



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Pj Nassi <Brnassi@gmail.com>

Sun, Jun 5, 2016 at 10:52 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
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- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Pj Nassi



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

rikki hepner <rikkidavidson@gmail.com>

Sun, Jun 5, 2016 at 10:50 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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– Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will directly affect me and my family.

Thank you

Sincerely,

rikki hepner



Etta Armstrong <etta.armstrong@lacity.org>

Public Comment on CF#14-1635-S2

1 message

Chris Hartman <christopher.hartman@gmail.com>

Sun, Jun 5, 2016 at 10:36 AM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

RE: Council file number: CF#14-1635-S2; Planning commission file number: CPC-2016-1243-CA

To Whom It May Concern,

Responsible hosts contribute to neighborhoods, increase foot traffic, bring eyes to the streets and patronize nearby businesses. These are all attributes of neighborhoods that we not only want to support, but increase. Visitors inspire us, compliment us, remind us how beautiful our neighborhoods are. We should not close our doors to those who wish to get to know us better. This is the power of home sharing.

We have been hosts on Airbnb for two years and it has been critical for us in being able to continue to live in Los Angeles long term. Two years ago when the technology company I worked for went out of business, we struggled to maintain enough income to stay in our home and keep our daughter in pre-school. Hosting on Airbnb allowed us to bridge the gap and stay on our feet until I was able to find a new position. At first we were nervous about letting strangers into our home because we have a child, but over the past few years, we have hosted people from all over the world, and it has been an extremely important aspect of our lives. Airbnb's platform protects hosts and guests and provides a method of home sharing that is based on trust. If sites like Airbnb are too restricted, guests may be forced to find accommodation in a shadow economy, which is less safe and doesn't allow the city to collect the occupancy taxes it is due.

We are primarily concerned with 3 aspects of the home sharing ordinance as currently drafted.

1. The 90 day limit.
2. Over-regulation of a thriving industry.
3. Privacy and safety.

As the primary occupants of our home, we share our extra room while we are present. One of the main benefits of home sharing is that we can decide when we wish to host and when we do not. By implementing a 90 day cap, we, along with all other hosts, would need to quantify which days of the year would be the most popular in order to make up for the nights we are no longer able to share. This will cause a dramatic shift such that hosts will be holding out for peak seasons where they can charge the highest possible nightly rates. It follows basic market economics that people will use their 90 days on the peak tourist days of the year, creating a situation where guests will have trouble finding available rooms during non-peak seasons, and will end up paying more because the inventory is potentially cut by 75%. If there are fewer rooms and higher prices, will this encourage more tourism in Los Angeles? Is this the best way to increase revenue from occupancy taxes?

We are also concerned about the effects that a reduction of nightly rentals will have on the services economy that hosts participate in. For example, the people we hire to clean our room would have up to 75% less business, and the local businesses in Venice that our guests patronize would also be reduced. Magnify this across Venice, or the City of Los Angeles at large, and the daily cap will have a profound impact on local neighborhood businesses and at-risk workers the most. It is not simply that guests will stay in a hotel instead of a home share. There are not hotels in the areas our guests want to stay. The businesses in our neighborhood are not near the hotels and nearly all the hotels near Venice are either in Santa Monica or Marina Del Rey. The rates at these hotels are also beyond the budget of the travelers we host. This revenue to our local economy will not be moved, it will be LOST.

We are also concerned about the increased bureaucracy related to the registration process. While we understand the interest of the city in ensuring that occupancy taxes are paid, let's make sure the process encourages participation and allows for the city to generate its fair share of revenue. We are very concerned that if the process is too complex, or is too invasive, that people will choose not to participate at all. It will be critical that existing hosts properly pay their occupancy taxes for home sharing in Los Angeles to succeed. A cumbersome, invasive and bureaucratic process may push hosts into a black market, away from major sites, putting both hosts and guests at risk. This is the worst of all

possible scenarios.

Finally, given recent security breaches at all levels of government, we are concerned about our privacy and safety. Please allow the companies we manage our bookings with to pay the occupancy taxes directly to the city without requiring them to hand over personal information about hosts to the city where it may fall into the wrong hands. Not only does this provide greater security over our private information, but it also increases the likelihood that Los Angeles will receive its due funds, while decreasing the administrative costs of collecting the funds directly from residents.

After being affected by security breaches at two health insurance companies, UCLA and the federal government, I am concerned about my personal and financial information falling into the wrong hands, especially if my family's safety may be put at risk if it is leaked. We wish that information about who we host, how many nights and other details remain with the company we book through. Any breaches of privacy may then be handled directly with Airbnb or other platforms according to existing legal protections.

Home sharing has been happening as long as people have needed a shelter. It will continue to occur everywhere on earth, regardless of what this council or any other government adopts. We strongly urge the council not to over regulate and push this economy into the shadows, please support the safe and responsible economy that Airbnb has helped to create in our city.

Support a plan that encourages responsible hosts, supports tourism and local businesses who depend on our guests, and invites people from all over the world to live among the residents of Los Angeles. If even for a few days, let them see what Los Angeles is, and who we are, from the doorsteps of our homes and the views from our sidewalks.

Sincerely,

Chris Hartman
Venice, CA



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Jacqueline Beiro <jbeiro@gmail.com>

Sun, Jun 5, 2016 at 10:33 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Jacqueline Beiro



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Dolores kirkpatrick <doloresk38@gmail.com>

Sun, Jun 5, 2016 at 10:19 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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Thank you

Sincerely,

Dolores kirkpatrick



Etta Armstrong <etta.armstrong@lacity.org>

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1 message

Paula Brown <Patfrbrit@gmail.com>

Sun, Jun 5, 2016 at 10:01 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

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Thank you

Sincerely,

Paula Brown



Etta Armstrong <etta.armstrong@lacity.org>

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1 message

Cesar Flores <Rahzec@gmail.com>

Sun, Jun 5, 2016 at 10:01 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

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Thank you

Sincerely,

Cesar Flores



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Devin Martinez <devinmartinez@hotmail.com>

Sun, Jun 5, 2016 at 9:44 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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Thank you

Sincerely,

Devin Martinez



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Darren Melamed <Darrenmelamed@sbcglobal.net>

Sun, Jun 5, 2016 at 9:31 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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Thank you

Sincerely,

Darren Melamed



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Nathaniel Jones <nattetijion@gmail.com>

Sun, Jun 5, 2016 at 9:19 AM

To: etta.armstrong@lacity.org

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Thank you

Sincerely,

Nathaniel Jones



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Anthony Hernandez <Tonyhern10@gmail.com>

Sun, Jun 5, 2016 at 9:08 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

City and state lawmakers!!! Stop being manipulated by hotels and hotel lobbyists!! We wouldn't be renting our homes if we didn't need the extra money to pay bills or have extra money for additional expenses. This is not what government is supposed to do. Go back to school or read a book, you cannot control what we do in our homes so long as we're not putting others at risk!

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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Thank you

Sincerely,

Anthony Hernandez



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Maxwell Harris <Mharris5819@gmail.com>

Sun, Jun 5, 2016 at 8:56 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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Please take these points into consideration when drafting laws that will affect me and my family. The extra income I receive is allowing me the get out of debt and to be a more active citizen in my community. The invisible hand of capitalism benefits everyone if marshaled wisely.

Thank you

Sincerely,

Maxwell Harris



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Isabelle Dahlson <isabelleroses@gmail.com>

Sun, Jun 5, 2016 at 8:20 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

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Thank you

Sincerely,

Isabelle Dahlson



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

2 messages

Abigail Gross <Argross@verizon.net>

Sun, Jun 5, 2016 at 5:25 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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Thank you

Sincerely,

Abigail Gross

Robert Gross <argross@verizon.net>

Sun, Jun 5, 2016 at 8:02 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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Thank you

6/22/2016

City of Los Angeles Mail - The proposed home sharing ordinance goes too far.

Sincerely,

Robert Gross



Etta Armstrong <etta.armstrong@lacity.org>

Home Sharing Ordinance

1 message

Cheryl Mahoney <cherylmahoney0@gmail.com>

Sun, Jun 5, 2016 at 7:49 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

I have been an Airbnb host for three years. While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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Thank you.
Cheryl Mahoney

Sincerely,

Cheryl Mahoney



Etta Armstrong <etta.armstrong@lacity.org>

Ordinance on Short Term Rentals in LA -CF# 14-1635-S2 – CPC# 2016-1243-CA

1 message

j mac <jmacrunner@gmail.com>

Sun, Jun 5, 2016 at 7:28 AM

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

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

Dear Mayor Garcetti, Mathew Glesne, Cpc, Justin Wesson, Bob Blumenfeld, Sharon Dickson, Etta Armstrong

I am writing about the draft ordinance for host home-sharing. The issue I have a problem with is Item #3 under Section D - Prohibitions: the limitation of Home-Sharing to 90 days per calendar year. I don't understand the reason for this limitation? People have been renting out second homes and taking in roommates for decades, why the 90-day limitation; it seems to unfairly discriminate against people like me who are short on retirement savings to be able to take in guest. Hotels don't have a limit of 90 days, so why are you requiring a home-sharing host to have limitations? There should be no issues if home-sharing host are in compliance with the home-sharing ordinance. Your reasoning seems subjective and unnecessary given that hotels in the city of Los Angeles had a record year in revenue for 2015.

Benefits for not adapting a 90-day limitation:

- Tourist dollars would increase in Los Angeles as travelers on a budget will be able live like a local for a while and enjoy our beautiful city.
- Visitors will spend more, stay longer, and visit more local businesses than hotel guest, bringing huge economic benefits to our city.

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

Best regards

Joan McNamara

**Ordinance on Short Term Rentals in LA -CF# 14-1635-S2 – CPC# 2016-1243-CA.pdf**

299K

June 3, 2016

Dear Maror Garcetti, Mathew Glesne, CPC, Justin Wesson, Bob Blumenfeld, Sharon Dickson, Etta Armstrong

Regarding: *Ordinance on Short Term Rentals in LA -CF# 14-1635-S2 – CPC# 2016-1243-CA*

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Best regards

Joan McNamara



Etta Armstrong <etta.armstrong@lacity.org>

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1 message

sara shoff <themuffinshopjerusalem@gmail.com>

Sun, Jun 5, 2016 at 6:25 AM

To: etta.armstrong@lacity.org

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Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sara Shoff

Sincerely,

sara shoff



Etta Armstrong <etta.armstrong@lacity.org>

Re: The Home Sharing Ordinance

1 message

Chip Phillips <cphillips5@earthlink.net>

Sun, Jun 5, 2016 at 5:13 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

It's a great idea to regulate and properly tax home-sharing but a 90-day per year limit on home-sharing would be devastating and is very ill-advised. We can only afford to stay in our home - bought with my parents who have since passed - with the financial benefit of home sharing. We live in a large single family and share a portion unsuited as a full-time rental since there is no kitchen. The only impact these rentals have had is a positive one bringing visitors to a neighborhood lacking hotels. In fact, I have heard that hotel occupancy is up.

Please do not penalize those citizens who now rely on the benefits of home sharing and those visitors with families or needs that make hotel rentals a hardship.

Thank you.

Sincerely,

Chip Phillips



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Adam Ambruso <Adam@adamambruso.com>

Sun, Jun 5, 2016 at 4:01 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Adam Ambruso



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Raad Mobrem <Raad@lettuceapps.com>

Sun, Jun 5, 2016 at 11:20 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
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- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Raad Mobrem



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Suzan Allbritton <suzanairbnb@gmail.com>

Sun, Jun 5, 2016 at 11:31 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

I am an Airbnb host. I live and work out of my house, so I am here to handle any problems should they arise – which has happened exactly zero times. My neighbors are aware of my guests. They are supportive of me, and know my story. My husband passed away rather suddenly (diagnosis to death in 11 weeks). Without hosting short term rentals, I would not be able to make my house payment. As outlined below, the 90 days limit is arbitrary, and would not allow me to make my house payment each month.

Additionally, my guests stay and BUY locally. They go to the restaurants; they buy clothes, and groceries. I find receipts from almost every guest who has stayed with me. I also employ others to clean, do repairs, and maintenance. Airbnb is good for our economy.

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far.

- o A 90 day cap is overly restrictive and arbitrary
- o Hosts need flexibility to rent out a single bedroom, my entire home, or guest house. I consider my home to be unique and being able to adjust my listing to fit my needs is very important.
- o It is an invasion of privacy to allow anyone who asks how much income I earn from home sharing. I need to be reassured that this personal information remains confidential.
- o Any registration or permitting process needs to be simple, online, and efficient.
- o Allowing tenants to rent out space they do not own on Airbnb or other hosting platforms should not be allowed – with our without the owner's permission. It is not fair to tell owners that they cannot do short term rentals, but to allow tenants that right gives the tenant more rights than the property owner, and should never be permitted.

Thank you

Suzan Allbritton

Sincerely,

Suzan Allbritton



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Dessie Markovsky <dessiemarkovsky@gmail.com>

Sun, Jun 5, 2016 at 11:31 AM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Dessie Markovsky



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Taylor Taylor <Hotchickbartenders@gmail.com>

Sun, Jun 5, 2016 at 12:02 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. this proposal is ridiculous! Hosts who own their home and a guest house should completely be left alone. The traffic is minimal, we are not hotels by any means and we are BARELY paying our mortgages! Trust me! As a responsible host, I believe the following:

– A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

– I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

– I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

– Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Taylor Taylor



Etta Armstrong <etta.armstrong@lacity.org>

Please Protect Airbnb Host Rights In Los Angeles

1 message

Aeolan Kelly <aeolan@gmail.com>

Sun, Jun 5, 2016 at 3:55 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

Dear LA City Planning Commission,

I am writing to voice my support for my neighbors who rent extra space in their homes using Airbnb. I am a homeowner in Echo Park, and I have owned my house for ten years. I have never personally used Airbnb to rent my own home, but I strongly support my friends and neighbors who do, even the ones that I don't know personally. I would like to preface this letter by stating that I have very little free time, and that writing this and researching aspects of the sharing economy to back up my beliefs was time-consuming. I have taken the time to do so because I have seen the direct positive impact of Airbnb on the financial situations of several of my neighbors who participate as hosts, who are also personal friends. I would hope that if I were an Airbnb host who depended on that income to survive, someone would care enough about my welfare to take the same kind of action. Thank you in advance for reading my lengthy comments on this important matter.

While I share some of the concerns of those who oppose Airbnb, I believe that the pros of the Airbnb marketplace strongly outweigh the cons. I absolutely oppose hosts who buy up multiple apartment units in cities simply to rent on Airbnb to skirt hotel industry regulations, and I do believe that such practices eliminate affordable housing in those areas. I also find such practices to be unethical and greedy. I share the concerns of those who worry about Airbnb rentals harboring criminal activity like drug labs, or hosts renting to people who will throw huge parties, be bad neighbors, etc. However, Airbnb has provisions in place to reduce these risks, such as their Verified IDs, profiles, and reviews. In my experience, I am just as likely to live next to someone who is a bad neighbor who also owns their home or rents with traditional long-term leases as I am when I live next to an Airbnb rental.

Renter laws make it hard to evict someone who is a bad tenant, again, speaking from experience. Twelve years ago, I lived in a very nice building in Larchmont Village, and then a small-time crack dealer who made also porn movies in his apartment moved in. The landlords had trouble getting him out of there for months, and were only able to do so when he fell behind on the rent, and then it still took several more months to legally get him out of there. Currently, I live next to a neighbor who is a nightmare, who is also a homeowner, and I have had no other remedies for her behavior except to sue her for civil harassment (moving was not an option). This situation has been expensive, time-consuming, and stressful, and I wouldn't wish it on anyone. These experiences have proven to me that bad neighbors in a short-term rental aren't that big a deal compared to what else can just as easily happen. The methods of resolving these situations with short-term renters are much more easily

y

accomplished than with long-term renters, or with homeowners.

Despite my concerns, I support Airbnb in my own neighborhood. Here are the reasons why.

The sharing economy is here to stay. Where there is a need, a service like Airbnb takes root, and such a service can only be sustained when people embrace it because it enriches their lives. For example, as a result of unreliable and inconsistent, even bad taxi service existing here in Los Angeles, Lyft and Uber caught on like wildfire. Not only do those two companies provide excellent service, they have enabled a new and growing percentage of the city's residents to make extra money. The existence of Lyft and Uber has also forced the taxi companies to improve their own services, for the benefit of all their customers.

Lyft and Uber would not have the popularity that they do were there not a strong incentive for people to make extra money. The fact that those services also enrich the city is an added bonus. Who wants to visit a city where public transportation is substandard, unreliable, and expensive? I know I don't. And so it is with Airbnb. Airbnb has allowed people to partake in the sharing economy on a personal, micro-level. It is a vehicle for the average person to rent extra space in their own homes to those who need it, and make extra money in the process. It also provides added benefit to travellers and tourists, and allows people between homes to check out different neighborhoods temporarily without committing to long-term leases.

Hotels in Los Angeles are, for the most part, very expensive, and not everyone likes to stay in them anyway. I myself

prefer bed-and-breakfast vacation stays for many reasons, including easier physical access, non-existent crowds, and a more personal living arrangement. But aside from my own preferences, I support Airbnb primarily because it has directly enriched the dire personal finances of several neighbors who otherwise would have either had to succumb to foreclosure or move out of their houses altogether. These neighbors rely on the income from renting their homes on Airbnb to fill in the gaps created by loss of work, as well as to just survive in a city where the cost of living has become exorbitant.

Two of my neighbors, G and E, have been renting their homes on Airbnb for several years now. G, who is himself a renter, sublets via Airbnb. He is a responsible man and a good neighbor who has had trouble finding regular work for the past few years, ever since being laid off from his full-time job. With the permission of his landlord, he began listing his second room on Airbnb. He was nervous about it at first, but because of the value Airbnb contributes by its rating system of both parties involved, and also the secure payment system, he felt better about using the service than just listing his sublet on Craigslist, which has no vetting options.

G has rented his place via Airbnb to dozens of people, and I have never had any complaints about his guests. He is discerning and careful about whom he rents to, and I often don't even know that he even has guests because they are usually tourists, out exploring the city. In between his efforts looking for full-time work, the income from his Airbnb rental has allowed G to start his own fashion business, which has fulfilled him creatively and helped him financially. He recently incorporated as a California entity, so he is now a business owner in Los Angeles, paying all of the high taxes that businesses pay here, and is contributing more than ever to the local economy by doing so.

E has also rented to dozens of people with Airbnb, and because of this added income, he has been able to save his home from foreclosure. Fifteen years ago, he bought a four-bedroom house with his now ex-wife, but after they divorced, he was left paying the mortgage on his own, in addition to spousal support payments and child support. Then he lost his job. He managed to finally find part-time work but it wasn't enough to make ends meet, and his meager savings dwindled rapidly. It is only because of Airbnb that he has been able to turn his life around, save his home, and supplement his income. He has been so successful as an Airbnb host that he was recently able to quit his part-time job and start his own business making furniture. Like G, E is now also paying business taxes to the city, which are substantially more than he was paying in taxes as a part-time worker on a W-2 tax schedule. Despite these small progressions, both businesses are in their infancies, and both G and

E still need the income from their Airbnb rentals to survive.

I imagine that for families who live in neighborhoods that were originally low-income but have become trendy, the cost of living has been hard to maintain as well. Take, for example, my own neighborhood-- I live in Echo Park, and when I bought my house ten years ago, the street was occupied by mostly low-income families. Since I have lived here, I have seen my street and greater neighborhood become extremely gentrified by higher-income tenants and homeowners-- this is obvious in everything from their more expensive, well-maintained cars to the way they dress, to the Whole Foods and Trader Joe's shopping bags I see them carry into their houses.

Now, on my street alone, there appear to only be five or six of the original, low-income families left. I fear this is a trend that has happened throughout my neighborhood and surrounding area. It's no secret that gentrification has significantly increased the cost-of-living landscape in greater Los Feliz, Silverlake, Echo Park, Atwater Village, and Highland Park, among others. So what are the families who remain here-- many of whom have lived here for decades-- supposed to do to make ends meet, when the cost of their entire neighborhoods increase substantially but their incomes do not? Airbnb certainly is an option, and it is not one that should be closed to them.

In any event, here is why I support Airbnb in Los Angeles on a macro-level.

I strongly feel that a 90 day cap is overly restrictive and arbitrary, especially for a city whose driving economy is the film and television industry. As a 23-year veteran of this line of work, I have seen countless actors and crew come and go from other locations, staying here in Los Angeles only for short-term projects. The film industry has changed dramatically even in the fifteen years I've lived here, and actors and crew now live all over the USA. Los Angeles simply doesn't have the concentration it used to, and we are hanging on to our monopoly as the American epicenter of film production by a much slimmer margin. Film productions and crew members come and go from here regularly-- it's a fact. It is very much in our interest to have a marketplace wherein transitory actors and crew can find places to live other than expensive hotels. If productions have to pay for actor and crew housing, affordable options are also in their best interests. I believe there is a very strong

case that Airbnb is a factor in helping to stop runaway production, not only in terms of actor and crew housing, but in terms of useable and affordable film locations.

But this argument aside, if the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long-term rental.

There are other aspects of the draft ordinance to regulate Airbnb that I feel go way too far. As a homeowner, I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

If I were to become an Airbnb host, I also would not feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. That is a matter for the tax authority only, or to banks I am working with if I want to borrow money for large purchases or developing businesses. I of course would want to comply with the law, but I would need to be reassured that this personal information remained confidential.

Finally, if the draft ordinance goes forward, I feel that any registration or permitting process needs to be simple, online, and efficient. Above all, it must be fair. If regulations must be made, I urge you to tailor them to prevent those who buy up multiple apartment units or houses just to list them on Airbnb, because that has been shown to drive up the cost of housing by inflating market prices. Most people using Airbnb are just listing personal space, not making a whole commercial enterprise out of it. It is not fair to punish the many who use Airbnb to make ends meet because of the greedy few who can already afford to buy properties and are just doing so to make more money. The Airbnb marketplace was never intended to be a vehicle for investor or commercial enterprises-- it's meant to be a person-to-person service for the average citizen to leverage their own assets.

Life is difficult enough without creating extra bureaucracy for people just trying to make ends meet. Despite what the broad surveys suggest about our economy starting to recover, I have seen and experienced firsthand how hard it still is for so many of my friends and neighbors to survive financially. Los Angeles is an expensive city, and becomes even more so with every passing year. In drafting regulations, please consider the very personal nature of how the Airbnb marketplace allows the average person to benefit financially, and the cost at which excessive regulation will impact them. From what I have seen, that impact will be substantial and destructive.

Thank you,

Aeolan Kelly
Homeowner
1916 Whitmore Ave
Los Angeles, CA 90039

Sincerely,

Aeolan Kelly



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Simon Chan <artificialarmy@gmail.com>

Sun, Jun 5, 2016 at 3:32 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Simon Chan



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Ron Garkey <rgarkey@gmail.com>

Sun, Jun 5, 2016 at 3:22 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

I am an airbnb host in the Echo Park area. The experience of hosting has been a very positive one for me. I have a unique 1920's one that has a finished basement with a bathroom. Since it has no kitchen it would be unsuitable to rent as a full time live in unit, without the additional income from Airbnb I would not be able to continue to live in the area. I have had many pleasant experiences as a host, including making what I am sure will be lifelong friends from Sweden and hearing stories about travels from many diverse visitors. I can assure you more than 50% of my visitors would not be spending time in LA if they had to pay for hotel rooms. These interactions alone with the income I receive have greatly improved my quality of life. Why would the city seek to restrict my livelihood and limit tourism? It makes no sense. the proposed restrictions are far and above what is reasonable or fair. The limitation restricting anyone living in a rent controlled property from

participation in Airbnb is particularly unfair. As far as I know all rentals in the county are rent controlled. Is your goal to limit additional income only to the upper class who can afford to buy homes in this inflated market? It seems like class warfare to me. I respect my neighbors and keep my room available to them for visitant relatives and friends. This opportunity has brought us closer, allowed me to stay in my home and start a business and make new friends and business associates around the globe. Please go back to the drawing board and come up with a plan that does not force me out of my home.

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

– A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

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– I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

– Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Ron Garkey



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Elizabeth Gutierrez <liz.yor@hotmail.com>

Sun, Jun 5, 2016 at 2:56 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
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- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Elizabeth Gutierrez



Etta Armstrong <etta.armstrong@lacity.org>

Please consider this!

1 message

Sam Rad <Sam@affluencer.com>

Sun, Jun 5, 2016 at 2:55 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
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- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Sam Rad



Etta Armstrong <etta.armstrong@lacity.org>

Letter in support of home sharing, re: CF#14-1635-S2

1 message

JOHN Charles MEYER <john@johncharlesmeyer.com>

Sun, Jun 5, 2016 at 2:41 PM

To: councilmember.ofarrell@lacity.org, mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org
Cc: sharon.dickinson@lacity.org, etta.armstrong@lacity.org

To: Los Angeles City Councilman Mitch O'Farrell et al

Date: June 4, 2016

Re: Home-Sharing, Council File #14-1635-S2, Planning Commission File #CPC-2016-1243-CA

To Whom It May Concern,

I bought my house in the Melrose Hill neighborhood more than seven years ago, and spent several years in it as a bachelor. In that time, I installed (properly-permitted) solar panels and a new heating system, and helped out my neighbors with some repairs and upgrades of their own.

I got married in 2014, here in LA. My wife would have moved into my cozy 1BR bungalow with me if not for the fact that she cares for her 81-year old mother. With three of us under one roof, a larger home was a necessity. I wanted to hold on to my little bungalow if possible, but a long-term tenant was not a workable solution for various reasons. AirBNB allowed me both the flexibility to occasionally use the bungalow for visiting family, and to net enough above the monthly upkeep costs to allow me to float two mortgages simultaneously. In doing so, I am paying nearly \$10,000 in annual property taxes on two small homes to the city of LA, along with transient occupancy taxes via my short-term guests at the bungalow.

I feel that it is worth noting that my rental house's exterior has been maintained to a much higher standard as a short-term rental than it ever was when I was living in it. Also, I leave my guests with detailed recommendations for nearby bars and restaurants, generating more business for Mom 'n' Pop establishments in the immediate vicinity than I was ever able to give to those establishments myself. Ergo, AirBNB has caused me to *improve* my neighborhood more than I had done as an owner-occupier, rather than having the opposite effect. The icing on the cake is that I am meeting interesting people from all over the planet, and showing them a bit more of "real Hollywood life" than they're likely to find in a sterile hotel room.

While it may be true that some kinks need working out, it seems to me that the "sharing economy" is the direction of the prevailing winds. When choosing between spitting into that wind and creating a mess, or hitching a ride with the wind in the form of considerable additional tax revenue, it would seem to me that the latter is the city's prudent course of action. I hope that you will come to the same conclusion.

Best,

John Charles Meyer

Los Angeles AirBNB host

6/22/2016

City of Los Angeles Mail - Letter in support of home sharing, re: CF#14-1635-S2

<http://imdb.me/JohnCharlesMeyer>



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Dee Forrest <Wittyone6@msn.com>

Sun, Jun 5, 2016 at 2:38 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

I think that attention needs to be paid to the changing times of our society. Homesharing is a concept that is not likely going away. Reasonable regulation makes sense so that all can benefit from this change, visitors as well as hosts. This also means the city wins. With more people who can afford to come visit a city, the more money they will have to spend in the community. Please don't lose city of this.

– A 90 day cap is restrictive and arbitrary.

– I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property.

– I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks.

– Any registration or permitting process needs to be simple, online, and efficient.

Thank you

Sincerely,

Dee Forrest



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Earl Shaffer <treyshaf@gmail.com>

Sun, Jun 5, 2016 at 2:21 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

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- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Earl Shaffer



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Ali Lexa <alex@ubikmusic.com>

Sun, Jun 5, 2016 at 2:10 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

– A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

– I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

– I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

– Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Ali Lexa



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Katie Barnett <KatieStunts@gmail.com>

Sun, Jun 5, 2016 at 2:03 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you
Katie

Sincerely,

Katie Barnett



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Virginia Bauman <virginia.n.bauman@gmail.com>

Sun, Jun 5, 2016 at 1:40 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.
- This proposed legislation affects me personally. Someone in my family is about to separate from her husband. Part of her financial plan to accomplish this is by renting out her back room as well as her whole unit occasionally while I stay with friends. The proposed legislation will affect her ability to stay in her own home and have independence from her partner who she no longer wants to be in a relationship with. I am sure she is not the only woman in the city of LA in this circumstance.

By hindering individuals from renting out spaces in their homes for supplemental income you are hampering their financial independence. Many people in my community rely on the income they get from air BnB. Air BnB provides a financial boon to people whose incomes are often hampered by prejudice such as women, people of color (especially women of color), and members of the LGBTQ community. Please do not hinder this resource.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Virginia Bauman



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

rainer scharf <rain3rscharf@gmail.com>

Sun, Jun 5, 2016 at 1:20 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

rainer scharf



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Michelle Demond <Demondm1@gmail.com>
To: etta.armstrong@lacity.org

Sun, Jun 5, 2016 at 1:19 PM

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Michelle Demond



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

John Seffker <Seffker@gmail.com>

Sun, Jun 5, 2016 at 1:13 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

I do not support regulations for home sharing in Los Angeles, and the draft ordinance goes too far. As a responsible host, homeowner and pride of ownership landlord, I believe the following:

– this is a great thing available around the world and we are a global city. I prefer to not just be a tourist when I visit other places and stay with the locals rather than the tourists. It's a much more desirable trip when I can be part of the city that I visit and the neighborhoods that exist. Leave this alone and let people enjoy the interaction with others. It's a beautiful thing.

– A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental. These numbers have no relevance in my property. It would need to be rented out for much longer to come even close to breaking even. Cost of acquisition in Los Angeles is far too high for such a short return. Remember that if you have an income property, it is for INCOME, not charity.

– I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

– I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

– Any registration or permitting process needs to be simple, online, and efficient.

– I pay property tax and income tax on my properties. I should be allowed to rent when I want to and how I prefer.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

John Seffker