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From: **Jane Demian** <jane.demian1@gmail.com>

Date: Tue, Feb 13, 2018 at 11:30 AM

Subject: Council Files 14-1635-S2, 14-1635-S3 / RECOMMEND 90 DAY CAP

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To City Councilmembers and staff:

Home Sharing units aka Air BnB and other short term rentals remove housing supply from the long-term rental market. The City Council is getting close to finalizing the proposed Home Sharing Ordinance (HSO), which would regulate Short-Term Rentals (STRs) in the City of LA. The draft HSO has many things to recommend it, and regulation is sorely needed, but one of the most crucial issues has yet to be resolved, and that's the number of days residents will be allowed to offer their home as an STR. The Department of City Planning has proposed a cap of 120 days (4 months) per year, but AirBnB and other STR companies are pushing for 180 days (6 months) or higher which would essentially remove housing rental units from the market.

We can argue forever about what exact number is appropriate, but the bottom line is this: the higher the cap, the greater the incentive for landlords to turn apartments into hotel rooms. Already there are thousands of apartments across the city that are being used to house tourists instead of renters who need a place to live which removes supply of rental units from the housing market. STR companies have even worked with landlords to turn whole buildings into hotels.

So the best thing to do is to set the cap at 90 days. That will allow legitimate users to offer their homes as STRs for three months out of the year, and take away the profit motive for landlords to turn apartments into hotel rooms.

Thank you.

Jane Demian, Assembly District 51 Delegate