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Date: Sat, Mar 17, 2018 at 7:30 PM

Subject: Council Files 14-1635-S2.

To: cityclerk@lacity.org

Hon. Jose Huizar, Chair; Hon. Marqueece Harris-Dawson, Mitchell Englander, Curren Price, Jr., and Bob Blumenfield Members, Planning & Land Use Management (PLUM) Committee

Re: CF-1635-S2 - Proposed Home Sharing (Short Term Rentals) Ordinance

I am an Airbnb host and originally I was for no caps on short term rentals but now agree that the affordable housing inventory in Los Angeles has suffered a great deal by short term rentals. Especially the inventory of housing in coastal regions. This has caused rising rents and soaring property values in coastal areas that made it unaffordable for most people to live. Furthermore, coastal neighborhoods are no longer enjoyable because short term renters are taking parking, having parties, using illicit drugs, and even fighting with neighbors.

I support an ordinance that will be fair for primary resident hosts and more restrictive to speculators who are turning neighborhoods into hotels and party homes.

1. I support restrictions on the number of days used for short term rentals. I agree on an initial 180 day annual cap on the number of paid nights per primary resident properties for short term rentals. Most short term rentals make two to three times what they would if they were to rent their space. By restricting the annual days to 180 many short term rentals will be converted to long term rentals.

Given that many homeowners depend on the extra income, the 120 day annual cap will be punitive on homeowners causing financial hardship, including foreclosure. The 120 day annual cap should be the 5 year goal with a reduction of 15 days per year. Year 1: 180, Year 2: 165, Year 3: 150, Year 4: 135, Year 5: 120.

2. I support an immediate restriction on non-primary residence. Most of the second homes are investments and the speculators and have a property manager with multiple properties that cannot provide the same oversight as the primary owner of the property.

3. I support restrictions for short term rentals in coastal areas. Given the limited affordable housing in coastal areas only primary residence should be allowed as short term rentals. ADU's in the coastal commission boundaries should require a hearing before the zoning administrator. Other cities such as Santa Cruz have a Level 4 permit requirement.

I believe this is a fair and balanced solution for residents to enjoy their neighborhoods as well as many host like myself to still have the flexibility of a short term rental.

Thank you,

MM

Sent from my iPhone