

HOUSING COMMITTEE  
Wednesday, September 2, 2015  
ROOM 1050, CITY HALL - 1:00 PM  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS:  
COUNCILMEMBER GILBERT A. CEDILLO, CHAIR  
COUNCILMEMBER FELIPE FUENTES  
COUNCILMEMBER JOSE HUIZAR  
COUNCILMEMBER CURREN D. PRICE, JR.  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON

Date: 9-2-15  
Submitted in Housing Committee  
Council File No: 14-1635-52  
Item No.: 4  
~~Deputy:~~ Public

I'm Jane Taguchi, a 19 year resident of Silverlake.

I support the Motion to regulate short term rentals. What it will do is stop entire apartments, guest houses, even houses, from being rented as vacation units. I was reviewing the Airbnb website recently, and see they are overwhelmingly advertised as "Entire home/apt". This is wrong!

I have many friends who have limited income now that they are older. Two live in guest houses, one rents a room, and some have roommates. These are affordable long-term places to live. But if people continue to make them vacation rentals, where will these normal people live?

LA housing has become the least affordable rental market in the country. Renters are being priced out of their neighborhoods.

The problem is getting worse due to illegal rogue hotel operators — landlords turning rental units into Vacation Units.

Tenants are harassed to leave their rent controlled homes, then the landlord can "cha ching cha ching, let the cash register ring" rent them short term which is 5X more profitable.

Commercial investors are stockpiling our city's housing by converting to STRs rather than having long-term tenants. The Host owners of the house across the street from me, have taken 4 units off the market since 2013. If I were looking to buy a house TODAY, that would mean 4 less homes available on the regular real estate market.

Some renters are going into the "business", as well, by illegally subletting their units.

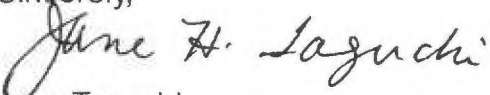
This means higher rents, and fewer homes on the market. Almost 11,000 units have been removed from the city's housing stock and are now STRs, equivalent to 63% of the housing built in LA in the last 4 years, a loss of 11 units per day since October 2014.

Students, artists, lower and fixed income residents who can't compete with a vacationer's budget: "just pack your bags now!" This is BIG BUSINESS and the average Angeleno doesn't stand a chance.

The current state of "out-of-control short term rentals" is negatively impacting housing from affordable apartments to single family homes. This regulation is sorely needed.

Please help stop the bleeding!

Sincerely,



Jane Taguchi  
19 year resident of Silver Lake  
1963 Redesdale Ave., Los Angeles, CA 90039, 323-661-9891