

31 May 2016

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org,
Cc: councilmember.krekorian@lacity.org, [Matthew Glesne matthew.glesne@lacity.org](mailto:Matthew.Glesne@lacity.org),
Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Re: Home Sharing Ordinance

Council file #: CF#14-1635-S2 Planning commission file #: CPC-2016-1243-CA

Hello all,

My name is Judith Wilson and I am an Airbnb host. Having reviewed the proposed ordinance for Home Sharing, I do have a few comments which I would like to submit for consideration.

As one of many Airbnb hosts who share their appreciation that an ordinance has been drafted, I look forward for all of us to have clearly defined guidelines for our hosting. Overall I feel that the ordinance has a number of excellent items included such as the requirement to register as a home-sharing host, as well as the "Host Requirements" listed under Section E. It is also fair that all Airbnb hosts will be required to pay the Transient Occupancy Tax.

As a senior living on a modest fixed income, the rental from home sharing has allowed me to stay in my home and is a great help with expenses. There are many Airbnb hosts who share a portion on their home, so the notion that Airbnb is removing long-term housing from the market is not accurate since many Airbnb listings could not be used for long term housing.

The item of greatest concerns is Item #3 under Section D - Prohibitions: the limitation of Home Sharing to 90 days per calendar year. This seems an arbitrary limitation. The 90-day limitation seems to unfairly discriminate against people like me for whom home home-sharing is an important source of income. If a host is in compliance with all other requirements of the ordinance there really should be no limitation.

Home sharing is a world-wide practice and many guests choose only to stay in that type of place. In addition, many of those guests would not come to a city where that type of rental is not available. Guests have told me that they would not otherwise be able to travel to LA were it not for affordable rentals on Airbnb.

Home-sharing allows budget minded tourists to bring their tourism dollars to Los Angeles. Those funds that would otherwise be lost to more affordable travel destinations. I am asking you to please re-consider the 90-day Home-Sharing limitation.

Thank you very much for taking the time to consider my comments.

Sincerely,

Judith Wilson
wgdsgn@aol.com

Dear Sir or Madam,

I am writing to express my concern and true disappointment over the proposed rules to regulate home sharing. I have been an Angeleno for over 12 years, and home sharing has not only helped me make ends meet personally, but I believe it has also benefitted my neighborhood, L.A. visitors and new L.A. residents. **Though I support regulating short-term rental in a fair way by limiting hosting to a primary residence, the proposed limits to 90 days a year (even for people simply renting out a room in their homes) and to 1 listing per household seem completely unreasonable and unnecessary.**

I am a homeowner in the Atwater Village area, and I have been doing home sharing for the last 3 years, mostly by renting out the guest room in my 2-bedroom house (which is booked more than 350 days a year.) I host mostly people who are in L.A. for temporary work (such as actors during pilot season), and new L.A. residents who don't want to commit to a one-year lease until they get to know the city. On some occasions, I have hosted Angelenos in transition after the sale of their house, and some of my neighbors' friends or families. Aside from all the friendships I have made, home sharing has also helped me pay for my property taxes and home maintenance, and has modestly supplemented my income as a composer and touring musician. My own neighbors are aware and supportive of the fact I do home sharing – after all, I am the one who is the most selective about people who will be living with me in my home. That's why I do not understand the limitation of 90 days a year for Angelenos doing home sharing: **the income from 90 days would not even cover the yearly expenses of having an extra room, and in some cases, that limitation could be devastating to homeowners already struggling to make ends meet.**

I also don't understand the need for limiting to 1 listing per household. In my case, as someone who often travels for work, I occasionally use a separate listing to rent my whole house while I'm away. The proposed limitation would force me to choose between renting out my guest room when I'm home, or my whole house when I'm away. **Like in many other cases, the argument that the proposed rules will open more long-terms units does not hold up: my house wouldn't be available for rent at all if it wasn't for short-term rental.** In the same way, I don't understand why someone with a 3 bedroom house should not be allowed to rent more than one room, or a small guest house in their home. Many of these units would not be available or attractive in the context of a one-year lease.

While I understand that L.A. is going through a housing crisis, I truly believe that limiting short-term rentals to a primary residence (one address in L.A. only, with no restrictions on number of listings or number of days) would solve most problems arising from home sharing. I really don't think we can punish all hosts for the worst scenarios, which are very rare and yet get most of the media attention.

Please listen to Angelenos and do not impose these unreasonable restrictions. Instead, **tax the short term rentals to add income to the city, limit the rentals to people's primary residence, and allow Angelenos to make decisions on how their use their own homes.**
Sincerely,

Jessica Fichot (*Angeleno & host in Atwater Village*)