



August 23, 2018

Mayor Garcetti and Honorable Members of the Los Angeles City Council,

This group of organizations is part of a large coalition made up of workers, tenants, homeowners, small business owners, community members, hotel managers, and housing advocates. We implore you, as the City's leaders, to pass a short-term rental ordinance immediately. The debate over the commercialization of housing units to short-term rental de facto hotel rooms has gone on long enough. We ask that you bring the home-sharing ordinance to a vote as soon as possible in order to enact basic rules and regulations over this otherwise unregulated industry.

The City is facing dangerously low vacancy rates, rising rents, increased homelessness, and countless evictions. Safe and affordable housing is and should be a basic right for everyone. Our coalition supports the City's efforts to build housing and new emergency shelters for those who need it most. However, we ask that the City not ignore the thousands of people that are on the verge of homelessness and those who are faced with increased rents and pressure to move out of their homes.

Los Angeles has fallen behind other cities that have already passed legislation. Cities like San Francisco, New Orleans, Nashville, Austin, and Chicago have adopted comprehensive regulations including registration requirements and caps on the number of nights a unit can be rented per year. Some of those jurisdictions are going back to revise the laws after seeing what works and what provisions need adjustment. While other cities have outright banned short-term rentals, Los Angeles has neither enforced its current rules, nor passed a new set of requirements which legitimize home-sharing with reasonable regulations. Los Angeles agencies do not even know what enforcement will look like or how effective the ordinance is because the City has yet to implement any rules for this activity. Though home-sharing for profit is largely illegal under the current zoning laws, many conversions of housing units into hotel rooms have gone unnoticed. This cannot continue.

Our coalition supports giving homeowners the opportunity to host guests for profit within reason. The home-sharing industry started off innocently enough, based on homeowners renting out available space in their own homes. However, it was quickly commercialized and housing units began to disappear. The industry has rapidly changed into property managers and investors buying up units with the intention to rent them out on the short-term market for transient visitors and tourists. Those housing units are in turn converted from long-term units

(30+ days) to hotel rooms located in residential areas. This type of conversion not only takes away housing but also drives up rents and makes living in Los Angeles even less affordable.

We are not asking the City to put an outright ban on short-term rental activity. We are only asking for sensible rules to curtail the rampant misuse of the home-sharing idea that has contributed to our housing crisis.

While the City grapples with how to end homelessness and rushes to build more housing, we ask that you now put an end to the illegal conversion of existing housing into hotel rooms. We urge you to adopt the home-sharing ordinance immediately.

Sincerely,

**POWER**  
**Keep Neighborhoods First**  
**Inquilinos Unidos**  
**KIWA, Workers for Justice**  
**Esperanza Community Housing**  
**UniteHERE Local 11**  
**SEACA**

**Thai CDC**  
**LAANE**  
**Venice Community Housing**  
**Community Health Councils**  
**SAJE**  
**Inner City Law Center**

