

## Google Groups

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**Fwd: Keep short term rental caps short**

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**Sharon Dickinson**

Mar 15, 2017 8:08 AM

Posted in group: **Clerk-PLUM-Committee**From: **David Ewing** <moreseriousbus@gmail.com>

Date: Tue, Mar 14, 2017 at 10:28 PM

Subject: Keep short term rental caps short

To: Mayor.garcetti@lacity.org, Vince.bertoni@lacity.org, claire.bowin@lacity.org, matthew.glesne@lacity.org, ashley.atkinson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.krekorian@lacity.org, matt.hale@lacity.org, john.popoch@lacity.org, councilmember.ryu@lacity.org, nicholas.greif@lacity.org, councilmember.koretz@lacity.org, James.bickhart@lacity.org, councilmember.martinez@lacity.org, jim.dantona@lacity.org, alexis.marin@lacity.org, councilmember.harris-dawson@lacity.org, keepneighborhoodsfirst@gmail.com, Joanne.kim@lacity.org, rachel.brashier@lacity.org, lynell.washington@lacity.org, councilmember.price@lacity.org, paloma.perez@lacity.org, marisa.alcaraz@lacity.org, Susan.wong@lacity.org, councilmember.wesson@lacity.org, justin.wesson@lacity.org, "councilmember.bonin@lacity.org Bonin" <councilmember.bonin@lacity.org>, Tricia Keane <tricia.keane@lacity.org>, councilmember.englander@lacity.org, doug.tripp@lacity.org, hannah.lee@lacity.org, councilmember.ofarrell@lacity.org, David Giron - cd 5 <david.giron@lacity.org>, star.parsamyan@lacity.org, Council Member Buscaino <councilmember.buscaino@lacity.org>, jenny.chavez@lacity.org, dennis.gleason@lacity.org, Councilmember.huizar@lacity.org, Councilmember.cedillo@lacity.org, Sharon.dickinson@lacity.org, Tricia Keane <Tricia.keane@lacity.org>, Matthew.glesne@lacity.org, Gerald.gubatan@lacity.org, Shawn.kuk@lacity.org, Councilmember.price@lacity.org, Councilmember.harris-dawson@lacity.org, Paloma.perez@lacity.org, Marisa.alcaraz@lacity.org, Rachel.brashier@lacity.org, Councilmember.englander@lacity.org, Doug.tripp@lacity.org, Hannah.lee@lacity.org, Kevin.ocubillo@lacity.org

Dear Councilmembers,

Not to put too fine a point on it, you're fiddling while tenants burn. In Venice alone, we've lost over two thousand homes to short term rentals. In case you haven't had an opportunity to watch the process of conversion close up, let me describe it for you. "Voluntary vacation" is not a trip to Hawaii. It is generally a euphemism for being threatened and bullied out of a home. Usually the threat of Ellis eviction is enough to persuade tenants to take a buyout for a little more compensation than the City would require. If that doesn't do the trick, things often get a lot nastier. Hot water gets shut off, or the electrical circuits suddenly develop problems. Plumbers don't get called to unplug toilets, that sort of thing. Then there's the apartment next door, where the tenant gave in and left. It's being upgraded, so there's pounding and power saws screeching just on the other side of your kitchen wall. And by the way, you don't have a parking space any more. The workmen park their trucks there. So you finally give in to the inevitability of the situation and tell the landlord you'll take the money.

Of course, there's one last catch. You have to sign a non-disclosure agreement, so no one is told you vacated an RSO apartment or the circumstances under which you moved, and certainly not anything about the owner's plan to convert it to an STR. And since this was a "voluntary vacation," because the Ellis Act was never actually used, it never shows up in the statistics.

Even in cases where tenants truly leave voluntarily, RSO apartments are lost and will never be replaced.

In the Coastal Zone, where the problem is greatest, the Mello Act mandates replacement of converted residential units in most cases, but the City hasn't had the will to enforce it. It hasn't even passed an implementation ordinance. Perhaps I'm being hasty, since the Mello Act has only been in effect for 35 years. You, Council members, have had a motion for an implementation ordinance before you for the past two

years, which has been parked at PLUM for over a year now. Your inaction on this and on any enforcement of existing law prohibiting short term rentals in residential zones, has resulted in a severe crisis in Venice, and I don't hear anyone taking any responsibility.

Now you're talking about a cap of 180 days on STRs, which will guarantee that none of these stolen RSO apartments will return to our housing stock. That loss will be permanent. Is it any wonder we have an affordable housing crisis and a homelessness crisis? Please stop playing games and start taking responsible action. You helped create this housing crisis, and you can help end it. But you have to address problems with a determination to create results in the real world.

Allow people to rent their homes for some supplemental income, but don't pass a law that makes it more profitable to remove scarce housing from an over-stressed market. Look at the numbers. Do the math. Limit STRs to no more than 60 days per year.

Thank you for your consideration.

Sincerely,

David Ewing

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