

20 May 2017

Dear Councilman Bonin:

I am writing to ask you to please not put a limit on the number of days that I will be able to rent my house on Airbnb. I started living in Venice in 1969. I bought my house in Venice in 1993, back when the gang wars scared everyone away. I've always been an involved and engaged member of my community and neighborhood.

As a writer/journalist, my 30-year career has been dramatically changed by the digital economy. Although I still work, turning to Airbnb a year ago has enabled me to live without worrying about how to pay the bills. I told my neighbors what I would be doing, and assured them that my house rules would not allow any kind of events or parties, or smoking anywhere on the property.

Although my neighbors were perhaps a little wary at first, they have been won over by the fact that running an Airbnb hasn't impacted their lives in the least. Most of my guests don't even have a rented car but Uber everywhere. Many of them are here to visit relatives who live around the block. Many of them wouldn't be traveling if they had to pay the higher expense of a hotel.

Renting my house on Airbnb has been a wonderful experience, not just for the income, which I need, but the experience of meeting interesting people from all over the country and the world. One of my neighbors has also made a point of introducing herself to many of the guests.

With Airbnb, I'm able to keep the neighborhood as it's been for the last few decades: a lovely 1920s house in a neighborhood of older houses. I am not taking affordable housing off the market, as my house would no doubt rent for \$5,000/month. If I sold it, it would be torn down and replaced with one of the character-less developer-designed mansions invading the neighborhood.

To me, this is a no brainer to let individuals rent out their houses on Airbnb. Go after the landlords who unscrupulously evict tenants to turn apartments into Airbnb units. But please don't put us homeowners into the same category.

Thanks for your consideration

Best

Debra Kaufman

RE: #CF: 1635-52

Dear Mr. Bonin,

I have lived in Venice for 30 years. I rent out my guest room in the house I have owned for 17 years so that I can continue to live here and pay my mortgage and house expenses after my divorce. I have wonderful, respectful guests who abide by my house rules. I am here to supervise, and help them enjoy Venice. I recommend local business to them, and treat them as true guests while they are here. The love being in the know about Venice and enjoy their time here as a guest of a long time local.

I am a supporter of home sharing! I am not in support of greedy commercial owners who have capitalized on the popularity here and have turned multiple STRs into a full time business, taken away housing for locals, and who do not care about our neighborhoods.

Restricting STRs for homesharers to 180 days per year would be an extreme hardship for me. I count on the income from my guest room to make ends meet. Any limitation on the number of days I could share my home would have a disastrous impact on my finances. I carefully screen my guests to ensure compatibility with our neighborhood, and to date have hosted hundreds of visitors from around the world without incident or complaint.

My guests are travelers who would rather have a local experience than stay in a hotel. I have made many new friends with the people who have stayed in my home. I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely, Andrea Klein, Venice

My name is Anastasia Lazareva, I'm Airbnb host. I have been doing it for the last few years and I really enjoy it! I met so many great people and I am still friends with some. It gives me chance to learn something about different cities and even countries which I really love. Besides that, it's extra income which is important to me because I recently got divorce and it helps me to pay my bills

Hello there,

I am writing in regards of recognizing the beauty of AirBnB and not having this beautiful opportunity taken away. AirBnB has not just been about the money, its been about the culture and meeting new folks. I have loved hosting guests from all over the world and its been an amazing networking opportunity. One thing I love about AirBnB that I experienced at the places I have stayed is the feeling of being in the culture and swing of wherever I am. The hosts I have had have given me amazing ideas of local places to go and try and fun ways to get around as well as sometimes have joined in the experience. This has been a much more pleasurable experience than staying at a hotel. I know this experience is not for everyone, but for those that do it, its more than just money and a place to rent and stay; its welcoming, and fun!

AirBnB has been an amazing opportunity for me to make new friends, help others out, as well as make a little cash! I would be sad not to be able to continue doing this, and I see no harm in doing so! Please lets keep the joys of being able to host for AirBnB as well as stay at others places. Much LOVE!

Gabrielle Olko



To whom it might concern

Hello

My name is Isabelle Dahlson, I bought my house in Venice about 4 years ago.

I'm a single mom with 3 kids. A year later my daughter was involve in a car accident and now she is quadriplegic. She needs 24 hrs care.

Home sharing is a life saver for my children and I.

I have been renting 1 to 2 rooms from my primary house all year long.

That income has allowed me to stay in our home and support my family.

Being able to rent 2 bedrooms from my home, I'm able to be the 24hrs care giver to my paralyzed daughter, and provide for my family. The home sharing ordinance has a number of excellent items included such as the requirement to register as a home sharing host as well as the Host requirement.

My greatest concerns are the limitations as the number of rooms and how many days per year allowed in the ordinance.

Thank you very much for taking the time to consider my comments. I greatly appreciate the opportunity.

Regards

Isabelle Dahlson

Dear Councilman Mike Bonin,

I've lived in Venice since 2011 and started to airbnb when I went on vacation. I am a proud restaurant and bar owner in Los Angeles for 13 years now. During the 2008 crisis, I rented out my place for months at a time and Airbnb helped along the way *like a line of credit*. But beyond my personal economic gain there are three main points that are having a big positive impact to the city of Venice. These three points have helped rekindle a neo-renaissance period that has allowed it's charm to flourish again to residents and the world.

**Airbnb helps lower crime in our backyard!** In my neighborhood near Rose Ave, trespassing is a big problem, transients, petty theft, hard drug dealing, prostitution, human trafficking, trash and violent threats. Having travellers stay at my place is the best theft deterrent I've got, as do the thousands of Airbnb host in Venice. Empty homes basically havens for illegal activity. Most of the time I've ever seen police patrol my block are when someone calls them. With lights on and activity, I believe this has kept crime at bay while I'm away. Crime loves abandoned homes. I travel for weeks at a time and really benefit knowing I can rent anytime of year and as often as need.

**Tourist are safer when using Airbnb.** I help keep my guest safe, looking after them from arrival to departure. Making sure they are okay for the duration of their stay, and giving safety tips on how to avoid dangerous situations to ensure they have a happy vacation or business stay. In some cases, I even stop by to help them in the event they need special assistance. Hosts in essence are cultural ambassadors to tourists who for many are first time arrivals knowing little english, in our amazing but often confusing city.

**Small businesses benefit in Venice.** I've seen businesses flourish in the last few years along quieter avenues that are often rarely discovered by tourist because the hotels in Santa Monica and Marina Del Rey often corral up all the tourism leaving Venice restaurants, spas, and shops having a hard time making sales during slow months. Since the recession of 2008, there is much quicker bounce back due to all the tourist money. So instead of tearing down our coastal neighborhood, vintage residences and shops are enjoying a renewed purpose while protecting our city's historical commercial buildings and the family run businesses within them.

So in conclusion, we need to have 365 day a year benefits that Airbnb provides, not a strangling 180 day limit. Every empty home in Venice, hurts us crime wise, economically, and socially. Airbnb is deeply loved by us and where there is demand, the American way has always been to meet and greet that demand with open arms, not short thinking legislation. Airbnb is a logical component to helping Venice transition into the 21st century.

Sincerely,  
Edgar Arenas  
Venice resident

RE: #CF:1635-52

Dear Mr. Bonin,

It is to my understanding that a draft regulating Short-term rental is being considered by City Council will affect my economic situation badly.

There are many points that are well taken when regulating STRs but the restriction of 180 days per year I consider not fair.

My wife and I own a property that has 6 bedrooms and after losing our jobs we found Airbnb rental to be effective and positive to us. We are able to survive and be able to pay property taxes. We have been renting some of our rooms through Airbnb as a way to support ourselves

Please look into and reconsider and allow responsible property owners to rent without days limitation and allow us to continue renting as many room as desired.

Thanks

  
Edwin L Menendez, L.A 90066

Dear Mike Bonin,

I am an active retired person, a house owner with no savings. I run an airbnb. Perfectly! I believe it is in our makeup, our genes, to welcome strangers from afar.

There is a myth being perpetuated that these 'strangers', people from other parts are noisy and disruptive. In any case are we supposed to live alone and keep the door locked?

Here is a run down of a few of my recent guests:- a video editor from Chicago who needed to be a few blocks from the film company he worked for so he could walk to work;

Urban Gardeners from NY who came to merge their business of rooftop gardens and grow towers with one in Santa Monica and who worked on my garden by the way; a Rare Books

store owner, also from NY, who was checking out an estate sale nearby; a woman from a farm in Northern CA who was teaching a seed saving class at Venice High School; quite a lot of people coming for interviews; and then there are the uncles, cousins ,grandparents come to see the new baby. Around the corner and convenient. As a retired person, what am I supposed to do? Wait it out till I die with the door firmly bolted, spending no money and perhaps becoming homeless. Airbnb enables me to have a more vibrant existence and be a part of what's going on out there and we and our guests end up contributing massively to the lifeblood of the city. For the number of days to be reduced would diminish the city and be a great hardship for me. I get social security (below poverty level), I do have a permanent tenant ( nose just at water level but sinking). Airbnb, year round becomes more and more of a necessity with each passing year.

Thank you, sincerely,

Susan Maltby.

RE: #CF: 1635-52

5-16-17

Dear Mr. Bonin,

We have lived in our house in Playa del Rey since 1984 and raised our two children here. My wife and I are in our late 60's and both still working. I have a local business so am self employed. My business has been down sizing for the last couple of years and as a result, my income has been minimal so I have supplemented it with Social Security. My wife is a Flight Attendant with American Airlines and will retire within the next three years.

We raised two children here but have been empty nesters for the last 15 years which means our house is much larger than we need. Since we cannot imagine anywhere better to live than Playa, we are staying. Having discovered Air B&B, we found a way to share our house with others and supplement our income some of which we use to help our kids both of which are married and live close by.

We have what we call a "wing" of the house which has a bedroom, TV room and full bathroom and is somewhat separated from the rest of the house. We have found people like this for longer term stays – we have had three men stay with us that were in the process of relocating to this area and did not want to spend that much time in a hotel. One stayed two months. The other one stayed six weeks. We have had several people stay with us for an entire month. Our location close to LAX is also a drawing point for potential guest.

I have read of some of the horror stories but we screen our guest very closely and have had nothing but wonderful experiences. We have met some very interesting people some of which we still correspond with. We created a binder for our guest with all the local restaurants and activities in the area including Playa Vista.

If I read the proposed ordinance correctly, you want to cap total stays at 180 days and no more than 30 continuous days. Frankly, with the restriction that we have to live here six months of the year (we live here 365 days a year), I see no logic to placing a cap on how many days we can host people. I understand totally placing restrictions on houses and buildings that the owners do not live in and are strictly hosting Air B&B. However, we do not fall in that category and I see no logical reason to restrict us and the ability to supplement our income.

I urge you to re-consider any cap for people that fall into our category of living full time in their house.

Sincerely, Ken & Linda Holliday, 261 Manchester Avenue, Playa del Rey

PS: We commend the decision to make it NO Parking on the East side of Vista del Mar along the beach between Waterview and Imperial Highway. I know it deprives people of beach parking but it will seriously reduce the accidents there in the Summer months and make it safer for everyone. We have always tried to avoid that stretch during the summer. And last but not least, we both voted for you and think you have lived up to our support



To whom it may concern LA City Council,

My husband passed away unexpectedly in 2016 of a heart attack. My husband was a quadriplegic in an electronic wheelchair full time. He was fortunate enough to work to majority of his life, and I became an In home supportive service worker when we became eligible to subsidize our income and be able to stay home and take care of him. Not only did I lose my husband and his income, but my income as well as his care provider. My husband had lived in our home in Venice his entire life since 1950. Home sharing has now become a way of life for me to bring in income to meet everyday day needs such as electricity, gas, property taxes, homeowners insurance, health insurance, and even food. It helps maintain the over all appearance and maintenance of my house. Having lived in my house for so long I am friendly with all of the neighbors on my street, and have had no complaints or concerns from anyone I have talked to. Since beginning home sharing last year I have been selective in choosing my guests, and have shared my home with people from all over the world. Not only did it help me financially, it helped me mentally by bringing life into my home where I had experienced such a deep loss. Home sharing gave me a sense of purpose. I encourage you to reconsider the home sharing cap for residence of LA, as I truly believe it helps all local economies grow and thrive. If I'm making money then I'm spending money in my local community, and so are my guests.

Thank You for your consideration,

Selina Mehl-Fritz  
Homeowner Venice Ca  
Air bnb host

To whom it may concern,

I have been renting out through Airbnb a duplex in the Venice Peninsula for the past 3 years. Before that I rented out an airstream in the Malibu area . It has been one of the most rewarding experiences I have had.

I have been able to host people from all over the world and walks of lives . Share the beauty of California, improve the local businesses by recommending restaurants, shops ... all kinds of local businesses.

Here in the Marina We host many families coming to see their children in college or for their graduation.

A hotel would be too expensive for a big family but through Airbnb and the various short term rental companies they get to be able to afford a little family get together, a family celebration or a little holiday and as they have said to me many many times... they get to create beautiful memories with their families.

We also have guests coming for work meetings and needing something more than a hotel room... they add and contribute to the local economy.

And the beauty of it all, We get to speak to them at the time of booking , create a personal relationship and make sure they understand our community so they can be in tune with it, respecting our neighborhood... and for this all our neighbors love us!

My husband and I are artists, this little short term rental business has also allowed us to be able to keep doing our art, and afford an art studio contributing to our community by creating art pieces that We want to donate ....and allowing us to keep the spirit of the art community alive.

It pains me to think that all We have finally built and created ,  
all our hard work in this past few of years is in jeopardy.

Please consider this, consider our story and give us a chance  
to keep this place a happy place for people to come and for  
us locals to keep on working, giving and actively create a  
better environment .

Thank you kindly for your time .

Best regards

Veronica Coassolo



I was born in Echo Park and Moved to Westside in '73. I've lived in my house in Venice for 18years. I support a mentally challenged adult daughter and my 14 year-old grandson. I offer Home sharing with people that work at the beach as valets, shopkeepers and in restaurants. They often live far away and need a local place to sleep and shower after a long day at work. I also Home share through Airbnb I refer guests to local restaurants, stores and modes of transportation. The guests support the community and help me support my family and keep my house.

 April 18, 2017

*Dear Council member Bonin,*

*I respectfully oppose the proposed Home Sharing Ordinance which will be placed before the council in the near future.*

*This ordinance represents yet another layer of very complex and punitive regulations and taxes. The cap on rental days is arbitrary and unfair. The complexity of the regulations and record keeping requirements will place homeowners at constant risk of excessive fines and sanctions.*

*Many homeowners need the extra income from home sharing and visitors (who spend money in the area) have an alternative to unreasonable hotel prices.*

*For the record, as a homeowner, I do not and have no intention to, home share or provide short term rentals. I have no connection to Airbnb or any other host platform.*

*Thank you for your consideration,*

*Daniel Hoehler  
Venice, Ca.*

Mr. Bonin,

My girlfriend Emily and I are residents of the walk streets area of Venice, which as you're aware, is a tight-knit community of neighbors who know each other and say hello in passing. I love Venice and consider it my home.

I've been an Airbnb host since summer 2014, and have been part of their Superhost program for 10 consecutive quarters. I homeshare a guest loft above our garage, a unique space designed by Morphosis, one of the first of the modern wave of architects in Venice (built in 1980). It's an experience that people come to the property from all over the world for, and has been a one-of-a-kind experience for folks here on business travel, to write for TV and movies, to create music and art, and to ride bikes and enjoy the great shopping and restaurants we have here. There is no hotel in Venice, or anywhere else, that could replicate the feel of having a piece of Venice's architectural history as a personal retreat.

My neighbors on both sides and in the alley behind all know that I rent the unit to folks on Airbnb, and I have never heard of a guest being disrespectful of the surrounding neighbors by making noise or otherwise disturbing anyone. I also work from home and am aware of who is back there and what's going on at all times.

So when I heard that the city was considering a 180-night cap on homesharing, even for hosts who rent part of their primary residence, I was obviously disappointed but mostly just confused. If the measure's intent is to limit the community impact of STR's, then the cap seems arbitrary given our circumstances, (that there is no measurable impact, in fact most of my neighbors aren't aware of my guests at all) and those of most people I know in Venice who rent similar single guest house properties subordinate to their own houses. If the idea is to appease the hotel lobby, then why not target hosts who clearly run STR hotels and have dozens of unsupervised apartments all over town?

The impact that you may actually be able to measure, should the cap go through, will be on our and our neighbors' ability to stay in the community we love when half of our income from our guest house suddenly evaporates. To be clear, our Airbnb income completely subsidizes our ability to be in the house we're in and it's not an option to long-term rent the unit as we're not zoned multifamily.

My hope is that a more thoughtful set of actions will be considered, rather than a one-size-fits-all measure that unfairly hurts responsible non-professional hosts in order to put limits on the bad apples who are potentially ruining a wonderful thing for hosts and visitors alike.

Thanks for your time and consideration,

David Wade & Emily Wyatt  
910 Superba Ave  
Venice 90291

Dear Council

I am writing to you today in reference to the vote to cancel Home Sharing in Marina Del Ray and Los Angeles. Home Sharing has been a win win for all of us.

We have seen our city and property taxes rise to the point of almost unattainable rates and Home Sharing has helped us keep our home!!!

We pay our property taxes in the THOUSANDS..and the city already has determined the very small rate we can raise our rent which is considerably LOWER than the rate of inflation.

WE CAN NOT make our mortgages with out the innovative idea of Home Sharing.

We are considerate and fair and very picky about who we accept. There are NO parties allowed and I see no reason why you should take that away from us.

WE have finally found a way to makes ends meet in a very stressed economy. You need to allow us to do what we want with OUR property as long as we are considerate to others which we are. STOP government ruling everything in our lives and let the people do what they can to pay these taxes and restrictions you have imposed on all of us.

We Want our Home Sharing. Is a win win for everyone. More people come to California because they can now afford a place to stay.

PLEASE leave us alone and turn to the real problems facing our city... Homelessness and Education and Infrastructure ....

Home sharing needs to stay in LA for the sake of all!!!

Thank you.

Vrignina.

Santa Monica.

California.

Mike Bonin  
200 N. Spring Street #475  
Los Angeles, CA 90012

Mr. Bonin,

I am writing to give you my input about Home Sharing in Los Angeles. I am a retired 70 year old on a fixed income and have lived in Mar Vista for my entire life. My wife and I have lived in our home for over 40 years. I don't know how we could continue to live in our home without home sharing. The cost of maintaining a home and just basic living costs have stretched us to the max.

Additionally, from what our guests tell us, many more people travel to Los Angeles than otherwise would have. They are able to because it is generally less expensive to stay in a home stay. As a consequence, our local businesses have an increase in revenue – they tell me they love it! Home stay has tremendous economic ripple effect in our community.

One issue that I understand you are considering is the maximum days we could host. 180 days would not allow us to make ends meet. Something like 300 days would go a long ways to help us. We NEED it. The last thing we want to do is have to lose our house.

Another issue is one of privacy. We just don't want government to intrude in our lives gathering personal and financial data that may be accessible to other parties.

By the way, as far as impacting our neighborhood, our neighbors are fine with it. Raising our three kids certainly had more impact!

Just to let you know, we voted for you and are strong supporters – please help us.

Sincerely,

Thomas Nichols

Dear Mike Bonin,

I have met you several times and expressed my concern on the upcoming proposal for short term rental regulation. You told me that you were after the big operators and not small individual home sharing hosts like me. I shared with you that I have a garage conversion guest house that I have on airbnb since my son's cancer diagnosis and my husband's heart attack. I am a Preschool Director for Nonprofit and frankly without the hosting income-- we could not afford to age in place and pay our medical bills.

We are 5 star hosts and my husband enjoys the socialization with guests and introducing them to our favorite Venice spots. We paid TOT tax right from the start-- over 5 years ago, registered with the city and got an occupancy permit.

1. PLEASE change this proposal to allow property owners to host guests in their back guest houses on their own owner-occupied property.
2. Lift the 180 day limit
3. Create a simple registration process to get everyone on the same footing.

Do not put us in the same boat as those with apartment buildings and party houses!  
Please remember us and support us-- as we have supported you!

Sylvia Rath  
(310) 310-3460



It was July 15, 2016, and I was pushing my Honda to the limit climbing a hill in Monterey Park. The AC was going full blast as I navigated down Garfield on my way to finish a tiling job for my brother. Tools rattled in a bucket behind the passenger backseat. Suddenly, a text from my husband obscured my Waze map. "I hope you're sitting down." I adjusted my seat belt. "I just got laid off." After 20 years of marriage, you pretty much know if your spouse is joking. I swerved into a gas station because I thought I might throw up.

We had just started to claw our way out of the financial disaster of the recession. Our home was finally refinanced, and we had actually started paying more than the minimum payments on our credit cards. Rich had returned to his prior law firm and had, until this awful day, a total of 13 years there. Everything had been turning around for us, but now my husband was suddenly out of a job. Taking deep breaths, I asked for the particulars of his lay off.

A big case had settled and they didn't have work for him. They know he'll find something soon, after all, he has years of experience. The fresh, young partner fidgeted in his chair. The HR director stood next to him like a stone column. The severance offer was far from generous.

Since 2001, we have struggled to keep our modest 2 bedroom condominium in South Brentwood. Living in such a beautiful, safe community has been a dream for us. No other payment came before the mortgage for our condo on Dorothy Street. Because of our past financial difficulties, I had considered listing our second room with Airbnb, even going as far as to prepare a detailed listing with photographs, but I had never had the guts to publish it.

I sank in my brother's tired couch and delivered the bad news. Not only was my husband out of work, but I also didn't have the heart to grout his bathroom floor. How were we going to get through this latest setback? I felt like we were glued on the ground, and life kept on kicking us in the kidneys...and laughing.

At that moment, I could only think of one thing I could do to help. I pulled the trigger on my Airbnb listing.

It has been 9 months since that day. My husband has a contract job, Sam's tile is finally grouted, and we're still in our little condo on Dorothy Street. Life is stable, and we're almost ready to stop taking antidepressants and switch from ice cream to salad.

Prior to finding his contract job, my husband was forced to go on unemployment. It was humbling. It was necessary. It wasn't enough. The Airbnb income has been the difference between staying current on our mortgage or falling into default. I believe that it kept us partially sane and moving forward.

Airbnb was the one of best decisions I have ever made.

I would also like to add that I am an Airbnb superhost with more than 50 five star reviews. I take my side job very seriously and I vet all my guests to the best of my ability. I am also on the HOA board for my building. My Airbnb listing is not a secret. In fact, I have been approached by owners to host their relations, or to recommend larger listings. It has not become a subject of contention because I have always been eager to discuss Airbnb and describe exactly how it works.

The Honorable Mike Bonin  
200 N. Spring Street #475  
Los Angeles, CA 90012

Dear Mr. Bonin,

I am writing this letter in support of home sharing in District 11. My husband and I are retired and have lived in our Mar Vista neighborhood for 60 plus years (having grown up here in the 50's and 60's). We definitely want to continue living here but increased living expenses such as significant medical bills, unexpected car and home repairs make home sharing a necessity for us.

Our past experience with home sharing has had no negative impact on the neighborhood, conversely it has only been positive. Our local businesses are delighted with our guests, as it has provided them with many new customers. We have made many new friends along the way.

I am requesting that you modify and lift the proposed 180 day cap as that would help us immensely and would be absolutely no burden on our neighborhood or our community.

Sincerely,

Sharon Nichols



5/12/2017

Council file number: CF#14-1635-S2

Planning commission file number: CPC-2016-1243-CA

Dear Councilman Bonin,

It's been a rather stressful yet educational road since this draft ordinance was announced and I want to first thank you for being an amazing leader to our community and for all of your hard work and due diligence you've given in the process. Since I have personally written quite a few letters to city officials, posted a number of facebook comments and participated in speaking at a number of public hearings, I will do my best to keep this last letter of desperation as brief as possible. **To preface, I support many parts of the regulation but heavily oppose the 180 day cap and also heavily oppose the one listing per host on the same property.**

I'm guessing there is a slim chance you will actually read this yourself, but maybe by chance it will get to your desk and you'll take 5 minutes to hear me out. In short, I just wanted you to know how much this upcoming vote has affected my day-to-day life. It hasn't even happened yet but I've literally lost more sleep in the last few months than I ever have in my entire life. The thought of losing my house has always been in the shadows but as we get closer to the finish line those thoughts are now coming to fruition. Thinking about the possibility that a 180 day cap and a limit of one listing on our property will be voted into law come this summer is haunting and it's taken over my life.

The ability to home share has literally rescued myself, my retired mother, my mentally ill sister and has saved our home from foreclosure. Now that the final vote is near, my anxiety levels have shot through the roof. We've collectively worked so hard to provide a safe, affordable and respectful place for travelers around the world to enjoy and every morning I wake up, the first thing I think about is the possibility of it all being stripped away. I can honestly say, I share these same nightmares and sleepless nights with hundreds of other home-sharing constituents because I talk to all of them, all the time. I sit in meetings with other home sharers in my community and as I look around the room I see nothing but older, respectful, hard working middle-class people, all with the same look of fear in their eyes. It's a level of discouragement I've never experienced before but we're still here fighting for what we believe is right.

It's odd, but as I go through my daily routine of talking myself out of the nausea and taking deep breathes through the stress waves, I sit back and think about the people on the other side of the battle, those that want the cap or want home sharing banned completely. I compare them to our group and wonder what their meetings look like. Do they have fear in their eyes? What will they lose? How will their lives be changed after the final vote? I wonder how they're sleeping at night over this ordinance and I wonder how high their anxiety levels are when they lay their heads down on the pillow at night. I'm not saying they don't have their own problems to deal with but on this topic specifically, I'd be willing to bet my life that 99% of them aren't losing an ounce of sleep over this and if the outcome is not in their favor, they're going to be just fine moving forward. Myself and the other Airbnb supporters on the other hand won't be okay. We won't be fine. We won't be able to move forward with our lives. Many of us will suffer not only financially but emotionally. Families will literally fall apart. You have to ask yourself...is that worth it?

You've made a number of very good points through this battle and it's agreed that money should not run policy, but as I've said before, I know many of the "respectful, rule following hosts" are on the same page with you and the city and are in support of a regulatory system to rid the platform of commercial landlords abusing the rental market. As for the rental stock, hundreds of us hosts have units we share that have never or will never be included in the long-term rental market. If there is a 180 cap, many of us are going to suffer immensely. Please consider implementing a system that takes everyone into consideration. The ordinance as it's written now will not only wipe out the bad apples (thankfully), it will also cripple many of the good ones. We also can't let abusive users and greedy hotel lobbyist influence policy either, don't you agree? I vow you ease up on the cap, as well as the one listing per host rule and replace it with a strict three strike system or something more fair for the hard working property owners trying to support their families and neighborhoods. To repeat, we support you Mike because you're a fair and hard working leader but please consider us as part of your team. I know you've probably faced some difficult battles in your life so I'm begging you to understand that this is our battle and we need your help. We're not trying to win, we're just trying to live.

Sincerely,

Patrick K. Lennon

Dear

I am a retired Air Force veteran and at this point in time if I were not allowed to rent out my home, I myself would be homeless.

Short and sweet, but that is the gist of it.

Thank you for taking the time to read my letter.

To Whom it May Concern,

I hope this letter finds you well. My name is Mark and I am an AirBnb host in Los Angeles. I am a single male living in a 3 bedroom townhouse that I purchased.

AirBnB has not only allowed me to stay living in my house, but its also given me the opportunity to host people from all over the world. It has been such an incredible and rewarding experience for me as well as my hosts. Enriching the lives of all of us. I get a new guest and company, and the ability to make a second income to help paying my bills and keeping me living in my house. I also get to learn about the lives of people from different countries, and they get company during their travels, as well as great recommendations, and the ability to experience it as a local of Venice. I am a Super Host on AirBnB, that means that I have been exceptional as a host, with over 85% of my reviews being 5 stars!

I even created a guestbook for them recommending restaurants, Yoga Studios, Gyms, Super Markets, the Farmers Markets, Promenade, Entertainment, Lyft, Uber etc. And most love and appreciate my advice, and I'm sure it helps out the local community as well.

I have been made aware of the recent regulations that the city is trying to introduce, especially the 180 day cap. If this passes, this would hurt me tremendously. With a cap like that, I would not be able to afford my home. My bedrooms are fully furnished, and most yearly renters will require an empty room. The last time I had a roommate, he did not pay rent, and I almost had to evict him. It was the most uncomfortable living situation. With AirBnb I feel safe... money never exchanges hands, and they have a 1 Million Dollar Insurance policy. We all strive to be successful and to grow our community, so we strongly believe that these proposed regulations are too strict and will most certainly do more harm than good. Venice is extremely expensive.... AirBnB has given me a second income and company from all over the world.

We ask you to genuinely consider our position as well as every business/restaurant in Venice when casting your vote. And feel free to call me with any questions or concerns. Thanks.

Sincerely,  
Mark Itskowitch  
[619-804-9876](tel:619-804-9876)

Dear Councilmember Bonin,

I own a home in the 11<sup>th</sup> district that I have lived in for 30 years. I have a small business that I run out of my home but it's not paying the bills. I help support a beautiful young adult that is autistic. She came to live with me at the age of six, when she was removed from her home. She's 28, and thriving. She receives services from the dedicated people at Westside Regional Center that have helped her grow.

Airbnb is not my first choice for the extra income I need to continue living in my home, this district and receiving services from WRC for my foster daughter. I'm a senior and there are not a lot of employment opportunities. Putting a cap on the number of days I host will hurt me.

Please consider that there are a lot of responsible hosts in this community. It's a great place to live, vacation and work.

Respectfully,

Linda Lewin

As a senior living alone in Santa Monica Canyon, thanks to homesharing, I am able to stay connected socially, and share my home and wonderful neighborhood that is under the jurisdiction of the Coastal Commission with a diversity of guests, many of whom are local but just want to spend a few affordable days at the beach. My daughter and grandson visited me at Christmas. Thanks to homesharing I was able to pay their airfare and have a place for them to stay which wouldn't have been possible if I had a full time housemate. Recently I had an unexpected expense that my retirement check didn't cover, but fortunately the income I earned from home sharing meant that I didn't have to borrow against my house. In my area there is a very large homeless population. One tiny woman who sleeps in the doorway of a commercial building is especially heartbreaking. With the cuts to social services and low income housing that are sure to take place on the federal level, it gives me hope to know that the TOT that is collected from my guests will help alleviate this sad situation in my community.

Leslie

Dear Councilman Bonin,

I am a lifelong resident of Brentwood since 1951 — having been born and raised in the house that I still live in — and have been an Airbnb host since November 2013. As one of your constituents, I am writing to protest the overly strict regulations that have been proposed to restrict the number of days of hosting for short term rentals such as Airbnb. Airbnb has been a life saver for me in terms of the income I have made which has allowed me to stay in my childhood home into my senior years. In addition to the much needed income, I have also developed extraordinary, life-changing friendships with people from all over the world — people that I have stayed in touch with since the very beginning of my hosting back in November 2013. The friends that I have made and that I cherish have come from all parts of the world, including Sweden, Slovakia, Italy, France, Denmark, Germany, Brazil, Russia and Japan, not to mention the countless friends I have made that live here in the United States.

I understand and sympathize with residents and affordable housing proponents who are angry with Airbnb and other short-term rentals for ruining neighborhoods and taking necessary housing off the market. However, my Airbnb in no way harms the neighborhood or has taken away needed housing. I have a converted garage that I use as a guesthouse for my Airbnb guests. The garage was converted into a playroom by my father back in 1951. I made sure that everything — electrical, plumbing, etc, was completely up to code before listing my guesthouse on Airbnb. All of my guests have loved the peace and quiet of my neighborhood and have always been very respectful and courteous of everything connected with the guesthouse and the neighborhood. I have a designated, unrestricted parking spot, 24/7, for my guests, so I am not even taking away any parking on the street, which is public parking anyway. In short, no one even knows I have an Airbnb here at my home because of the quality of the people that I choose to host.



If regulations are put in place to limit hosting to a maximum of 180 days a year, it would create a very uncertain future for me because I cannot live on the income I would make in only six months of the year. It would be a struggle to make ends meet and I would quickly drain the money I have saved for retirement. I am now just months from turning 66 and finding employment of any kind is difficult due to my age. I do not think it is fair to impose the same strict regulations on all of us hosts, when it's only a small percentage of "bad apples" that are ruining the intent of home-sharing for the rest of us. I am sure the city could work something out to allow single-family homeowners like myself to continue to rent their space as many days of the year as they are able to.

I'd like to share just a couple of really memorable experiences I've had among the many throughout the years that I have been hosting. The first was with two incredible Slovakian women who stayed at my guesthouse for 10 days in 2014. At the end of their stay, they rescued a little dog to bring back to one of their mothers in Slovakia. Through a series of unforeseen events, they were unable to leave on their scheduled flights because of the paperwork necessary to get the little dog into Slovakia, so it was a very intense and dramatic time, trying to help them get new flights and a place to stay. Fortunately, I was able to help them with flights and accommodations in my own home and we have stayed extremely close friends since then -- they have visited me twice already since that time. Another very special friendship that I developed is with four wonderful Brazilians (two couples) who stayed in my guesthouse in 2015. After leaving my guesthouse, they were supposed to stay in Santa Barbara for several days but they ran into difficulties and ended up coming back and staying with me in my own home. They were so grateful that I, as they put it, "rescued them," in asking them to come back and stay with me, and since that time I have been their "American Mom." They have also stayed in close touch and are extremely close friends-- actually more like extended family -- and will be coming back to stay with me in my home this coming Christmas. I have also received

countless invitations to visit my guests in the various countries that they have come from and even received a wedding invitation from a Brazilian physician who stayed in my guesthouse less than a week! One family in Denmark sent me flowers when they learned I had been in the hospital. Other guests have sent me birthday presents. It's impossible to put into words how meaningful these friendships are to me. I never would have had these relationships if not for Airbnb.

I hope the City Council will take into consideration that most Airbnb hosts are contributing to the city of Los Angeles, and, like me, should not be punished with strict regulations because of some who are abusing the system.

Thank you for your time and consideration.

JT

Brentwood 90049



Airbnb is about sharing. It's about connecting with other humans, and it's about shifting a paradigm, and creating a new reality for people on Earth. Very infrequently, does a company come along which encourages human connection in such a real and beneficial way.

What I find most compelling about Airbnb is that it truly connects people from all over the world. It generates significant revenue (in the billions) to the city of Los Angeles, and most importantly, pushes the paradigm forward for what a global city should feel like.

My personal background and history with Airbnb goes back to 2011. As a founder of Summit.co, we offered them a spot to compete in our venture competition against four other startups. They came in 2nd....but none of the other startups are around today. Airbnb is...and thriving.

I am a 33 year old entrepreneur and resident of Venice. I represent the millennial generation. We are a nomadic group, we travel frequently and last minute. We love to truly experience the culture of a city. We are travelers...not tourists. We believe that staying in a home is a far more visceral and preferred experience than a hotel. We long to connect with people and places because it makes us feel more authentic and in line with that place. Airbnb represents our generation. It stands for everything we do and believe.

Living in Venice, where there are no hotels, I've had the experience of hosting countless groups from around the world. Not only have I had the chance to connect with a diverse populous, but I've been able to direct them to the best places, restaurants, shopping, nightlife, bars in and around Venice, Santa Monica and greater Los Angeles. They have spent money, boosted the economy, and gone home to tell their friends about the experience they had. Word of mouth travels fast these days. Guests take instagram photos of famous locations in Venice and their friends across the world see what they are doing, and get on Airbnb to book a trip to LA. To deny the fact that this is the direction that the people of the world want to live is short sighted.

Without Airbnb, those experiences would not have happened. I would not have developed connections with these people. I would not have friends in other parts of the world that I can visit.

The revenue that is generated from hosting allows me to further stimulate the local economy. I travel frequently, as an entrepreneur and actor, the revenue I earn from Airbnb helps with paying the bills. Supplemental income is also an important factor for savings...and ultimately buying a home at one point in Los Angeles.

Sure, it brings more people to a city. But those people create more economic growth in the LA area. Perhaps there are more drivers on the road. But that creates more economic growth and jobs. Aside from that, and the hotel lobby being concerned about the future of their business, I'm not really understanding why it's a negative in any way to continue to allow Airbnb to function as is in Los Angeles. It's a bigger decision than trying to assuage the hotel lobby. This is a global issue with significant ramifications.

As we live in a more connected and technological world...it's important to remember what we are doing here as humans. We are here to connect with each other. We are here to share experiences. We are here to get a taste of what other people are like, and what they are into. Airbnb promotes humanity. It allows for a more diverse populous and more openness and tolerance. In a world where Trump rules, where building walls between US and Mexico is paramount, think about what kind of city we want LA to be. Let's be better. Lets set an example...and set the tone.

I invite you to see the forest for the trees, and to allow Airbnb customers and hosts in LA to continue doing what they are doing, to flourish and thrive, and to bring more economic benefit to this great city. Airbnb is more than just a shared apartment or home. It's an avenue to creating a better world.

Respectfully,

Joshua Zabar  
Airbnb Host  
Venice Resident

Dear Councilman Bonin

My name is Greg. I have a house in your district, Westchester. I have lived here for 30 years. I had my two kids grow up here. My daughter is in the Navy and my son has a job in San Francisco. Now I have an empty nest. I was told about Airbnb from a friend. So I gave it a try.

The first people I hosted was a couple from the Russia and a couple from France. We sat on my back deck talking about all of our countries. It was incredible, in my back yard I was learning so much. Me, being so close to LAX I have a lot of international travelers. Me being born in Los Angeles, I can guide them where to go and things to see. It has opened up a new idea for building better communication between the people of the world. I love it. It gives me purpose.

I am retired now and use Airbnb to supplement my Social Security by renting rooms in my house for short-term visitors. I consider myself very lucky to live in the same house for so many years, and hope to live the rest of my life in it. I hope you understand how important keeping this Airbnb is to me. Not just financially but also being able to shear my town.

Thank you for your attention and concern,

Dear Mike,

Thank you for taking your time and reading my concerns.

I own a house and after my child decided to move to NY, we decided to use that room as a vacation rental.

Getting old is hard in a city like LA, insurance just for us is \$1,240 and renting this room makes it possible for us to pay health insurance. If the new regulations of a 180 days cap passes, it would hurt us, as we live of our savings and making house repairs, paying for health insurance would not be possible. Our life would change for the worse.

We know all our neighbors for 30 years, we belong to CERT and try to train our neighbors in how to take care of them during a disaster. We have a very quiet street and my guests are always very respectful of that.

Please consider our position as well of those around me that benefit from me having guests, like restaurants, when casting your vote.

Dear Mr. Bonin,

I'm very disappointed about the recent regulations the city is trying to pass on airbnb hosts especially the 180 day cap. I feel these are way too harsh and will definitely hurt the income that has made life a little easier for my family. I have been hosting people all over the world for the last two years who have been able to visit LA because they can only afford airbnb rates.

Please reconsider how much airbnb has helped many families when casting your vote.

Thanks,  
Debra Ehrhardt

Thank you for your time.

I am a single self employed homeowner in Mar Vista for the past 20 years, who has benefitted tremendously from being a part of the Airbnb host community.

My income severely dropped about 8 years ago, since I am in Print Production and the majority of my projects are now implemented through the internet... As a result, Airbnb has become a vital and crucial part of my monthly income. It has also allowed me to start a new business that I am workig on building. I live in my studio behind the house, I only rent to families and I have VERY strict rules about noise,etc., which my guests are happy to comply with. Many of my guests are here longer than 30 days, and they take pristine and respectful care of my house.

Not only does it support me financially, it is a lovely and interesting international community, who are going to our restaurants, shopping in our stores, renting cars and visiting our key entertainment parks.

The feeling of international community is truly strengthened by being a part of Airbnb.

Most important, it allows me to keep my house which is my sole retirement asset.

Please change this proposal to allow individual property owners to host guests on my owner occupied property.

Please lift the 180 day limit and streamline the registration process to create an equal registration field for all.

I am NOT a party house, or an investment house or a multi unit dwelling.

I am a single person, holding onto my house by participating in Airbnb. This has allowed me to stay in my house which I have loved since 1998. Airbnb helps thousands of individual homeowners stay in their houses.

Thank you for your time and attention to this matter.

Dear Councilman Bonin

I am a resident of your district, where I own a house I have lived in for nearly twenty-one years. As a whole, I agree with many of your policies and would like to see you reelected. But I do have a very serious concern about CS#14-1635-S2, because, as a practicing professional artist, whose modest income is supplement by renting a room adjacent to my studio to short-term visitors, it separates me from the street you are hoping to free from homeless persons.

A 180 day cap would prevent me, and others in similar positions, to sustain a quality of life that considers maintaining health care and peace of mind when inevitable household repairs need to be made. The limit must be lifted.

I consider myself very lucky to live in the same Venice house for so many years, and hope to live the rest of my life in it. I hope you understand how important that is to me and quite a number of long-term Venice residents I see on a daily basis. We are your constituents.

Thank you for your attention and concern,

Daniel