

CF-14-1635 S 2

Dear Councilmember President Herb Wesson,

This letter is in reference to Council File Number CF#14-1635- S2 regarding the Home Sharing Ordinance. We need your support and your voice to help us.

I am a resident of the 8th District and I am also currently a host for the Airbnb Short-Term Rental Program and concerned about the Home Sharing Ordinance.

I understand you believe we the people of the 8 th district are a great asset and you are concerned with development of economic opportunities and to create equitable housing in this district. Well, I take that as you are for our survival.

After learning of Airbnb in 2016, I became a host for financial assistance needed monthly to help maintain our home in Los Angeles. I am not sure of your position regarding the Home Sharing Ordinance but I did read where you are an advocate for Homelessness and Poverty matters.

I am writing this letter because if not for the sharing of our extra space for financial aid, we could very well be headed for losing our home. I am 63 years young living on my deceased husband's spousal support and last year had to get my social security early because I needed the additional funds. My 52 year young cousin lives with me and he is a security guard with get-by income. The cost of living is growing, but income is not on the same pace. In-fact the utility bills just had a new increase not to mention the trash and sewer charge plus taxes added on our bills and I did not get a raise in my income.

At my age where am I getting a job? I started an eBay business selling things in and around my house. This requires lots of time and energy and if not for the ability to rent extra space, I could not devote time to even do that.

Another good thing about home-sharing; it brings all nationalities of people to

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our neighborhood that are now supporting our local businesses. I have personally hosted guests from China, Spain, Germany, Paris, Austria, Taiwan, Canada and the USA. We are centrally located and our guests do/can walk to the local mom and pop markets, small shops and stores; they order food from local eateries, they use our buses and metro lines, as well as Uber and Lift too.

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Airbnb is a financial blessing to our neighborhood; to us as host, as well as to our guests. When travelers visit South Los Angeles they need a nice, safe, clean, friendly and affordable place to stay. Why must they stay near the airport to feel safe? I venture to say more people visit South-Central Los Angeles (which brings new money to our neighborhoods) now that they can afford lodging and food, and they are experiencing and staying in areas and supporting with businesses they never would have heard of, nor visited if not for this short-term home-sharing program.

We are eager to have the necessary support and a voice in City Hall and we pray you understand our need to do what we can, when we can. Please give this your thoughts and we pray you can see the need for Short-Term Housing even in our South-Central neighborhoods.

Respectfully Submitted,

Peggy J Sturdivant

Dear Council Member : Marqueece Harris-Dawson, District 8

I am an Air B N B host in Manchester Square. This is a great opportunity to host this area with the new stadium coming in, people are looking to invest, also move here. I hosted a French couple who consider themselves homeless by choice. They use to live in San Diego now are relocating here. They Air B N B different areas to check out the neighborhoods, without the challenge of getting first and last rent. When they completed their stay here they rented an apartment Inglewood. Win, win opportunity!

I would rather have that choice of homeless, then the situation, where they lay in-front on my doorstep detouring Air B N B customers. That is not a win win, that is a disgrace. Air B N B is helping to solve a challenge certain people may have. What is the plan to get the mental illness homeless people off the streets? Off my front door into a facility to help them?....

An African saying "It takes a village to raise a child", It takes a community to sustain adults. When we become seniors we pass the baton, "Lead by example."

People have been doing this for years Air B N B modernized the action. Nothing is new under the sun.....

Bernadette Ranger
Air B N B Host 5months

Dear Councilmember,

I'm a constituent in your district, who is writing to let you know that I support home sharing and the Council's effort to draft fair and sensible home sharing legislation in Los Angeles.

Two years ago, I bought my first home in South LA near USC. Living in South LA has a great experience and offering me and opportunity to provide affordable accommodation to African American, LGBTQ, all people of faiths and races who due to the skyrocketing prices of traditional accommodation.

The fact that the city council is trying to limit this option of accommodation in a predominantly African American neighborhood where these housing options are needed most to economically disadvantaged is yet another issue with this country's broken system to benefit big business and punished working class people. I am a County of LA employee and look forward to spreading all over to my Union SEIU721 the names of city council members who vote to restrict shared housing and get you out of office.

I hope you will continue to advocate for home sharing in Los Angeles and draft legislation that supports your constituents who want to participate in the home sharing community.

James Lunsford, RN-LA County Department Health Services

My name is Mel Hayes and I'm a teacher working for Compton Unified School District. I inherited my great-aunt's home in the West Adams district. It was my initial intent to sell the home due to back property taxes. During the process of selling I discovered that the home had been in my family since 1923. I was unsure of the reasons my aunt had left the house to me but selling did not cross my mind. I pulled the house from the market and pondered on how to pay the back taxes. I then discovered Air BNB. Air bnb has not only allowed me to make payments on the back taxes but it has allowed me to improve an older building and keep the home in my family.

Dear Mr. Harris-Dawson:

First of all, thank you for your service to our district and your leadership in our community. Now, more than ever, it is important that communication between those that represent the people and the represented, themselves, is clear and unfiltered.

Regarding proposed Ordinance 14-1635-S2, informally, the "Home Sharing Ordinance," I would like to offer my personal experience in participating in home sharing. I am a father of three children and have called the City of Los Angeles my home for over half my life. I have owned property in the Eighth District for over 17 years.

Recently, during a challenging period in my life, I found it difficult to find suitable employment. A friend apprised me of Air BNB home sharing and it has been a blessing for my family as well as myself. I had more time to spend with them as well as earn income in a way that was not available to me before.

An added benefit is that I was able to interact with visitors from around the world, who bring their children and in-laws. With every visit, I know that I'm contributing positively to the international reputation of Los Angeles. Guests get to meet a real person, from the community, that hasn't been trained by a multi-national corporation to steer guests to patronize other multi-national corporations. Instead, travelers are getting an invaluable experience of contributing to the many small businesses in the community. Home-sharing hosts are exchanging world-wide good will and commerce, face-to-face, without Facebook.

In a time where people are disconnected, distracted and fearful of each other, home sharing provides a way for citizens from the four corners of the world, who might otherwise, never meet, to learn about, and contribute to, the great ecosystem that is District 8 and the City of Los Angeles. Please consider this as you craft proposed Ordinance 14-1635-S2.

Sincerely,

Phaylen J. Abdullah

My name is Rosalind Lewis and I am an Airbnb host. I have been a host for a little over 3 months, sharing my 3-bedroom/3 bath home in View Park. People refer to me as gregarious, a characterization that accurately described me for most of my life. However now I am divorced, my two children are away in school and my mother was placed in a nursing home. While I earn a decent salary, each of those life changing events are very costly for me, but more challenging for me personally, was living in the quietness of what was once a bubbling center of activity. Airbnb has allowed me to reduce my stress over finances and at the same time have a new way to connect with people and my community. I truly enjoy being an Airbnb host, the benefits to me have been many. First, the extra income has enabled me to make sure my kids and I miss no opportunities to be together. I visit them and they visit me, as much as our schedules allow; and when we're together we enjoy a variety of events and activities. Airbnb allows me to provide these opportunities to my children with minimal stress because I can do so without going into debt. Secondly, as a host, I've developed a renewed interest in knowing and experiencing my community so I can pass that knowledge along to my guests. I provide many tips on local attractions and recommend our favorite local businesses. Airbnb has given me a greater purpose to visit and support the many restaurants/entertainment venues in my community. Thirdly, having guests means there are fewer nights where I am home alone, and because my guests have irregular schedules, it's more difficult to determine when the house is/will be empty. Airbnb has made me feel safer at home. Finally, I have met so many wonderful and interesting people and I look forward to each Airbnb guest. I have maintained a very positive rating with my guests and I've developed several new friendships and acquaintances. Airbnb has filled a void that loneliness tried to create.

As a local block club chair, I am in-tune with many issues surrounding my community and I look forward to working with local leaders, to make Airbnb a win-win for everyone. That happens when all parties reach out to understand each other. Through this letter I am reaching out to you, leaders of the City of Los Angeles, in the hopes that you will carefully consider the components of any ordinance that affects the ability of the people of Los Angeles to build our communities both near and far through the simple act of home-sharing.

Thank you for your attention.

Sincerely
Rosalind Lewis

AirBnB has helped me and my mom. It has provided us additional income as payment for the high rent that we are paying for our apartment. I am currently working 2 full time jobs and it is not enough to pay for all the bills that I am paying. I can't even afford to buy my own house since I only have minimal income. My mom is my dependent and I have to take care of her. Having AirBnB as added income helps a lot in our daily plight.

May 10, 2017

To whom it may concern;

I, like many people in the L.A. area am in the film and tv industry..it's a very tough and competitive one. I've been home sharing with Airbnb for just over a year now and without it I wouldn't be able to live, and follow my dream, I'd be doing some horrible survival job some where, just making enough to pay bills, barely, not pursuing my dreams and goals.

I really don't see why the government should have any say in who I chose as my room mate. That's really what Airbnb is to me, how I advertise for roommates. As a single woman it's much safer than Craigslist.

If my building is ok with it, then I fail to see how it should have anything to do with any level of government. Without home sharing, I'd be a very miserable, broke and unhappy person.

I just can't understand why the government would even contemplate regulating my room mates.

Sincerely,

Kelsa Kinsly

May 8, 2017

LA City Council File #14-1635-S2

Dear Council Member Martinez,

Thank you for taking the time to read my letter.

During the global financial crisis I had a rough several years trying make ends meet. My marriage had also just ended, and I had a chronic degenerative spinal condition that has been progressing, limiting my opportunities for employment.

Thanks in large part to Airbnb I had been able to make wonderful new friends from all over the world who needed a place to stay to visit family, for employment relocation, or for temporary university studies. One man from Spain brought his daughter for a visit to Los Angeles to reconnect with her after years of being separated due to divorce.

In turn, I was able to keep my place, and the whole experience lifted my spirits. I even now have expanded my worldview. The Airbnb community is responsible and friendly.

Because of the feedback and close community on Airbnb, I have continually made improvements on my place, which increases the value for the owner, including painting, carpet cleaning, upgrading the flooring, fixtures, and much more. My place was always clean and in top condition.

I am proud of my community and to share it with others.

Please consider the value of Airbnb for our city.

Thank you,

Tom D.

Dear Council Member Martinez,

Thank you for taking the time to read my letter and consider my input when addressing the Airbnb restriction the City of Los Angeles is considering.

I have been a resident of the San Fernando Valley since 1971, I grew up in Sun Valley, resided in Burbank for 15 years and purchased a home in Lake Balboa in 2009. I sat on the Lake Balboa Neighborhood Council for 2 years and I am very active in supporting my community.

In 2013 both my husband and I were laid off from our jobs, me 6 years as a Financial Controller with Circle of Care Burn Foundation and my husband 18 years as a Digital Video Encoder with Time Warner Communications. Since then I was fortunate enough to find a part-time (30 hours per week) position as a Controller with weSPARK Cancer Support Center in Sherman Oaks, unfortunately my husband has not be as lucky, in the past 4 years he has only been able to get contract work (3 – 6 months) in his field of expertise.

We are surviving on my single income, I am fortunate through my employer to have medical insurance, as I am a cancer survivor, have fibromyalgia and 1 kidney which causes me to have reoccurring kidney stones and infections, but on my single income we cannot afford to add my husband to my insurance or purchase insurance through the marketplace so we are cash paying all his doctor's visits and medication, my husband has blood pressure and thyroid issues.

In September 2016 after my son moved to South Carolina we looked into home sharing our guesthouse through Airbnb, we have been booked ever since! It has not only brought in enough revenue to cover our mortgage, which is a huge relief to us as we were getting close to losing our home, but it has helped us engage even more in our community, by encouraging our guests to shop locally and invest in our community. Just this year alone we have had 3 separate bookings of guests from out of state who are moving to California, 2 of those guests found apartments in the San Fernando Valley while they were staying with us. Last year we opened our home to 3 young adults who were in transition from homeless shelters to being able to rent their own apartment.

We are what Airbnb calls Superhosts, we pride ourselves on giving our guests a comfortable, safe and relaxing stay, we treat our Airbnb listing as a Bed & Bath...a business! we add little touches such as snack gift baskets and special gifts when we know someone is staying with us for their Birthday or other special celebration. We have set very strict rules on our listing not only for our comfort and sanity but out of respect for our neighbors safety and security.

Our location is very popular through the Airbnb website, we have had 651 views since May and have had 112 bookings since January. We pay Federal, State and Local taxes on our Airbnb revenue, and our guests are spending money in the community and visiting all the wonderful attractions we have to offer such as Universal Studios, Getty Museum, NOHO Art District, Lake Balboa park and golf courses. With 1 million Airbnb guests visiting the Los Angeles area that is a lot of local revenue streaming back into our communities, which equals a lot of State and local tax revenue, which can be used to help alleviate our homeless population, park & rec infrastructure, and supporting small business.

I know there will always be a handful of people who are using Airbnb as a "cash cow" and do not care about their neighbors or how many guests stay in their home at one time....but you will find double that handful of Airbnb hosts who are subsidizing their income, saving their homes, paying off medical bills, spending their Airbnb revenue back in their communities and who are as invested in their community as my husband and I.

Please consider not only the revenue the city can make from expanding home sharing like Airbnb, but how it relieves the housing burden in our communities and is truly saving more homes from foreclosure and residents from having to move out of state just to survive.

Sincerely

Leslie W.

Dear Mr. Bonin,

I have lived in Venice since 2011. I own my own business which hasn't done so well over the past few years. I have found a way to subsidize my business by renting out my home on Airbnb. I know all of my neighbors on the block and they all know me. We have a mutual understanding and respect for one another and do what we can to make our block better and safer for one another on a regular basis.

Without having this additional income I would be forced out of my own home and have to rent a home in another neighborhood. I would be forced to rent out my own home to a full time renter who doesn't have the same respect for my neighborhood as I do.

I carefully screen every airbnb guest and ensure that they are only adding positive energy to my block. I rent out to families and provide them with high chairs and pak n plays to ensure their children have a comfortable wonderful experience. I have never once had one complaint from a neighbor. I have been able to introduce my neighbors to interesting, intelligent and kind new guests who have kids – and who have been able to play with their children as well.

As an owner of a single family home- and one that I live in- I am not taking away from any renters who would otherwise be able to rent out my home. I am utilizing airbnb to be able to stay in MY OWN HOME and not be forced out of the neighborhood.

I understand the intent of wanting to produce more housing for those less fortunate-but you are literally taking away my own ability to stay in the home that I bought.

I would ask you to take a step back and not look at this issue on such a one sided basis as mine and consider yourself in my shoes. By moving forward with this ordinance you are forcing me out.

I beg you for empathy on my behalf. I am very concerned and I hope you put as much effort on my behalf as you do for those renting.

Thank you in advance for your energy on my behalf.

Kind Regards,
Martin Rios
424-212-9308

RE: #CF: 1635-52

Dear Mr. Bonin

Last week our family celebrated the 7th anniversary as home owners in West Los Angeles! My wife Kristi and I are young married professionals, pursuing our passions in music and film. As active members in our community we do not take a day in ins this amazing city for granted. Our Air BNB has been crucial in allowing us to afford the overwhelming costs of being homeowners in Los Angeles.

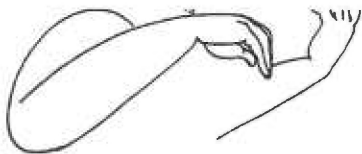
Our experience with Air BNB has been nothing but exceptional. The platform has given us an opportunity to meet many amazing people from all over the world. The Air BNB guest profile and reviews helps us to select guest that we are confident will treat our house and neighborhood with respect. We have met dozens of wonderful people from all around the world : honey-mooners from Sydney, a film directors from Sao Paulo, and an elderly couple from Tokyo visiting their granddaughter who is attending UCLA just to name a few. We encourage our guests to eat at our favorite local restaurants and support local businesses. Many of our guest frequently use the new metro to travel to downtown LA and Santa Monica.

Air BNB has changed the way we travel too! It gives us an oppertunity to have a comfortable space for our family, with a kitchen so we can cook meals for our young child. We are not bound to elevators, and long hallways, inflated hotel rates, and unreasonable hotel parking fees. This platform also allows us to use our space when our parents visit their grandchildren. Permanent tenant does not give you this freedom.

A common misconception is that Air BNB is "free money." This could not be further from the truth! My wife and I work very hard to guarantee that our guest have a great experience. We put 20+ hours a week into answer guests questions, managing reservations, writing thoughtful reviews, cleaning, shopping, and making sure people feel safe and comfortable.

Please reconsider the 180 day limit. This limitation will have a significant effect on our business, and ultimately our annual income. The money we earn through managing and operating our Air BNB helps us pay our mortgage and childcare. Without this extra income, frankly we could no longer afford to live here. We love living in Los Angeles! It is no wonder the people we have met from all over the world love it too! Our Air BNB is making this possible.

Mark & Kristi Fiore
West Los Angeles



H 310/450 3363 Cel 310/663 7756
marcy.vaj@gmail.com

Re: #CF1635-S2

Dear Councilmember Bonin,

I am a constituent and in fact supported your election in concert with my friends, Emily Gold, Sheila Kuehl, Torrie Osborn, Simone Wallace, and many others.

I understand that the Council has drafted an ordinance regarding the use of one's home as a rental.

As a freelance career woman getting aged out of work, I rely on Airbnb as an adjunct income to cover what I'm losing. Putting a cap of 180 days on my ability to raise enough money to live is a definite hardship. Besides that, my lovely 1920's home that I still live in is needing constant repair and replacement and I wouldn't be able to keep up without the added rental income.

As an owner, I believe I should be able to use my property as I need, not disregarding the needs of my neighborhood and neighbors. I keep a low profile on the block and my house-sharers never interfere with the activities of my neighbors. In fact, the neighbors make more noise and take up more parking space than my household does.

For the past 25 years, a large percentage of houses on my block have had rentals but didn't report it, nor were organized sharing platforms invented.

I urge you to make provisions for us law-abiding homeowners to help ourselves so we don't end up on society's dole.

Sincerely, Marcy Vaj, Still Viable

RE: Council file number: CF#14-1635-S2

Dear Mr. Bonin,

I am writing to voice my support of the proposed Short Term Rental regulations with the EXCEPTION of the 180 day limit.

As long time residents of Venice, we own our home and rent out a small guesthouse on our property. When not being rented out as a short term rental unit we use the guesthouse primarily to accommodate visits from our family and friends as our house is too small. The "guesthouse" is little more than a spare bedroom with an ensuite. While it is great for a one or two night stopover it is not at all suitable as a standalone rental. For example, it has no cooking facilities. It never was and never will be a full time "rental property" but lends itself perfectly to a short term rental situation.

From my personal experience sharing our home has been an enriching experience on many levels and it will be devastating to us both financially and emotionally if we are limited to only 180 days a year. Like many of my fellow Airbnb hosts we got into the home sharing community out of necessity. Both our jobs were affected by the recession and we found ourselves needing to augment our wages in order to make ends meet. When my husband first suggested that we rent out our guesthouse when we weren't hosting family and friends I was appalled at the idea. No way did I want strangers in my home!

That was several years ago and I can honestly say it that it has added so much to our lives and lifestyle that I cannot imagine not doing it. The obvious benefit is financial as it has enabled us to continue to pay our bills. It has also helped us do some well needed maintenance to our property such as replacing our roof before the major rain storms last winter. Unfortunately, my husband lost his job last September so we depend on the extra income more than ever.

Aside from the financial aspect, another benefit has been the wonderful people we have met. We have hosted people from all walks of life, all types of professions, all age groups, from all over the world. I was initially surprised at the variety of visitors we got. At first I assumed we would only get a certain "type" of budget traveler. How wrong I was! Many of our visitors are not "budget" travelers but instead are looking for a less homogenized environment than what a hotel offers. They are often great travelers and love meeting other people with similar interests (like us) and getting to know the local hotspots. Many are parents or grandparents who are visiting their nearby relatives.

We promote all the local restaurants, bars, and shops. Our visitors bring lots of commerce to our local community and limiting them to 180 days will limit commerce to the area, not to mention tax revenue for the city.

We have loved Venice ever since we moved here nearly 30 years ago and we feel like ambassadors when we host guests that have not been here before. I can't tell you what a joy it is to hear a guest gush about how much they have loved their visit to Venice and how much of it they didn't know existed prior to staying with us.

Along the way we have forged strong and lasting friendships with some of our guests. Not only have we enjoyed such great experiences as hosts but we have also enjoyed home sharing as guests both domestically and internationally. Home sharing has afforded us the opportunity to visit places we would not normally be able to

afford. This is a similar situation for our guests. Should visiting places like Venice be the purview of the rich only and should they be limited to certain times of the year???

We hope we can continue to welcome people into our home, year round. We are responsible hosts who are on hand to hold our guests responsible too. We have never once received a complaint from our neighbors and, let's face it, who wants to have an unhappy neighbor? That aspect is pretty much "self regulating". Not only that but we have hosted several of our neighbors family members!

Needless to say I feel strongly that there are many positive aspects to home sharing. I am also aware of the problems such as the issue of legitimate rental units being taken off the market and the subsequent issue of neighbors having to deal with "party houses". I believe that your proposed regulations will solve those problems but putting a 180 day limit on responsible hosts is akin to "throwing the baby out with the bathwater". I know of many good hosts who will face financial hardship should that limitation be put into law and I urge you to reconsider.

Thank you for taking the time to read my letter.

Yours Sincerely,

Madeleine Talbot

To: Council Member Mike Bonin

I am writing to ask you to help write a clear and fair legislation regarding home sharing here in district 11, Venice.

My husband has been living here in the same home since the 70's. I moved here myself about 6 years ago. We love our home in Venice and before we began home sharing we were very close to losing it. He was forced out of his job because of his age. I myself am unable to continue doing my job of many years due to injuries of my back and hands, and developing arthritis in my vertebra. The past few years we have been struggling to try and make ends meet, paying property taxes, fire insurance, earthquake insurance, Health insurance, medications. We were living in much fear, and it was so hard to sleep at night. We have no retirement. A woman across the street told us about home sharing and how it helped her to put her boys through college. After a long look at where we are now, we decided to take out my retirement money and fix our home up, bought new beds, painted, and updated our home to make it nice for guests to come and stay. We enjoy meeting nice people from all over. We now see a light at the end of the tunnel, we are paying our bills and hope to start to save for our retirement soon. We were married only 2 years, our life is looking up now. The anxiety I had daily has subsided so much as we develop some stability under our belt. I pray every day that we don't lose this air b & b. We are still able to enjoy our home and have a place for my son, (who served 3 tours in Iraq) and the grandkids to come visit with us.

Lisa Valentine

[14-1635-S2](#)

Dear Mr Bonini,

We have been running a STR for several years in an apartment above our garage on our property where we also live in Venice. It has helped us pay bills when I lost my job a year ago. We would not be able to afford living here without it. Our guests visit Venice Beach, restaurants in our area and use our bikes to explore the area. There are not enough hotels in the area to support the visitors here in Venice.

Please allow the full year instead of just 180 days rentals.

Make it easier to pay taxes directly through the rental sites so everyone can easily contribute their tax - force Airbnb and Homeaway to make these changes as many other cities have already done. There are so many illegal rental spaces AND str's on the market, reducing the days to 180 will only make for enforcement issues and not solve the rental crisis. If more people like us are forced to sell, more developers will buy up properties and build yet more unaffordable luxury apartments forcing longtime residents out of this area.

I live in Venice and vote.

regards,
Lino Wiehen
[310-804-7492](#)

Dear Mr. Bonin:

Airbnb has saved my life.

Three years ago, my mother passed away in the state of Texas. Following her death I had to fly back and forth to help my father and deal with the estate. In that time, I lost my job and my father became a victim of elder abuse which subsequently led to the dissolution of the family estate, after the woman who seduced him turned him against his own family. She convinced him to go bankrupt on the house we grew up in, and put him in an assisted living center where she would have better access to him and his money.

My apartment was empty for three months and I was not working, because I was trying to save my father from the clutches of a predator. I blew through my savings trying to keep my home in California, while trying to save the family home in Texas. Thousands of dollars to attorneys and rent down the drain.

If I had Airbnb'd my home, I would currently be in a better financial position.

I share this, because I only have one home now. My apartment in California, like many transplants do.

Although everything I had in Texas is gone, I still travel to visit my father and my extended family. Airbnb, has given me room to breathe. I can now home share my apartment and not worry about blowing through my savings to make rent, since I am still currently unemployed. Airbnb has given me a way to keep my place safe, clean, and secure when I am out of town. I feel better knowing I have guests occupying my unit, even if it's just for a short time.

Thanks to Airbnb, I no longer have to worry about putting my personal belongs in storage (storage is very expensive), coming up with the first and last months rent, and the time it takes to find a new place to live. Airbnb, has allowed me to keep my home and has allowed my health to recover from the tremendous stress I was under related to my mother's death and my father's horrible predicament.

As we all know, rent in California is very expensive, even if it is rent controlled. My rent has increased over \$200.00 a month since I've lived here and will continue to do so, since my Landlord is keen on increasing rent every year. At some point the rent will be too much, and I will have to move, but with Airbnb, I can still keep my place while I search for work or travel and give me the little financial boost I need to survive as a single woman living in Los Angeles.

Los Angeles is my home now, and I do not want to move.

Put simply, Airbnb has saved me from dire straits, and has allowed me to keep my home, while I sift through and recover from my family's unexpected tragedy. I hope you can see the value in a business that helps Californians keep their homes, when hard times hit.

Kindest regards,

Linda

Dear Council Member Bonin,

I'd like to register my interest in the city maintaining my and my fellow renters' abilities to do short term rentals with our homes. I live in a two-bedroom rent-controlled apartment in Venice that goes for \$3650/month. That is a lot of money! When I'm not home for a few days, assuming I follow common sense precautions—which services like Airbnb build in—I think it's fair for me to be able to rent out my apartment. I'm recently unemployed, so the additional revenue that I could make from serving as an Airbnb host helps supplement my income and ultimately pay my very high rent! Plus, having people stay in my home is ultimately good for the local economy. I live two blocks from Abbott Kinney and the boardwalk, so when people stay with me, they general end up spending another several hundred dollars at local stores and restaurants.

Please support your constituents' rights to use their homes to improve their and their areas' local financial situations. Thank you in advance for your consideration.

Warmest regards,

Lee Horvitz
631 San Juan Avenue, #4
Venice, CA 90291
[\(310\) 402-8343](tel:(310)402-8343)
lhovitz@icloud.com

CF #1635-S2

To Whom it may concern,

I am a part time teacher, full time Airbnb hostess, mother and wife. Our home was in foreclosure before we began to rent out a portion of it through Airbnb. Having our income threatened to be cut in half, by limiting us to renting through Airbnb for only 180 days a year, is terrifying. We will be forced to find other outlets to rent through like Craigslist and public classified ads. Airbnb screens both the hosts and guests, allowing us to gain insight and security when opening our homes to strangers. We are no longer in foreclosure. We will not let our home be taken away from us and fear for the safety of our family if forced to pursue other options. Please keep our family and home safe by removing homeowners from this threat. We are not an illegal hotel we are a family doing our best to survive.

Thank you for your time.

Lealani Ranch

Dear Mr. Bonin,

I have lived in Venice for 2 years and Airbnb my entire home (2 bedroom, 1 bath) when my husband and I travel. I am aware that there are several short-term rental (STR) currently under consideration. While I don't think that I would personally be affected by the 180-day limit in our current residence, but my husband and I are considering purchasing a larger home in Venice that we can grow into with our family. Many of these homes have guest bungalows and we would want to use for Airbnb rentals to help supplement our mortgage and allow us to buy something in Venice that we can afford and we could be negatively affected by a 180-day ordinance. We may also consider hanging onto our current property and renting it, but Airbnb is an incredible fall back should market conditions change or there being a gap between tenants. By taking away the ability to Airbnb more than one property, you make it more difficult for people like my husband and I to feel secure about investing in Venice real estate.

In our current bungalow, the rental income allows us to pay our mortgage and helps cover additional travel expenses. We pre-screen people who request to book as we have neighbors that are older and others with young kids, so we try to only host guests that recognize this and are looking for a mellow weekend at the beach. We want the people who stay in our home to be compatible with the community and we direct them to visit many local businesses.

The other STR regulations that I feel strongly is an invasion of privacy is the requirement to release our guest's and/or personal info to the city and to have to register with the city. This opens us up to hacking of our personal information and added difficulty to have to navigate the city's processes which often take an incredibly long time (trust me we've tried to get permits for small renovations and it was a nightmare, I can only image what other city screening processes might entail). My husband and I also almost exclusively stay in Airbnb's when we travel, and would also probably reconsider this if we knew our personal data was being released. I am positive other people feel the same way as us, so this could substantially reduce the people that would stay at our home if they determined it wasn't worth the downside of all their info being shared. It seems like the main purpose of this is to collect a tax on these properties being used and I'm positive there are less invasive ways to do this.

Lastly, I feel that all the fines that are being proposed are excessive and put homeowners at risk for major monetary loss should someone not understand the rules. I get it if a business must follow strict guidelines, but such excessive monitoring and fines for normal people just trying to rent out a room or their home while on vacation, it all seems like a bit much. I think it could lead to a lot of people who are just trying to supplement their mortgage to get in deep fine trouble which isn't fair.

Thank you for your time and for considering my stance on some of the upcoming STR regulations.

Best Regards,

Kelly Douglas

RE: #CF: 1635-52

Dear Mr. Bonin,

My husband and I bought our home in Mar Vista in 2008, right before the housing market became virtually unobtainable for the average middle class person. When the last of our three daughters moved out on her own, it allowed us to Airbnb the extra room.

I recently learned that there is a draft ordinance regulating short-term rentals under consideration by the City Council. There is a clause that will restrict short-term rentals to 180 days per year that will adversely affect my husband and me as we rely on the income to help pay our mortgage, property taxes, and our medical insurance premiums which have become exorbitantly expensive since my husband is self-employed and I have only been able to obtain temporary contract jobs that offer no benefits. If you take away half of the days, this equals the cost of our medical insurance alone.

We have had only positive experiences with our Airbnb guests who come to our neighborhood because it is quiet and secluded. Since they are in our home, we make sure that our guests have been screened and are respectful of our neighbors. We also provide our guests with a list of the many local businesses in our neighborhood. What makes Mar Vista unique is that there is a mixture of people of different economic status and backgrounds. Airbnb allows the middle class to remain in a neighborhood that is becoming a community of Mc Mansions.

Please reconsider the 180-day limit to be revised to no restriction as to how many days per year allowed for short term rentals. Thank you for your help in this matter.

Sincerely,

Kelly and Edgar Arias

Mar Vista, CA

CF #1635-S2

Dear Councilmember Bonin,

Thank you for sending out this draft ordinance. My name is Jordan Dawes and I am an Airbnb host. I do have a few comments on the draft ordinance which I would like to respectfully submit for consideration.

I would like to share some background on my Home-Sharing story: I have a child and a wife. I have worked on and off in the film industry for 23 years and only left briefly for a few years to start my own business of an invention I developed. I had bought my home when I was doing well in the industry back in 2002, but after leaving the industry and starting over with my business I took money out of the house to pay for start up costs and self finance. Although the company did pretty well I did not have the amounts of marketing funds to completely fulfill my entrepreneurial dreams regarding the product that did get completed and brought to market. I was tapped out and fried from working 18 hour days for five years and then started to sway back into the film industry again. Unfortunately i had lost many contacts due to being gone for many years so times were slow and tough with California losing a lot of productions due to competitive tax breaks in other cities and states other than Los Angeles. My mortgage payments suffered and I got into foreclosure. I was able to bare down and muscle though it doing many jobs and working too many hours a week to catch up. It has been taking me years to catch up and just breathe. I was working in several careers and jobs, and doing anything to make ends meet and put food on the table and NOT lose the house, my largest single asset.

We listed our garage on Airbnb, we had made it into a small 1 bedroom and all of a sudden our payments were being paid on time, mortgage was actually beginning to keep up. I still am working too much and barely see my child and wife but our finances have been able to keep up because of this new social sharing economy. I still haven't 'caught up' but I am getting closer to not feeling that unending pressure and threat of losing my home and get out from under the debt headache. I am happy to pay the taxes on this income, that is not a problem. I will pay my share, but if we have to be limited to 180 days, all of the people I employ will also lose out on work, maids, handymen, plumbers, electricians, local businesses and restaurants, and our household. We touch many in our community due to this new platform of sharing our home. They also use that money to pay for schools for their kids and food on their table here, in Los Angeles.

My little garage apartment is listed on Airbnb as an "entire house" because it is a separate entrance from our main home and provides privacy for guests. There are many Airbnb listings like ours, so the idea that Airbnb is removing long-term housing from the market is primarily false, because many of the Airbnb listings (like ours) would never have been long term housing in the first place. The first item that concerns me Item #5 under Section D - Prohibitions: No person shall offer or engage in Home-Sharing in any part of the property not approved for residential occupancy, including but not limited to a vehicle parked on the property, a storage shed, recreation room, trailer or garage or any temporary structure like a tent. I think it is an unfair limitation. If a person wants to rent their garage and there is demand for such a rental, and the Host is otherwise in compliance with ALL the standards of the ordinance, then there should be no reason to restrict this type of rental. Please re-consider this limitation.

Another item of concern to me is Item #3 under Section D - Prohibitions: the limitation of HomeSharing to 180 days per calendar year. What is the reason for this limitation? It seems arbitrary and unnecessary given that hotels in the city of Los Angeles had a record year in revenue for 2015 and 2016. These rentals provided essential income for my family which has allowed us to continue paying our mortgage and stay in our home.

My son's care makes my wife unable to hold a full-time job for the time-being, being an Airbnb host/manager has become her job. The 180-day limitation seems to unfairly discriminate against people like us for whom home home-sharing is our business. A hotel does not have to limit their rentals to 180 days, why does a home-sharing host have to? Especially if a host is in compliance with ALL other requirements of the ordinance there should be no limitation. If a host ensures that there are no nuisance violations, pays all taxes, and provides a safe rental in compliance with all regulations of the ordinance, there should be no limitation on the number of days permitted to home share. I believe that by implementing this limitation, the City of Los Angeles will lose valuable tax revenue.

Guests who stay in my guest house have informed me that they would not otherwise be able to travel to LA were it not for affordable rentals on Airbnb. Home-sharing allows low-budget tourists to bring their tourism dollars to Los Angeles - funds that would otherwise be lost to more affordable travel destinations. I respectfully implore you to please re-consider the 180-day Home-Sharing limitation and prohibition on converted garages.

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

Sincerely,
Jordan Dawes

Re: Council file #14-1635-S2

Dear Mr. Bonin,

I am writing to you as a primary residence home sharer, in the hope that my voice will be heard in the increasingly contentious issue of short term rentals in Venice.

First I would like to say that I am in favor of fair regulations for short term rentals in Los Angeles. However, having read the proposed ordinance I must appeal to you to lift the stipulation that a rental must be limited to 180 days a year.

It is not clear what issue that limitation is supposed to solve but, from my point of view, that limitation will severely affect my financial situation.

Like many of my fellow Airbnb hosts my wife and I became part of the home sharing community out of necessity. Both our jobs were affected by the recession and we found ourselves needing to augment our wages in order to make ends meet.

Neither of us were truly comfortable with the idea but once we embarked on the plan I can honestly say it that it has added so much to our lives and lifestyle that we cannot imagine not doing it. Aside from all the wonderful and interesting people we have welcomed into our home, the main benefit has been financial as it has enabled us to continue to pay our bills. It has also helped us do some well needed maintenance to our property, including switching our yard to be drought tolerant, and has afforded us the odd vacation. Unfortunately last year the company I have worked for, for the past 16 years, went out of business. At 63 years old I have not been successful in finding another job and don't hold out much hope that I will. The "extra income" we make from renting out our guesthouse has now become "necessary income" without which we will not be able to remain in our home.

Limiting our rental to 6 months of the year will mean 6 months of hardship for us. It may mean that we will have to give up our home. Our small guesthouse does not have cooking facilities so it cannot be turned into a full time rental and is not really suitable for more than a 2 or 3 day stay which is why short term rentals work for us.

We live on the property and are responsible hosts. We have never received a complaint from our neighbors. In fact, many of our neighbors send their family to stay with us when they visit.

With the exception of the cap, I feel the proposed ordinance addresses the main arguments that some have against home sharing. The cap does not really mitigate anything but WILL have a detrimental effect to a lot of hosts who like us are responsible, community spirited people who need the extra income home sharing provides. I hope you will consider helping folks like us by having the cap removed from the proposed ordinance.

Yours Sincerely,

John Leighton
Constituent CD11

CF #1636-S2

Dear Mr. Bonin,

I have lived and worked in Venice since 1982. I was lucky to buy the house I am living in, in 1999. I got married in 2001 to start a family. My husband left 3 years after we built the second story. In order to keep the house I had to take in roommates. It has always been the fabric of my life. Even when I adopted my daughter from China in 2009 we have lived with others. As a single parent with a special needs child, I have lots of responsibilities. I can't emphasize enough the gift Airbnb has been to our family. Not only the financial aspect but having a wealth of different cultures share our lives. Because we live conservatively our home is where our social life is. We don't go out much or travel but the world comes to us. Limiting us to 180 days would severely affect my ability to keep my home. This year alone I have had many household repairs that I would not have been able to do without the impending revenue. Since I live and work in my home, the type of guests that comes here, does so knowing we keep family hours and our lifestyle is low key and not disruptive to the community. I share my insider knowledge of Venice with my guests who love the proximity of local establishments and spend their money locally. Please reconsider extending your proposed limitation to the full 365 days. With the occupancy tax I'm sure the benefits to our community i.e., homeless, schools and roadworks would be well served. As to their concerns of infringement on hotel revenue, the majority of my guests would not be able to travel abroad and prefer the intimacy of home sharing. Thank you for your time and consideration of this important measure.

Sincerely, Jessica M.

To Whom it May Concern,

I am writing this letter on behalf of my concern with new restrictions on the sharing community. I have been a both a guest and a host of Airbnb since 2013. During this time, I have lived in homes for my job across the country and have been able to vacation in other countries and meet great people. Prior to living in LA I lived in Chicago where I was able use my extra room in my apartment as means for extra income. Due to Airbnb I could save money for my down payment for a home. Now I am in LA I have been able to make money from my property in LA and be a service to people transitioning from one city to this great city. Airbnb is more than a source of income it's a community. I am friends with several of my guest and enjoy meeting new people and telling them about LA. Without Airbnb I would not have been able to relocate, buy property or just be able to get ahead of my bills. If you make restrictions to where its more trouble to host or use an Airbnb as a guest you will begin to see a trickle effect from business to tourist. I hope the board truly considers how these decisions will affect people in LA and in the communities within the city.

Best Regards,

Jessica Lesley

RE: 14-1635-S

Dear Mr. Bonin,

I understand that the issue of short-term rentals is a complicated one and I wanted to relate my experience with short term rental with you. We have lived in the Venice area for around 7 years. My partner & I were finally fortunate to buy a home after renting in the L.A. area for over 15 years. The reason we chose the house is because it had a guest house in the back that we planned to use for family & friends & also to host others on airbnb. We had used airbnb many times when we traveled & we loved the idea of being able to share our space with others as many other hosts had with us. We thought this would also be a way to help us pay for this home & it has greatly. The property taxes alone are exorbitant. We will most likely have to sell the home & move to a different (cheaper) area if we can no longer rent out our guest house short term. We love Venice & had planned to stay in the area to raise our 2 year old daughter.

I understand the need to make an ordinance so units are not being taken away from the rental market but our guest house would never be rented to a full time tenant. We use the guest house for several months out of the year to have my partner's parents stay with us so they can spend time with their grand daughter. The guest house is basically an extension of our main house as it shares the courtyard in between that is a very small area & there is very little privacy for either space. We only rent to people when we are home & are very careful in the vetting process of the people we book. We have met so many wonderful people from around the world when they stay with us. We always recommend local businesses to our guests & try to give them a "locals" experience.

I believe there are many great things in this ordinance but this portion would hurt us greatly & I'm sure many other locals in the same situation. Please reconsider this restriction.

Best,

Jeff Miles

TO: Mike Bonin and any other that it may concern.

CF#14-1635-S2

I am writing in support of the proposed home sharing ordinance in the city of Los Angeles.

I am a traditional home share host in that I live in my residence and rent out spare rooms. This income provides very necessary assistance to my family as we struggle to afford the ever rising housing costs in Los Angeles. Without this added income, we would need to strongly consider selling our home.

We use Airbnb as our platform and have no problem with the 180 day limit on guest days. Our TOT is paid automatically through our platform and we do not mind registering.

I am concerned about any registration fees exceeding \$100 annually. I am also very concerned about overreach in the registration and reporting process. I think monthly reporting is unrealistic and overly burdensome to both hosts and city administrators. Every 6 months would be far more realistic and make compliance much more probable.

Registration needs to be fast, easy and accessible. Keep it simple and allow hosts an early registration period before the registration becomes mandatory. This way we are able to comply ahead of time and not get shut down while we wait for the slow gears of bureaucracy to catch up with what is certain to be a surge of initial host registrations.

I think all proposed Home sharing ordinance fines are extreme and should be reduced by 50%.

I appreciate your time and consideration.

Cheers,
Isak Ziegner
Council District 11
Lucerne Ave at Sepulveda Blvd.
West Los Angeles, California

Dear Mr. Bonin,

My husband and I have lived in Venice for 24 years now, and have lived through all the changes that have undergone in our neighborhood. As the price of living has gone up in the area, we rely on our short-term rental to pay our mortgage and allows us to continue living in the area that we have called home for so many years now.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on my husband and I, the clause restricting STRs to 180 days per year. This clause will directly and negatively effect us.

We truly believe that we have been contributing to our neighborhood by making sure to inform our guests on the proper ways to experience Venice. We let them know which establishments have been here the longest and which to support and which not to.

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,

Goga Bouquet, 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

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

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

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 fear.

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

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

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

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.

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 donateand 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.

Dear LA City Councilmembers,

In late October 2014 I returned home to my family in LA after a summer trip to Mexico where I co-founded a youth empowerment program. I was ready to relax and enjoy time with my family before starting up my job-hunting prospects. Christmas rolled around and my family was hit with a series of unexpected home expenses that were leaving us defaulting on home mortgage payments. My job prospects weren't looking too good as a result of my summer commitment to the youth program I had just started, and my sister had just gotten into a car accident, so money was tight and we were scared of losing our home. We had to do something quick.

My dad has been a furniture mover for over 26 years so he suggested I put my business administration degree to use and start a moving company on my family's behalf. We hoped this would be the answer to being more financially sufficient in the future while controlling our own future. After some quick research I concluded starting the business was an easy enough process. What I didn't realize was that the investments needed to start the business were immense: licensing application fees, website startup/development fees, insurance premiums, accountant fees, advertising fees. We were borrowing money from family and friends and at one point concluded we might have taken on too much. Then I remembered an old mentor of mine had jumped onto the Airbnb wave. I knew it was a great way to make money while providing travelers with a much needed service and a new way of experiencing touring a new city. It took quite some effort to convince my family to host strangers in our home for short term stays but several days later and we were hosting a young couple who had driven cross country to explore the sites of the west. More than 2 years later and we have now hosted countless of tourists and apartment seekers in two rooms in our home. The income we've received through Airbnb has been a lifesaver and has allowed us to finance the majority of the start-up costs for our small moving company. There are still many investments to be made and depend quite heavily on the income we receive through hosting so I'm not sure where we would be if Airbnb were not an option.

I understand short-term rentals are becoming pretty lucrative lately and new legislation is being considered to curb the rising costs of long-term rentals families have available to them. I am a strong proponent of allowing individuals to use their homes as a resource towards financial support. Please consider legislation that is supportive of families and individuals renting their own homes and rooms while only penalizing those that acquire living units for the sole purposes of renting them for short-term stays.

Thank you very much.

Sincerely,
Jose Antonio Flores
Sky Moving Co-Owner and Airbnb host

May 19, 2017

LA City Council File #14-1635-S2

Dear Councilman Englander:

I am writing to you about my experience as an Airbnb Host. Airbnb not only provides me with extra income, it also allows me to meet interesting guests from all walks of life. I enjoy meeting new people from around the world, and many travelers enjoy accommodations that offer a different experience. Four years ago, my wife was diagnosed with Triple Negative Breast Cancer. My wife is a very well educated with a Bachelor's in Accountancy and a Master of Science in Taxation. Prior to her cancer my wife was the main breadwinner. She was a skilled professional with high earning potentials. She worked as an Accountant for a local software development company for 17 years. In addition, she was licensed by the Department of the Treasury as an Enrolled Agent to practice before the Internal Revenue Service. The long-term effects of her cancer treatment and post-chemotherapy and radiation recovery affected her ability to perform regular job duties effectively. As it stands now, my wife can't seek employment because she is disabled and unable to sustain full time work. The fear of not being able to meet our financial needs is HUGE, especially with two children to raise and there is only one parent working and the other parent is disabled. It is only because I have been able to host through Airbnb that I can afford to stay in my home.

We bought our home in 2007 and I am renting out our guesthouse through Airbnb since September 2015 with a maximum stay of 29 nights. The small, clean, comfortable studio can accommodate as many as three visitors and is designed for restful sleep and get away. It has an adjacent wall to the main house but with its own separate and private entrance. I have created a safe and beautiful place to share and cultivate relationships with the people I have rented to. I am a believer that the right host can make an experience far better than a hotel. I have reached and maintained Super-host status for over a year and a half. A Super-host is an experienced host who provides a shining example for other hosts and extraordinary experiences for their guests. Airbnb checks Super-hosts' activity four times a year, to ensure that the program highlights the people who are most dedicated to providing outstanding hospitality. As a result, setting defined rules and expectations has provided me with excellent results with all my guests.

If you restrict the rental of my guesthouse through Airbnb, and I can't generate the extra income it provides me, I will be forced to foreclose on my house. I say this with conviction, because without the income I generate through Airbnb rentals I can't afford my mortgage, and I want to be able to stay in the same house I have raised my children in. Keep in mind that people use Airbnb out of choice, not from lack of hotel inventory. More and more travelers and professionals are looking to Airbnb for a unique and memorable experience. Airbnb can benefit both hosts and travelers. Hosting helps me make ends meet and connect with new people, while hotels are profit-driven companies that need guests coming in to sustain their net earnings. Furthermore, the Airbnb community benefits local economies across the world by supporting residents and local businesses, and encouraging cultural exchange. It also generates more revenue for local City Tax and Federal tax. For instance, since August 01, 2016, Airbnb collects and remit Occupancy Taxes for all listings in City of Los Angeles, CA. In addition, I pay Federal and State income tax on all Net profit from Airbnb revenue.

Safety is my top priority and I have many steps in place to ensure I provide a safe environment for my guests. I check their reviews from prior hosts which show up on their Airbnb profile. For those who don't have any prior reviews and are new to Airbnb, I use sound judgment. I have many conversations with the guest prior or after the booking. In addition, I require all guests to be verified, which means they must enter their driver's license, Social Security number, email, or any of their social profiles through the Airbnb platform prior to completing their booking. The same rules apply to me and I am also a verified host and I only have 5 stars reviews from all of my guests. Verifying some information about guests and hosts on Airbnb helps make our community a safer place for everyone. That's why, in addition to requiring a profile photo, confirmed phone number, and confirmed email address, an official ID and other related information is being provided. This potentially minimizes bad people will use the service and I have never had an issue or a complaint such as excessive noise or a neighbor complaint. I consider and respect the nature of my neighborhood. Please consider your decision and how it will affect our future. I greatly appreciate your kind understanding, Thank you!

Sincerely,

Stavros Soskos
8655 Balcom Avenue
Northridge, CA 91325