

----- Forwarded message -----

From: **Sylvia Rath** <sylvia@lvns.org>

Date: Tue, Oct 17, 2017 at 8:46 PM

Subject: Be Fair to good onsite airbnb hosts!

To: jose.huizar@lacity.org, Councilmember.Huizar@lacity.org, CityClerk@lacity.org, Councilmember.Englander@lacity.org, Councilmember.Price@lacity.org, Councilmember.Harris-Dawson@lacity.org, Councilmember.Blumenfield@lacity.org

Cc: Derek Rath <derekkrath@gmail.com>

Dear Council Member,

You will need SHORT TERM RENTALS for the 2028 Olympics!

My husband and I have been tax paying Home Sharers with airbnb for 5 years. We rent a garage conversion behind our main house. The income helps us age in our own home in Venice which my mother lived in before us. I am a Preschool Director and work for a local nonprofit Coop at a very low wage. My husband has been retired since a heart attack a 7 years ago and turns 70 this year.

We are very upset that we could not legally continue if the proposed ordinance is passed even if we get our conversion registered as a ADU.

Why not make it a long term rental? In our case, we would never rent long term because our son suffers from Pre Leukemia and may need to return to live with us on and off during his life time. Our back dwelling has always been his Security of housing. Our front house-- a 1927 original Venice house is only about 900 square feet and as a Child Care worker I am sick often and would not want to expose my son with a low blood count to germs.

When I have talked personally to councilmen they have assured me that we are not the kind of people that they intend to shut down-- but now it looks like we are!

Our income from short term rentals helps pay off past medical bills and insures us the ability to stay in our family home for the rest of our lives even when our only other income will be a small social security check. We are not the only ones! At home sharing meetings-- I hear stories like ours from a room filled with grey haired people.

Please keep the registration process simple and do not have a cap for owner occupied properties as in San Francisco. Allow those of us who are currently registered to continue even in a garage conversion or give us a path the legalization that will enable us to continue with short term rentals.

We have never had a complaint from our neighbors and add to the economy with taxes and tourism for local businesses. Please no 180 day cap for on site hosts!

Let us legally host in our back house that has a current occupancy permit and let us age in our family home!
Sylvia Rath

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From: **Lynn Barbe** <lbarbe@earthlink.net>

Date: Tue, Oct 17, 2017 at 10:06 AM

Subject: How Sharing in Los Angeles

To: CityClerk@lacity.org

Dear Sir,

I am writing to encourage you to support home sharing in Los Angeles both for primary residence (without any exceptions) and to allow vacation rentals for non commercial building - that is units with less that 5 units, whether the building is a RSO building or not.

Income from vacation rentals gives many owners needed income and allows them to maintain their buildings. Plus it brings income to the community as guests shop at stores in the neighborhoods, eat at restaurants, etc. And the owner pays Transient Occupancy taxes. It's a win-win situation for both the guest, property owner and the city.

Please support home sharing in Los Angeles.

Sincerely,

Lynn Barbe

From: **Andy Griggs** <lalaborfest@gmail.com>

Date: Tue, Oct 17, 2017 at 4:22 PM

Subject: Council File 14-1635-S2 - Proposed Home Sharing Ordinance

To: councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfeld@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.r.dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, [Transmitted via email- and attached.](mailto:councilmember.c</p></div><div data-bbox=)

Please add to Council File 14-1635-S2

L A LABORFEST STATEMENT ON HOME SHARING AND THE PROPOSED L.A. ORDINANCE COUNCIL FILE 14-1635-S2

LA Laborfest is very concerned with the proposed home sharing ordinance and the further marginalization of working people in Los Angeles. This ordinance, contrary to what its supporters claim, threatens the housing of many workers, including union members.

We agree that the focus of regulating short-term rentals should be to end landlord abuses, and the creation of "commercialized short-term rentals," leading to affordable housing being lost. Please WRITE THAT ORDINANCE! The proposed ordinance as written will lead to many hosts losing their affordable homes/apartments, being added to those seeking homes or the unhoused population, and having their homes demolished by developers seeking to create more unaffordable luxury housing.

Although international corporate hotels and developers are carving up the city for their own greed and exploitation, providing little if any affordable housing; homeowners and renters are being accused of greed and criminality when they rent out their homes, or rooms in their homes on Airbnb and other platforms. While Airbnb is the lightning rod of concern by the hotel industry, the real targets are our own neighbors, who are home sharing in order to provide housing and other necessities for their families.

If the real concern were "keeping neighborhoods first", the mom and pop hosts, often retired union members, would have been consulted, included and protected by those lobbying for the ordinance. Instead, this predominantly senior population has been ignored, mocked, ridiculed, accused and berated. If this ordinance were really about landlord abuses, it would not limit, legislate and fine what people do in their own homes. We are very concerned about the intrusive nature of this ordinance, in that regard.

We believe the city hasn't done enough to educate tenants about their rights, especially regarding displacement, has not enforced existing laws as they pertain to landlord abuses, and has not done nearly enough to keep developers from destroying family-sized homes in rent-stabilized housing, and replacing these homes with extremely expensive smaller units for luxury tenancy. The enforcement issue, the pretext for the most intrusive and sweeping prohibitions in the proposal, is a false one. The Housing Office already has on record all the rental units in the city and all the Ellis evictions. The problems related to homesharing are problems of landlord abuse in general, and the short-term rental market is just one vehicle commercial landlords have used to abuse tenants, raise rents, and evict tenants. The issue as a whole needs to be addressed and the City Attorney needs to start enforcing laws to protect tenants in general. Massive tenant education campaigns need to be conducted and real affordable housing programs need to be developed. A portion of the TOT money collected from home sharing should be used to fund the Housing and Finance Offices to investigate landlord abuses and enforce existing laws, and to educate tenants about their rights.

Many working people rely on home sharing. For example:

- Retired workers, specifically teachers, are among many of the hosts who rent out a room or rooms in their homes. This allows these workers, many of whom educated generations of L.A. children, to stay in their neighborhoods and pay rents and mortgages.
- Workers in the motion picture industry often have to leave home for weeks or months at a time, necessitating renting out their home on a short-term basis so they have a home to return to.
- Without home sharing, workers coming to L.A. for short-term assignments have no housing options except to either sign a 12-month lease or stay in expensive hotels that don't provide kitchen access or other amenities.

One little-noticed clause in the ordinance would also prohibit any other home-based business in a home that is providing short-term tenancy. To prohibit home-based workers from also home sharing is a further demonstration of what we think is the real motivation for supporting this ordinance: to discourage all and any home sharing. There is no reason why someone working out of their home shouldn't be a home sharing host. Home-based workers and homesharing are a perfect match and many hosts are able to provide responsible lodging specifically because they are home.

Many workers who cannot get work in union jobs or in the mainstream workforce, find employment and income via home sharing, either in their own homes or as employees and subcontractors. Disabled workers and formerly incarcerated workers who find few job opportunities supplement their income providing short-term housing. Undocumented workers, barred from jobs, legally may work as private businesses and independent contractors, and many find work both in their own homes and in servicing the homes of other short-term rental hosts.

Home sharing is in itself labor. It is easy to dismiss the labor involved in providing short-term lodging because domestic labor, in general, is so devalued. It is not insignificant that the hotel industry is behind much of the misleading "statistics" that "compare" the income of home-sharing vs. long-term tenancy, and pretend the costs of home sharing are the same as the costs of providing long-term rentals. Short-term rentals require regular, often daily house cleaning and maintenance: services landlords generally do not provide.

We are especially concerned about the draconian measures in the ordinance, the right wing arguments such as the enforcement issue as the rationale for extreme limits on what people do in their homes (the argument being that these limits are essential to keep landlords from evicting tenants, even if "some people are hurt and displaced" from home sharing their own homes). We are further concerned with the criminalization and the huge fines that impact the poorest hosts the most.

We are also concerned with the total prohibition on home sharing in RSO units (rent stabilized units.) Rent stabilization provides stable rent to stable tenants. It does not provide low-cost rent to low-income tenants, and it can take years before the benefits of rent stabilization counter the market rate of the initial tenancy agreement. We certainly don't accept requiring corporations like Airbnb to enforce laws the city has shown no interest in enforcing. Housing laws need to be established and enforced by the city, not by corporations.

Finally, it should be pointed out that the city makes more money on each reservation than Airbnb, since the city hotel tax of 14% is more than the fees Airbnb collects. As more and more essential services are cut by the federal government, the income from the taxes collected from home sharing reservations is greatly needed. The home sharing of more expensive homes has no impact on affordable housing

stock and provides essential income. The city should be very discerning in determining how to limit short-term rentals, allowing for the free use of our own homes, the use of expensive housing, and focus more on real solutions to the housing crisis instead of blaming those who have found work and sustenance in this essentially cottage industry.

The theme of LA Laborfest is "Remember the Past, Inform the Future!" We hope that city leaders will take this to heart as they deliberate, and remember the contributions and struggles of working people in this city now and in the past, and find ways to inform all Angelenos that they are valued members of this city as residents now and in the future.

Lee Boek and Andy Griggs,

Co-Coordinator

LA Laborfest was created in 2010 as an educational and cultural not-for-profit association/organization. Its purpose is to present educational, cultural and promotional events, designed to educate the public about working people and unions, their history and their challenges; and to promote international understanding and solidarity with workers, both waged and unwaged, throughout the world.

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Andy Griggs, Coordinator

LA Laborfest

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