



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2

1 message

Jill Jacobson <finefemme@verizon.net>

Sat, Jun 4, 2016 at 3:22 AM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, paul.koretz@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

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On Fri, Jun 3, 2016 at 1:46 PM, Jill Jacobson <finefemme@verizon.net> wrote:

I will write it here and now!

I am a very strong advocate of AirBandB! Both myself and my guests have had the Best Experiences! I am an Ambassador Of Goodwill throughout our Country! If we don't speak the same language we learn through mutual kindness and respect. I Communicate different restaurants and activities that not only bring revenue to businesses in my area as well as all over the city. All of my guests come with the best attitudes of enjoyment of their vacations or traveling for their jobs or experiencing their children's graduation from UCLA. I have had conversations with people from Shanghai through Google translation!!! I've learned what people from other countries think about our country and, hopefully, I have been the best representation of Los Angeles. Because of AirBandB we are bringing enormous revenue to the city. How can that be bad? I provide a beautiful space for my people and work very hard that they have the best experience in their trip and feel their money has been well spent! I have been awarded SuperHost twice. Hopefully I will get it again and again. I just went through a very costly divorce and AirBandB is enabling me a chance to live and help pay my mortgage. It's difficult for a woman financially and this gives me a great opportunity to be a successful Hostess and pay the rent! My neighbors are great and they enjoy meeting my friends from other countries. There is plenty of parking, no permits, lots of space. None of my people have been partiers as they have jobs or get up early to sightsee or visit neighboring relatives or graduates at UCLA! My proximity to the beach makes everyone happy! I need this revenue to make ends meet and, as this is a win-win for everyone, I can't understand anyone not wanting this to continue! Please

please let us continue to be The Best Foreign Ambassadors of AirBandB we can and Want To Be!!!! AirBandB is The Best Thing Ever! Do not limit us PLEASE! Thank you, Jill Jacobson 3104889061

On Jun 3, 2016, at 12:55 PM, Cynthia Chou <cynthia.chou@airbnb.com> wrote:

LA hosts,

Thanks for your commitment to protecting home sharing. This is a reminder to send your letter of support to the LA decision makers before it is too late and you'll be restricted to 90 days.

Deadline is Monday, June 6th. Two days from now.

If you have already written to the LA Planning Department about the overly restrictive proposal, please email me a let me know.

If you have not, please take 10 minutes to draft a letter and send it to the LA Planning Department. They will read your letter, log it as support for home sharing, and generate a report of all public comment and send to the Planning Commissioners. *This is one of a few opportunities where you have the ability to have your voice heard on the issue. If you want to continue to share your home and earn supplemental income in the future, don't let this opportunity slip away.*

Sample Letter: Recent letter submitted by Airbnb LA host, good read.

STR Draft Ordinance: The proposal, enforcements, and legal stuff.

Instructions for sending the letter: Blog post with all the email addresses of all the important people that will read & consider your feedback.



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June 4, 2016

Dear Planning Department,

By now you've heard many arguments against proposal (CF#14-1635-S2, CPC-2016-1243-CA).

I host out of my home in Hollywood where I've owned for 21 years. I am a single-dad with a 13-year old daughter and home-sharing allowed us to avoid foreclosure. I support my family with income from short term income, and it is included as part of my court-ordered spousal support. (Apparently the judge didn't know short term rentals were illegal, either). Below I've outlined my main issues with this draft of the short-term rental ordinance.

You know that Short Term Rentals are an LA tradition, and have been around for decades, even as early as 1904. You've heard that home loans have been funded as a condition of STR income, both in the past, and since the housing crisis. You've heard that hundreds, if **not thousands of homes have been saved from foreclosure, speeding the recovery from the housing crisis and the 2008 Recession**. You've heard that banks who underwrite these loans, give 100% credit for the income, not the conventional 75% for rental income. As sole propriety, they are not considered rentals on Federal Tax forms. **STRs have become an integral component of our economy's health.**

But if you're not moved by the inspiring recovery stories of hosts who fought to save their homes and won, consider the stark economic reality moving forward:

If you knew of a business, that within 6 years became a multi-billion-dollar success, not from something they created, but by simply tapping into something that already existed for decades, would that be considered exceptional? Now, consider that success was only based on 3% of income generated, and that that business was only about 15% of a much larger trend, would you stop and consider what was at stake if you ended it, if you even could? That, **the individuals who participate in this have not only become competent, but refined and successful at with their little businesses, enough to gain the approval of traveling dignitaries, city officials, celebrities, and even Gov. Jerry Brown?** If you knew this income benefited local economies to the tune of millions of dollars, creating jobs and a thriving economy, would you want to be the one who brings it all to an end?

Now, if you were a smart business man, and you saw a demand and market of this magnitude, would you try to kill it...or profit from it? While some say it will go underground, I tell you it will go super-mainstream. It will be bigger than ever. It's already started to happen in anticipation of such laws. The only thing that will change will be the face, not the gears. Consider that Expedia bought VRBO last year for 3.9 billion dollars, even after STRs have been banned in cities like New York City, Chicago, and Santa Monica. Expedia did not make that purchase to lose money. They know it will continue to thrive, even in those cities, under a different legal model, outside of city regulation.

A home share, or short term rental, is not technically a home rental, but part of a larger personal property rental experience. I am not commercial and I am not a hotel. When I share my home I pay all utilities, including extras like Wi-Fi and cable. There is no landlord or tenant, rather, they are hosts and guests. It is the owner's furniture, towels, linens, soap, silverware, utensils, pots and pans, and appliances, and even toilet paper. Guests sleep in the same sacred beds where families were started and children were raised. It is still considered owner occupied. The guest does not rent the rooms as much as they rent what is inside of it, the use of the electric, gas and water, not to mention "the experience".

This is nothing new. My grandmother rented her home in the same way during the Great Depression. It saved her estate for future generations. It's about as American apple pie as it gets.

The City of LA, while stating that rentals under 30 days is currently illegal, inconsistently insist that those rentals pay a 14% lodging tax, creating a conflict of enforcement and priorities. By doing so, they admit that they can not enforce a current law, let alone understand a situation enough create a new one. They also admit that the positive economic influence for the City is something that should be taken into consideration. The City of LA, while claiming to care about affordable housing and Systematic Code Enforcement and Rent Stabilization, exempts luxury apartments and single family homes who raise rents at will, without any inspection. These same exemptions are the only ones the City of LA thinks should be able to rent their properties short term for an arbitrary 90 days out of the year. The idea that all other rentals should be told how to manage their property creates an enormous amount of contention and resentment between landlords and the City.

LA wants to be a world-class city that attracts events such as the Olympics and yet we don't have the capacity with hotels alone to even host a decent amount of conferences. Also consider the unexpected circumstances that residents face and the necessity for short-term housing *for Angelinos*:

In October 2015, the Aliso Creek Natural Gas Facility at Porter Ranch had a well breach that resulted in 8,000 households, (that's households, not individual persons), being relocated to short term rentals across the LA area. Although many were placed in hotels, many were transferred to short term rentals as they became available. The rents were paid by the SoCal Gas Company. The sudden demand created a spike in rental rates that, at this writing, have not seen a drop, even though some victims have started to return to their homes. (What you won't read in the news is that, as of this writing, many have not returned home because of health and safety concerns that continue to be an issue). Had it not been for the availability of short term rentals, managing the disaster would have been far worse. STR's serve as a public service.

The request for personal information from either guests or hosts, is overreaching, and violates personal agreements between site and guest. It seems odd to me that the City isn't asking to do that for prostitutes and escorts on adult entertainment sites, but they feel a need when renting one's home. Should this happen, a myriad of alternative marketing options will take the place of sites like Airbnb. I wonder, does the City request this for Expedia, owner of VRBO?

I strongly oppose the RSO restriction.

Thousands of properties with guest houses, multiple units, were built before 1978. Why should those with guest homes built before 1978 not be allowed to home-share? The properties continue to receive rave 5-star reviews on their cleanliness and competence, and value, making the job of a Code Enforcement inspector obsolete in these circumstances. A certificate means nothing when the standards of the city are below those of hundreds of guests who have inspected the property by living in it, and placing their comments in public view. The City of LA, whether disingenuous or misguided, can not pretend to care about affordable housing when they have incongruous policies that create astronomically high long term rents.

I oppose the 90-day hosting cap. My home loan was underwritten based on 100%, not 25% of my short term income. To think that I will release my home for full-time rental for the other 75% of the year is not realistic.

Home sharing is not “easy money”. There are deep cleanings when a guest leaves, repairs, maintenance, and attending to the needs of guests before, during, and after their stay. Some have physical disabilities that need to be considered. These people would never opt for a hotel, because they simply are not appropriate for their conditions. Some are high profile cases that wish to remain anonymous. The argument that STR’s are party houses is not only an exaggeration, it’s a complete misrepresentation and insult to the majority of upstanding guests. The City of LA currently has noise ordinances for those cases. **Please note that under the current proposal, single family party houses still have 90 days, or 45 two-day weekends that they can still legally function.** Although many accuse party houses as the culprit of short term rentals, I’ve yet to have one critic provide a link on a STR website to substantiate their claim.

I support a stream-lined online registration process

The City of LA should treat responsible residents as partners, not adversaries. Please don’t make it unnecessarily difficult for hosts to comply with city laws. As a main American city Los Angeles should simplify and upgrade its city processes to be more user-friendly. Let us register online and with one city agency.

Finally, if the City is concerned about affordable housing, then the development of luxury apartments that most Angelinos can’t afford should be under question. It’s ironic that people living in properties built before 1978 won’t be allowed to support themselves or the economy because of a concern for affordable housing.

Home sharers should be rewarded, not punished for their resourcefulness, success, and enterprise. It’s from necessity that this market exists, let alone successful, and by necessity it will continue. Close one door, and another will open, which will create another opportunity for legislation in another 6 years. Who ever thought that we’d be looking at the prospect of growing marijuana would be legal, but renting your home would be an offense?

There’s a lot more I can say, but that’s all for now. This is only the tip of the iceberg.

This Summer of 2016 is expected to be a record year for tourism in Los Angeles. You can thank STRs for the income the city will be enjoying during that time.

Thank you for your time and consideration in reading my letter.

Sincerely,

Robert,
A constituent.

To: The City of Los Angeles
Planning Department

June 4, 2016
From: Stephen & Helga Bacchetti
Los Angeles, Cal. 90066

Re: CF#14-1635-S2 (Home Sharing Ordinance)

To whom it my concern,

We are a retired couple in our early 70's and have found the short term rental market to be a godsend. We live in a quiet residential neighborhood on the Westside, and by using our Guest House as a Short Term Rental, we have been able to:

- 1) Stay in our house.
- 2) Moderately maintain our standard of living.
- 3) Not, financially, depend on our children.
- 4) Do a little bit of traveling, which we promised ourselves, after we retired.

Our Guests are usually couples on vacation from all over the world, or parents visiting their children and grand children. We do not allow parties or loud music, and our neighbors have not been disturbed by any of our Guests. We also provide parking and the amenities of living in a home rather than a hotel. This is what most of our Guests prefer , and since many are also on a tight budget, staying at a home share accommodation is much more reasonable than staying at a hotel for 1 or 2 weeks (which many would not be able to afford and therefore vacation closer to home).

Regarding your proposed Ordinance we have the following comments:

- 1) The 90 day limit does not make sense, since this prevents short term renting for the rest of the year, which would force the owners to find other (most likely illegal) means of obtaining this much needed income.
- 2) There definitely should be strict Fire, Life, Safety requirements, but consideration should be given to other non-safety requirements, such as setbacks, parking, etc.
- 3) There should be limits to the number of units (1 or 2) on a site that can be used for short term rentals. Maybe limit to only Single Family, Duplex and Triplex Residents.
- 4) The City should be entitled to a tax on this added family income

We are hoping for a fair Ordinance, that helps the people that can really use the additional income, and does not burden the long term rental market.

Thank you for your consideration in this matter.