk

Reverend Eddie Jones, Jr.
Grant AME Church

Rabbi Israel Barouk
Chabad of Los Angeles

Open Letter to the Los Angeles Community:

Where we grew up in Los Angeles, it used to be a quiet neighborhood.

A close-knit family community, parents would take turns watching each other's kids, we had dinner parties, helped look after elderly neighbors. Everyone knew each other and looked out for one another.

In recent years, some folks moved away and put their house up for sale. It eventually sold to a nice couple who said they planned to use it as a vacation home. **But they never moved in.**

Suddenly our peaceful cul-de-sac saw a constantly rotating cast of strangers coming and going every weekend. Large parties were thrown, with loud music and cars. Parking suddenly became scarce. In our quiet residential neighborhood, a hotel had opened up. But there was no sign hanging on the facade. There was no owner to listen to complaints.

All throughout Los Angeles, this story is becoming increasingly common. The proliferation of 'home-sharing' services such as Airbnb are destroying the very fabric of our communities.

Airbnb brands itself as a helpful partner for the homeowner looking to make an extra buck by renting a spare room. But this is not a company dedicated to helping granny stretch her social security check.

Airbnb claims to welcome regulation. They do this because they believe they'll be able to write the rules. Their strategy in LA is transparent: dangle the possibility of tax revenue (which they should have been paying all along) and buy influence with the Mayor and the City Council.

We as a community are already struggling with affordable rents and we cannot afford to have housing stolen just to be operated as an illegal hotel.

Airbnb is aware of these issues. They can try and trick us with publicity stunts and slick advertising. They can try and frighten us with threat of government overreach in the form of privacy invasion and burdensome taxes. But we don't buy it. We cannot afford to let our community down, especially those that can barely afford to live in a city becoming more and more expensive.

We need to put Airbnb on notice. We want our communities back.

Pastor Eddie Jones Jr. R. Israel Barouk

For more information visit airbnbwatch.org



Sunday Airbnb checkout in neighborhoods all across Los Angeles.

<http://egpnews.com/2016/11/airbnb-not-the-partner-our-community-needs/>



Landlords and Little People

By Raoul Lowery Contreras

Are there any television watchers unfamiliar with “rent control” or Los Angeles’ beach front neighborhood of Venice? Television plots about cheating on New York City rent controlled apartments are standard fare. Moving west to Venice Beach, “rent control” has come to life in the west. The opposite of “rent control” is throwing people onto the streets.

Little people: thousands of fixed income seniors who toiled a lifetime working hard, paying taxes, living on Social Security; underemployed whose daily lives are two or three part-time minimum wage jobs or first-in-the-family college kids working and carrying full time schedules with back-breaking tuitions increasing every semester.

A huge problem is surfacing in Los Angeles and every other urban area where landlords and residential owners are taking affordable housing off the market to rent the units through companies like AirBnB; the little people are being dislocated beyond belief as the affordable housing sector is being decimated by tax-avoiding rental schemes. It is a crisis.

It is in LA’s oceanfront Venice that landlord crime and “rent control” juxtapose each other. Studies in 2014 revealed that the Venice community had 12.5 percent of residential units listed with over-night rental companies (AirBnB, for example) with Hollywood’s 11 percent running second. That’s the rental part.

The criminal part comes from criminal misdemeanor complaints filed by the Los Angeles City Attorney, Mike Feur, against the ownership of several rental buildings, two in Venice and one in Hollywood with a total of 120 units. Oceanfront apartments that are rent controlled to long time tenants are “priceless.” The Los Angeles rent controls are on multi-family buildings built before 1978 with rents that can only be raised 3-percent a year.

Enter companies that weren’t even imagined in 1978 like AirBnB. They sign up “hosts” that control residential units that make their units available for over-night stays for nightly rates such as \$400 or more for a two bedroom apartment in one of the properties sued by the City Attorney. One can only fantasize what these “landlord hosts” charge for over-night stays on Venice beach.

In our “free enterprise, free market” society, theoretically this would normally be acceptable. However, as in most cities short term rentals of less than 30-days are not even legal. Ignoring tenant protection laws, landlords are illegally evicting people willy-nilly. Entire neighborhoods are being “hotel-ized” with people moving in and out daily, disrupting life, parking and traffic patterns making them worse.

Result: Rents are exploding because there is less affordable housing. More demand on less affordable housing naturally raises rents.

(see more on the internet at...)

<http://egpnews.com/2016/11/landlords-and-little-people/>

HOMETOWN FIGHT —

Judge pushes back on Airbnb's attempt to stop San Francisco's new rental law

Airbnb fighting new SF law where hosts must pay \$50, list number for short-term rentals.

CYRUS FARIVAR - 10/6/2016, 2:12 PM

SAN FRANCISCO—In a Thursday hearing, a federal judge appeared greatly skeptical that Airbnb and other short-term rental websites should be able to halt a new local law imposed by the city and county of San Francisco that would require the company to verify listings with the city first.

“How does facilitating the rental of an unregistered short-term unit constitute a lawful transaction?” US District Judge James Donato asked of Jonathan Blavin, an attorney representing Airbnb.

As Ars reported previously, the new 2016 San Francisco law expands upon a previous ordinance that Airbnb itself helped initially draft. That ordinance requires hosts to have registration numbers and pay a \$50 fee for the privilege. (According to NBC Bay Area that fee will rise to \$250 next month.) The ordinance is designed to provide the city with additional revenue and to help regulate housing stock in a city where the median one-bedroom apartment rent is over \$3,800—one of the highest in the nation.

Airbnb sued San Francisco in June 2016 and has asked a federal court to stop the law from being enforced. The startup has filed similar lawsuits over nearly identical laws in two other California cities, Santa Monica and Anaheim, in Los Angeles and Orange County, respectively. (The Anaheim case has since settled, while the Santa Monica case remains active.)

The San Francisco law also requires that listings on sites like Airbnb clearly publish this new registration number, and the law also holds both the host and the “platform” (Airbnb) potentially civilly and criminally liable for non-compliance. Among other potential penalties, Airbnb or other platforms could be forced to pay \$1,000 each time such a site processes a booking from an unlicensed host.

(see more on the internet at...)

<http://arstechnica.com/tech-policy/2016/10/judge-pushes-back-on-airbnbs-attempt-to-stop-san-franciscos-new-rental-law/>

Los Angeles gives hosts, neighbors mixed signals on short-term rentals



By Emily Alpert Reyes · Contact Reporter

February 7, 2015

Airbnb and similar “home sharing” websites have exploded in popularity in L.A., overwhelming city regulators who are struggling to collect tourist taxes and enforce long-standing restrictions on rentals.

Renting out rooms or homes for a few days or weeks is illegal in many residential areas, city planning officials say. But the building department and other city agencies say they face practical obstacles to cracking down on such rentals, as individuals and investors have flooded the app-fueled L.A. marketplace.

In tourist meccas such as Venice Beach, annoyed residents say entire homes are being rented out nonstop to revolving groups of guests. Some residents say they fear that the phenomenon is becoming overly commercialized, exacerbating an affordable-housing crunch as apartments and homes that housed tenants are converted to vacation rentals.

“It’s supposed to be a spare room — not corporate interests taking over our neighborhood and turning everything into a virtual hotel,” said Scott Plante, a Silver Lake resident.

When neighbors turn to the city to enforce the rules, Plante said, “it’s a very nebulous situation.”

Airbnb alone claims roughly 4,500 hosts in L.A. That’s more than four times the total number of lodging businesses, including hotels, bed and breakfasts and other rentals, that are registered to collect and forward city lodging taxes. The company recently estimated that its hosts earned \$43 million in rent in a single year in the city — a number that suggests L.A. could be losing millions annually in tourist taxes used to help pay for police, tree trimming and other city services.

But as some residents push for much stricter regulations on the sharing economy, the city battle over rentals could be just beginning. In some neighborhoods, it’s already raging.

In Silver Lake, Jane Taguchi has snapped photos of guests loaded down with luggage and printed online listings she suspects are marketing the house across the street. The house



In Silver Lake, Jane Taguchi, who has complained that the house across the street is being rented out, worries about the changing feel of the neighborhood. (Luis Sinco / Los Angeles Times)

with the blue tile roof, perched above the Silver Lake Reservoir, is in a zone where such rentals generally are barred.

Taguchi said she realized what was happening in May after a raucous fraternity event awoke her and her neighbors in the wee hours of the morning. Beyond such annoyances, her larger worry is that renting out homes like hotels could change the feel of the neighborhood.

“I don’t want a bunch of strangers around me,” Taguchi said. “If you let her do it, everyone will do it.”

Melody Shahbazian, who owns the home across from Taguchi, declined to comment for this story. Last year, she took Taguchi to court, alleging she was intimidating her and guests.

“Although we have rented our home, we have attempted to comply with all laws and regulations and believe that the use of our home is entirely legal,” Shahbazian wrote in a declaration. She said she and her husband initially planned to use the house as a second home and offset the cost by renting it out for short stays but mostly left it vacant because of harassment.

Taguchi denied she was engaged in harassment, and a judge rejected the request for a restraining order last year. The building department couldn’t substantiate complaints about improper use of the Silver Lake home but did issue a violation notice for illegal construction of a second kitchen that was ultimately removed, according to spokesman Zamperini.

(see entire story on the internet at...)

<http://www.latimes.com/local/california/la-me-adv-illegal-rentals-20150208-story.html>

A surge in short-term rentals means no R&R for some Anaheim residents



By Hugo Martin · Contact Reporter

November 11, 2016

Ten years after moving into a quiet Anaheim neighborhood to raise his five boys, Fred Cornejo is thinking about leaving.

Because of the Disneyland resort, seven nearby houses, including the house across the street, have been converted recently to short-term rentals, booked through online sites such as Airbnb, VRBO and HomeAway.

Some have bunk beds and converted garages to pack in large groups. Late-night parties, loud music and traffic are routine on his tree-lined block.

“It’s totally destroying the neighborhood,” Cornejo said.

Anaheim thrives on tourism. But now city officials must respond to frustrated homeowners while trying to oblige rental owners — a new tax source — who host visitors to Anaheim’s biggest tax-generator and employer: Disneyland.

“We are trying to strike a balance,” city spokeswoman Ruth Ruiz said.

The Anaheim City Council adopted a moratorium on short-term rental permits this fall to give its staff time to research new regulations.

Tourist-heavy towns including Santa Monica, Los Angeles and San Francisco are grappling with similar issues. San Francisco voters recently rejected a ballot measure to impose tough restrictions on short-term rentals.

In Anaheim, short-term rentals raise new problems for a city that long tried to maintain a peaceful coexistence between residents and the theme park.

By the time Anaheim adopted its temporary moratorium in September, it had already approved 221 permits for short-term rentals and was in the process of reviewing 182 additional applications. Although Anaheim is home to 150 hotels with nearly 20,000 rooms, the city was receiving five to 10 applications a week to operate new rentals.

“It’s a hot industry,” said Charlie Ryan, head of sales for Pillow, a San Francisco vacation rental management company. “There are a lot of people trying to make money off of it.”

Compared with other nearby tourist hubs, Anaheim has a particularly dense concentration of short-term rentals in a small area near Disneyland.



Fred Cornejo of Anaheim stands in front of one of seven homes near his that were converted to short-term rentals. They are “totally destroying the neighborhood,” he says. (Allen J. Schaben / Los Angeles Times)

Residents say family neighborhoods are teeming with tourists crowding the curbs with parked cars. On a few blocks, short-term rentals nearly outnumber owner-occupied homes.

In the Sherwood Village townhouse development, about a block from the Anaheim Convention Center and less than two miles from Disneyland, 50 of the 221 units have city permits to operate as short-term rentals, according to city data.

“I bought a condo here with the premise that it was going to be a residential community, not a resort,” said town home owner Luisa Lam, who complains that renters take over the pool and overflow the trash bins.

More than 40% of the homes that have permits to rent in Anaheim are owned by real estate companies, investment firms or the owners of multiple properties, according to city records.

“These are basically unsupervised mini hotels in our neighborhoods,” said Cornejo, who has called the police on his neighbors several times for late-night noise.

With so many strangers visiting their communities, some residents recently urged Anaheim council members to consider safety and security issues. Renter safety too has become a growing concern in the wake of some well-publicized reports of sexual assault, injuries and deaths at short-term lodgings in other towns.

The surge in applications to operate short-term rentals in Anaheim began soon after the city adopted rental regulations in 2014.

A short-term rental in Anaheim must pay an annual \$250 registration fee and a 15% room tax, which generates \$200,000 to \$300,000 a month for the city government, officials said.

(see entire story on the internet at...)

Gov. Cuomo signs bill banning illegal unit ads on Airbnb as the home-sharing site moves to block law with suit

BY KENNETH LOVETT FOLLOW

NEW YORK DAILY NEWS Updated: Friday, October 21, 2016, 6:11 PM

ALBANY — In a major blow to Airbnb, Gov. Cuomo Friday signed into law a first-in-the-nation bill that would prohibit the advertising of illegal units on home sharing sites in New York.

“This is an issue that was given careful, deliberate consideration,” said Cuomo spokesman Richard Azzopardi.

Airbnb immediately filed a lawsuit in Manhattan federal court to block the law, which it has called unconstitutional.

“In typical fashion, Albany back-room dealing rewarded a special interest — the price-gouging hotel industry — and ignored the voices of tens of thousands of New Yorkers,” said Airbnb spokesman Peter Schottenfels.

State Attorney General Eric Schneiderman said he will defend the state against the lawsuit.

“Airbnb can’t have it both ways: it must either police illegal activity on its own site — or government will act to protect New Yorkers, as the state just did,” Schneiderman said.

The new law imposes fines of up to \$7,500 per violation for advertising units that run afoul of a 2010 law making home sharing in multifamily units for less than 30 days in New York City illegal.

Overall, Airbnb, a \$30 billion global company, has 44,000 postings in New York City. Supporters argued that home sharing is taking needed affordable housing units off the market.

“This a monumental step toward stemming the tide of illegal hotels that are depleting our affordable housing stock and driving up rent in New York City and around the country,” said Peter Ward, president of the state Hotel and



Gov. Cuomo, who had until Oct. 29 to sign or veto the bill, faced immense pressure from those on both sides of the issue. (ANDREW BURTON/GETTY IMAGES)

Motel Trades Council that helped lead a coalition pushing for the law.

Cuomo, who had until Oct. 29 to sign or veto the bill, faced immense pressure from those on both sides of the issue. In the end, he sided with the coalition of unions, elected officials, housing and tenant advocates and even the real estate industry who pushed the bill.

Azzopardi said the new law simply outlaws the advertising of units that are already illegal under the 2010 law designed to cut down on unlawful hotels.

It also helps ensure affordable housing is not compromised and that communities are not hurt by the loss of hotel tax revenue that is not collected through home sharing, he said.

With the clock ticking on the bill, Airbnb this week publicly unveiled a five-point plan that would limit to one the number of listings a person can have on the site in the five boroughs, crack down on repeat violators, and push for permission to collect and remit hotel-like taxes.

“A majority of New Yorkers have embraced home sharing, and we will continue to fight for a smart policy solution that works for the the people, not the powerful,” Schottenfels said.

(see entire story on the internet at...)

<http://www.nydailynews.com/news/politics/airbnb-file-suit-cuomo-signs-threatening-bill-article-1.2839977>

Hollywoodland Homeowners Association

2014

Dear LA City,

People don't just buy homes - they buy neighborhoods. And people treating their homes like hotels changes the dynamics of our neighborhoods.

Please take into consideration what the 'shared economy' is doing to our residential neighborhoods. I know firsthand because we have lived across the street from an illegal 'vacation rental' in Hollywoodland for the last four years. Absentee owners do not 'share' their profits, yet the burden of supervising their houses falls on the neighbors. We call the police when their parties get out of hand, parking enforcement when their vehicles are parked illegally, the sanitation department when their trash is all over the street, the fire department when there's a fire and FILMLA when they shoot without pulling permits.

It's been an absolute nightmare that's finally ended with the sale of the house - but guess what? Another short term rental has opened for business four doors down. A few highlights so far - a group of people booked the house with a stolen credit card and stripped the entire place of all the electronics. Police have also been called in the middle of the night to break up fist fights on the street and because of noise complaints. And so the story goes...

There's a reason why hotels have managers, security guards and clean-up crews.

Thank you for your time,

Sincerely,
Stacy A. Herkert
Hollywoodland Homeowners Association

They say that a picture is worth a thousand words - so please take a look at a few photos to give you a better idea of what our neighborhood has been dealing with:



Ousted tenants sue after their former rent-controlled L.A. apartments are listed on Airbnb

By Ben Poston and Andrew Khouri . Contact Reporters

DECEMBER 17, 2015, 2:00 AM

Carrie Kirshman and Nina Giovannitti were close neighbors at their Spanish villa apartments in Fairfax, sharing keys, collecting each other's mail and tending to a communal garden in the backyard.

Their rent-controlled building allowed them to enjoy below-market rents of less than \$2,000 a month for their two-bedroom pads in the upscale neighborhood. That came to an end in late 2013 when the owners evicted them under the Ellis Act, a state law that allows landlords to get out of the rental business.

Comparable apartments in Fairfax were going for more than twice as much. Kirshman and Giovannitti were forced to relocate to Mid-Wilshire last year.

"I lived there for 21 years and I was thrown out of my home," Kirshman said. "Just because I didn't own it didn't make it less so my home."

Within weeks, their apartments began appearing on Airbnb — a short-term rental site geared at tourists — for nightly rates that could total \$15,000 a month, they said.

Attorneys representing former tenants at 500 N. Genesee Avenue are suing Airbnb and the property owners, who they say violated the city's Rent Stabilization Ordinance.

It marks the first time in Los Angeles that tenants have sued a landlord for withdrawing rent-controlled apartments under the Ellis Act and converting them to short-term rentals, according to the Los Angeles Alliance for a New Economy, an advocacy group allied with labor unions.

Tenant advocacy groups say it's part of a growing problem that has removed thousands of affordable housing units from the market in L.A.

A lawsuit filed Wednesday in Los Angeles County Superior Court seeks damages and an injunction to return apartment units to tenants under previous rates.

"By terminating long-term tenancies and dedicating rental units to short-term stays, landlords evade the city's rent-control regulations and unfairly cash in on higher nightly rates," the civil complaint says.

The lawsuit lists the defendants as Airbnb, LSJB Investments LLC, and Carol Alsman. Attorneys Randy Renick and Nancy Hanna are representing the plaintiffs.

"We strongly oppose real estate speculators who illegally evict tenants and abuse platforms like ours in search of a quick buck," an Airbnb spokeswoman said in a statement. "We continue to work with policymakers to strengthen rules that protect tenants and communities

Alsman declined to comment.

Tenants in rent-controlled buildings have strong protections against eviction to ensure landlords can't force them out to charge higher market rents. Housing rights advocates say property owners use the Ellis Act to skirt those safeguards.

(see entire story on the internet at...)

<http://www.latimes.com/local/westside/la-me-1217-ellis-suit-20151217-story.html>

Family sues mayor over short-term rentals

BY: Jonathan Horn

POSTED: 6:13 PM, Nov 25, 2016

UPDATED: 6:18 PM, Nov 25, 2016



Lawsuit says short-term vacation rentals are illegal

VIDEO BY KGTV

SAN DIEGO - A Crown Point family says their neighborhood is being overrun by short term vacation rentals - and they've had enough.

Now, they're taking an unusual step to put them to a stop - suing San Diego Mayor Kevin Faulconer and City Attorney Jan Goldsmith.

Bill Vail says he misses the old days.

"People used to go around and sell their girl scout cookies, and we'd help each other," he said. "We'd borrow tools from each other. It's a neighborhood."

But now, many of his neighbors keep changing - sometimes daily - because a growing number of homes on his Crown Point block are strictly short term vacation rentals.

"You never know what you're going to get," Vail said. "You might get a nice, quiet family for several days. But then you might get a bachelor party."

But Vail says it doesn't matter who is in the rentals, because he says they're illegal. It's a conclusion he made after combing through the city's municipal code. But he says city officials aren't being responsive, so this month he filed a lawsuit against Faulconer and Goldsmith. He wants money, and a ban.

The Mayor's office referred 10News to the city attorney. A spokesman for the City Attorney noted that the City Council directed its staff to come up with new rules to regulate the rentals earlier this month. He said Goldsmith understands Vail's frustration, but also that the lawsuit is frivolous.

But not all homeowners want the short-term rentals to go away.

"It gives us the flexibility to use the property in ways that otherwise we wouldn't be able to use," said Jeff MacGurn, who rents out his second home on Airbnb.

(see entire story on the internet at...)

<http://www.10news.com/home/family-sues-mayor-over-short-term-rentals>