

07 August 2017

VIA EMAIL

The Honorable Members of the Planning, Land Use & Management Committee
200 North Spring Street
Los Angeles, CA 90014

Re: Short Term Rental Policies

Dear Chairman Huizar and Councilmembers Harris-Dawson, Blumenfield, Price, and Englander:

I am writing to share my perspectives on local policies governing short term rentals via hospitality companies (i.e. AirBnB). As you consider the courses of action and deliberate on the nature of the local ordinance that will impact Angelenos today and tomorrow, I kindly request that you consider the direct and indirect impact of your decision.

When our brothers and sisters in the City save their money and purchase a home zoned as R-1 or R-2, they do so with an understanding that the real interest in which they are acquiring is meant for a single family or two families, respectively. It's like a social contract with a fundamental understanding that the composition of the community within the defined zone will consist of one or two families. AirBnB and other home sharing properties breaks that social contract by introducing a transient element to the inhabitants of the home being shared changing the fabric of the community by altering its DNA.

The revenue of short term rentals to a select few homeowners does not come without challenges and does not outweigh the impact to the community at-large. Those challenges that I have first-hand knowledge or observations of include properties:

- ...being rented on AirBnB without a certificate of occupancy. Not only is it unsafe, it is my understanding that it's illegal
- ... being rented for commercial purposes such as pay-to-attend parties
- ... being rented for parking spaces or the garaging address
- ... with rooms for rent morphing from a shared residence to a residential hotel
- ... being rented to customers who do not qualify for standard residential options due to felonious history or other substantial challenges

As a member of Gen X, I understand and appreciate the benefits of disruptive technologies and business models. In fact, the disruption is vital for innovation and good change. However, we cannot ignore the transformational, often irreversible, impact this type of business has on communities. As we transition the housing stock in desirable areas from traditional residential to community-based hotels, we only enrich a select few at the expense of young families, budget conscious renters, and professionals right out of college or trade school pursuing the American Dream of a safe, secure place to call home.

I kindly ask that you strongly consider limiting the number of days a homeowner can rent their space, in part or in its entirety, to ninety (90) calendar days per annum or less. This enables those in need of supplemental income to earn funds, while respecting the community and ensuring that fellow

Angelenos can maintain a good quality of life. Additionally, I urge you to support the prohibition of short term rental of rent control units which will ensure that this supply of reasonably priced housing is used as originally intended -- as housing, not a business. Finally, I recommend you mandate that all short term rentals in zones R-1 – R-3 be in primary residences of the business owner, and not second homes or vacation homes.

Your decision will be a defining moment for city of Los Angeles. The importance of your decision is equivalent to the decisions made in previous generations to remove street cars and change the nature of the city only to rebuild the network decades later in a slightly different form factor called Metro. Let's get this choice right the first time by ensuring the ordinances are in the best interest of all Angelenos.

Sincerely,



Pernell Cox

Cc:

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