

## Google Groups

## Fwd: Keep short-term rental caps low--protect our homes

Sharon Dickinson

Mar 17, 2017 7:45 AM

Posted in group: **Clerk-PLUM-Committee**From: **Alan Perla** <alanperla@yahoo.com>

Date: Thu, Mar 16, 2017 at 8:18 PM

Subject: Keep short-term rental caps low--protect our homes

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

Dear Councilmembers,

I have seen firsthand the negative impacts that short-term rentals can have in neighborhoods. Long-term community members have been evicted from their homes so that landlords can turn long-term housing into short-term profits. Neighborhoods are being inundated with transient visitors, creating security, noise and privacy concerns.

I am relieved to see that the Los Angeles City Council is moving closer to enacting regulations of this industry to bring relief to our tenants and neighborhoods. However, I remain extremely concerned about the total number of rental days (cap) being proposed in the draft ordinance. A

cap of 180-days will not protect renters or our neighborhoods from the proliferation of short-term rentals we are currently seeing throughout Los Angeles.

I urge you to support a cap of no more than 60-days per year.

Thank you for your consideration.

Sincerely,

Alan Perla  
13455 Cumpston Street  
Sherman Oaks, CA 91401

Google Groups

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## Fwd: Short-Term Rental News

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Sharon Dickinson

Mar 17, 2017 3:10 PM

Posted in group: **Clerk-PLUM-Committee**

From: **Los Angeles Short-Term Rental Coalition** <lacoalition@calodging.com>  
Date: Fri, Mar 17, 2017 at 3:06 PM  
Subject: Short-Term Rental News  
To: sharon.dickinson@lacity.org

## Short-Term Rental News

### Quotes of the Week

**"We want to be part of a solution in cities, not part of a problem, so we only want people to share homes they live in." - Airbnb co-founder and CEO Brian Chesky, (NBC's "On Assignment," June 5, 2016 (7:39-7:52))**

**"When short term rentals are done inappropriately, units are taken off the market," - Kevin Guy, Director of the Office of Short-term Rentals for San Francisco. (Fox 2)**

### Rental Caps

#### **Airbnb yanks 923 listings in San Francisco**

*Curbed Los Angeles | 3/3/17*

The home rental company said Wednesday that it's wiped 923 San Francisco listings from its platform over the last year. The purge is part of Airbnb's "One Host, One Home" policy, which limits people to listing only one address on its site...Overall, Airbnb says, it has 10,200 listings in San Francisco, which are **rented on an average of 57 nights per year**.

### Growth

#### **Los Angeles Airbnbs are the most profitable in California**

*Curbed Los Angeles | 3/3/17*

A report released this week by Airbnb finds hosts in Los Angeles make the most money of hosts in any city in California, The Real Deal reports. Los Angeles short-term rental hosts with the company rented to 1 million guests and made \$262.6 million in 2016, the report found. In all of California, Airbnb hosts generated \$1 billion-a 47 percent increase over the state's 2015 Airbnb revenue.

#### **Airbnb CEO Brian Chesky hints at 2018 IPO**

*CNBC | 3/13/17*

For Airbnb, getting ready to go public has always been thought of as a "two-year process," and the company is about halfway through that process, Chief Executive Brian Chesky said at a luncheon hosted by the Economic Club of New York on Monday. That would imply an initial

public offering in 2018, although Chesky said investors are patient and not pressing the company.

### **Why Airbnb is Almost Twice as Valuable as Hilton**

*Vanity Fair* | 3/10/17

Airbnb, already one of the more valuable private tech companies in the United States, just closed another \$1 billion round of funding, pushing the valuation of the lodging and travel company up to \$31 billion. More impressive, Airbnb became profitable in the second quarter of 2016 and intends to be profitable in 2017—no small feat in an industry that often prioritizes growth over returns.

### **Why Airbnb Is Way More Competitive Than Uber**

*Fortune* | 3/14/17

Since its creation in 2008, Airbnb has been able to grow without much real competition. With every new property or unit entering the Airbnb platform, it becomes that much harder for an ankle-biter competitor to grow and take share from the company. Airbnb hasn't experienced a real challenge to its position since 2011, when it raised its Series B and its closest competitor, HomeAway, went public.

### **Airbnb hunts for top executive to help manage its growing empire**

*San Francisco Business Times* | 3/13/17

Airbnb is searching for at least one top executive to help CEO Brian Chesky, a new report says this week, as the company continues its rapid expansion and eyes going public in the next two years. "Airbnb is in talks to expand its executive team, targeting internet executives with track records of managing operationally intensive businesses. A hire comes as the company is growing rapidly and diversifying into new businesses," the Information reports.

### **National hotel association and local politicians double down on Airbnb fight**

*Miami Herald* | 3/9/17

Jamie Lane, senior economist at CBRE, said the research firm was conservative in its estimates. But Airbnb takes serious issue with the numbers. The report claims the home-sharing site has 7,600 hosts in Miami; Airbnb said the real number is about 3,900. The report says 57 percent of hosts have two or more listings; Airbnb puts that number at 10 percent. CBRE said the site's annual Miami revenue is \$110 million; Airbnb said the correct figure is \$18 million.

## **City Action**

### **City attorney says short term rentals not allowed in San Diego**

*San Diego Union Tribune* | 3/15/17

Short-term vacation rentals, which have become a divisive presence in many San Diego communities, are technically not allowed in residential or commercial areas, City Attorney Mara Elliott concluded in a memo released Wednesday. Her legal opinion runs counter to that of her predecessor, Jan Goldsmith, who in the past said the current code is too vague and would need to be amended if the city wanted to clarify that rentals listed on platforms like Airbnb and VRBO are in fact prohibited.

### **Fullerton monitoring short-term rentals; researching new rules**

*Orange County Register* | 3/10/17

Early in 2016, a city survey concluded that noise, overflow parking and late night activities were residents' main concerns regarding short-term rentals in their neighborhood. The city has received a handful of complaints. Representatives for homeowners associations in the city said home sharing brings strangers into their complexes. City staff considered requiring HOA approval before a homeowner could rent out a home or a room.

## **Long Beach Councilmember Pearce Calls for Short Term Rental Oversight**

*Long Beach Patch | 3/16/17*

After hearing from constituents and participating in the Mayor's Housing Study session, Councilmember Jeannine Pearce is taking a bold step to address the challenges associated with the unregulated Short Term Rental (STR) industry in Long Beach. At Monday's City Council Meeting, Councilmember Pearce, along with Vice Mayor Richardson, will be requesting the City Manager to work with the City Attorney to review and report back on next steps for drafting an ordinance to allow and regulate STRs within 30-60 days.

## **Chicago set to roll out Airbnb rules after months of delay**

*Chicago Tribune | 3/14/17*

After three months of delays, Chicago's ordinance imposing stricter regulations on Airbnb and other home-sharing platforms could soon go into full effect. Implementation of some rules within the ordinance, approved last summer, has been held up in federal court since December. On Tuesday, a judge denied a motion seeking to temporarily block the regulations.

## **Battle brewing over short-term vacation rentals**

*WFTS Tampa Bay | 3/15/17*

Recently signs have popped up in front yards around Pinellas County stating "no illegal hotels." Some people not happy that they're neighbors are listing their homes for rent for just a night or two at a time...Two bills proposed right now in Tallahassee would rule in favor of homeowners like John Anderson. He just bought a sprawling 5-bedroom, 5-bathroom house on the beach in Indian Shores and plans to rent the home out as much as possible.

## **Crime**

### **\$60,000 Worth of Valuables Stolen From Alhambra Home Rented Through Airbnb**

*KTLA | 3/10/17*

About \$60,000 worth of valuables that had been left locked in a cabinet at an Alhambra home rented through Airbnb were stolen late last year, the homeowner told KTLA Thursday. The home was also left in disarray and the homeowners discovered that those responsible weren't renters at all, but part of an elaborate crime ring, police told them. The residents said they filed a claim with Airbnb, which offered them \$4,000, but were told they had 48 hours to respond to the offer or it would be void. The couple did not respond in time because they were looking for receipts for the stolen items, so they did not receive any compensation for their lost items, they told KTLA.

### **Trio defrauded Seattle-area Airbnb, Turnkey property managers**

*Seattle PI | 3/13/17*

Three people were charged this month in a fraud and theft scheme in which they allegedly paid for short-term vacation rentals east of Seattle with a stolen credit card number and took property from the rental owners.

## **Affordable Housing**

### **This 1871 startup wants to get apartment complexes on Airbnb**

*Built in Chicago | 3/13/17*

ApartmentJet wants to let building managers funnel their open units into the sharing economy. To that end, the startup is building an easy-to-use tool that lets managers create a single apartment profile that can be automatically listed on sites like Airbnb and HomeAway.

### **Leaders gather to find solutions to SLO County's housing crunch**

*The Tribune | 3/9/17*

One of the questions posed in the workshop was how to maintain the character of a community while addressing economic vitality and population growth. "I think you have to keep in mind that in order to add new growth, you have to convince the community that it's in their best interest," county Supervisor Bruce Gibson said. "Housing affordability issues are often a symptom, not a cause of bigger problems, such as income inequality." Noting that he owns a home in Cayucos, Gibson said that "more than 40 percent of the homes (in Cayucos) are vacant because they're secondary homes and short-term rentals."

## Taxes

### **Airbnb Counters Critics On Housing Supply And Tax Collection**

*National Public Radio | 3/14/17*

Airbnb says a study which claims the fastest-growing share of its listings come from property managers - not individual home owners renting out their residences - is flawed.

## Neighborhood Safety

### **Readers vent about Airbnb: The good, the bad and the ugly**

*San Francisco Chronicle | 3/14/17*

My columns on Airbnb last week hit home with a lot of readers. Some offered their own horror stories. Others rushed to defend a rental service they rely on for supplemental income. And some tried to map out a nuanced, middle-ground position that they felt is missing in the heated debate over Airbnb.

## Illegal Rentals

### **The hottest hotel in town is an apartment building**

*San Diego Union Tribune | 3/13/17*

Thanks to the mushrooming popularity of home-sharing platforms Airbnb and VRBO and less familiar sites like Stay Alfred, the increasingly lucrative business of short-term rentals is migrating to the luxury apartment building. And it's often under the radar of the building owners themselves. That's because most leases forbid subletting rental units.

### **Ex-Owner of troubled hotel fined for illegal Airbnb listings**

*Fox 2 | 3/14/17*

"When short term rentals are done inappropriately, units are taken off the market," said Kevin Guy, the director of the Office of Short-term Rentals for San Francisco. Guy told 2 Investigates fraudulent Airbnb listings are one of the contributors to the Bay Area's high housing costs.

Our coalition represents workers, neighbors, tenants, lodging associations, employers and affordable housing advocates. We stand united behind responsible and appropriate regulation of the short-term rental (STR) industry in Los Angeles.

Short-Term Rental Coalition consisting of AH&LA, CH&LA, Hotel Assoc. of LA, Keep Neighborhoods First, LAANE, UNITE HERE Local 11, and other neighborhood, business and community groups, 414 29th Street, Sacramento, CA 95816

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