



Carolina Peters <carolina.peters@lacity.org>

RE; Council File #14-1635-S2

2 messages

Ed Colman <edcol52@gmail.com>

Wed, Oct 25, 2017 at 10:31 AM

To: Clerk.CPS@lacity.org

Cc: cityclerk@lacity.org

The following are my public comments I intended to present at the PLUM Committee meeting on 10/24/17 I would like them included in the public record of the hearing.

PLUM Committee public comment - 10/24/17

Good afternoon Committee members,

I live in Venice and share a guest room in our home of 35 years on Airbnb.

I lost my job 5 years ago and retired in August. My wife and I depend on the income from home sharing to pay our mortgage **every month**.

I fully support regulation of short-term rentals with one key exception: I vehemently oppose any cap or time limitation on hosts sharing their primary residence.

There is a crucial distinction that any ordinance must address: the difference between true home-sharers (like us) and absentee owners and commercial investors.

Residents who share their homes don't contribute to the housing shortage. We don't evict people. We don't allow party houses. We don't create de-facto hotels. We **do** bring tremendous economic benefit directly into our communities by directing our guests to local businesses and to the city through the TOT. We pay people a living wage to maintain and clean our homes and we are deeply concerned about the character and safety of our neighborhoods.

Let's regulate the absentee owners and commercial investors, the root of the problem here, and leave the honest, hard-working residents alone. NO cap for primary residences.

Thank you for your time.

Sincerely,

Ed Colman

www.infinitefountain.com

Staci Roberts <staci.roberts@lacity.org>

Wed, Oct 25, 2017 at 11:04 AM

To: Carolina Peters <carolina.peters@lacity.org>

Carol,

Please add to file.

Thanks

[Quoted text hidden]

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

From: **Derek Rath** <derekath@gmail.com>

Date: Wed, Oct 25, 2017 at 3:25 PM

Subject: PLUM Committee - Thanks for you efforts!

To: Councilmember.Huizar@lacity.org, CityClerk@lacity.org, Councilmember.Englander@lacity.org, Councilmember.Price@lacity.org, councilmember.harris-dawson@lacity.org, Councilmember.Harris-Dawson@lacity.org

Cc: Mike Bonin <mike.bonin@lacity.org>

October 25th 2017

Dear Councilman,

After attending the PLUM Committee hearing of 24th October I would like to commend you on the extra diligence you are showing to try and come up with fair and reasonable legislation.

We have all heard of the offensive results of multiple unit and unsupervised short term rentals, and it is something that obviously needs to be curtailed in your pending legislation. Unfortunately these have become the public face of STR, and are only part of the big STR picture. They have however tainted the public perception for everybody.

What you don't here about is the rest of us, quietly home sharing on the property we live in, with no complaints from our neighbors. And there are a lot of us. Not one of us is doing this out of anything other than necessity.

So your legislation also needs to protect the right for us to do this, and not to restrict where on the property you can do it - whether it is a couch, the whole house or a granny flat or ADU - as long as it is on your property and you reside there full time. Paying TOT taxes and registering with the city are obvious pre-requisites .

I believe that once you eliminate the bad players, this is an equitable decision to come to, as nuisance complaints will evaporate. We have had not one issue with any of our guests over five years and in fact they are much quieter than our neighbors.

I also agree that any existing long term rental unit should not be changed to short term rental. Our STR space was never previously on the market and therefore we have not displaced anyone.

I am 70. I don't have a pension. This is it, literally- I rely on the income year round, not for 180 days. I believe this cap has no logical purpose other than to kill STR completely, which is unfair and shortsighted for both us and the city. In addition the TOT taxes we pay (same as the hotels) is supposed to help with the city's homeless and housing efforts.

The few hotels there are in Venice are consistently fully booked at very high rates and the hotel industry's well organized propaganda of imminent collapse is in my view extremely over inflated. STR's collectively are a miniscule percentage of the house stock in Los Angeles, whose affect would be dwarfed by a serious effort from the city to ensure that all the new apartments being built have a substantial percentage of realistically 'affordable' AND 'low income' units.

I have lived in Venice for 40 years. Our home sharing is not changing the neighborhood but preserving it by allowing folks like us to age in place. Familiar faces staying on the block. I need the flexibility of short term renting because our son is a cancer survivor and could need the space at any moment. The city would be losing thousands of dollars from me alone if it decides to prevent me from doing this.

You have a great chance to enact an enlightened and creative ordinance or punitive legislation that does not address the problem and is beneficial to no-one. I hope you choose the former.

Sincerely,

Derek Rath
[310 310 3460](tel:3103103460)