

Google Groups

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**Fwd: HOUSING COMMITTEE HEARING LETTER IN SUPPORT OF HOME SHARING.  
CF#14-1635-S2**

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Sharon Dickinson

Apr 12, 2017 8:30 AM

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

From: **Kiran Kafle** <kaflekk@outlook.com>

Date: Wed, Apr 12, 2017 at 8:03 AM

Subject: HOUSING COMMITTEE HEARING LETTER IN SUPPORT OF HOME SHARING. CF#14-1635-S2

To: "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>,  
"councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>,  
"councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "david.ryu@lacity.org"  
<david.ryu@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>,  
"councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>,  
"councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris-  
dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org"  
<councilmember.price@lacity.org>, "councilmember.wesson@lacity.org"  
<councilmember.wesson@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>,  
"councilmember.englander@lacity.org" <councilmember.englander@lacity.org>,  
"councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "councilmember.huizar@lacity.org"  
<councilmember.huizar@lacity.org>, "councildistrict15@lacity.org" <councildistrict15@lacity.org>  
Cc: "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org"  
<etta.armstrong@lacity.org>

To whom it may concern:

I came to Los Angeles and stayed with a home sharing host in their home. I would not have been able to travel to L.A. if I had had to stay at hotels. Having access to a kitchen, contact with actual Angelinos, living in a community, shopping and supporting local businesses made my experience truly unique and special.

I support home sharing and am opposed to the portions of proposed ordinance that limit what people can do within their own primary residence. I am particularly concerned about the limiting of the number of days people can home share and how many listings within their home they can have active at one time. Also of concern are the clauses that would prohibit hosts from other work related activities and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

I am also opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

Kiran Kafle  
6954 N Sheridan Rd  
Chicago, IL 60626

Sent from Mail for Windows 10



Edwin Grover &lt;edwin.grover@lacity.org&gt;

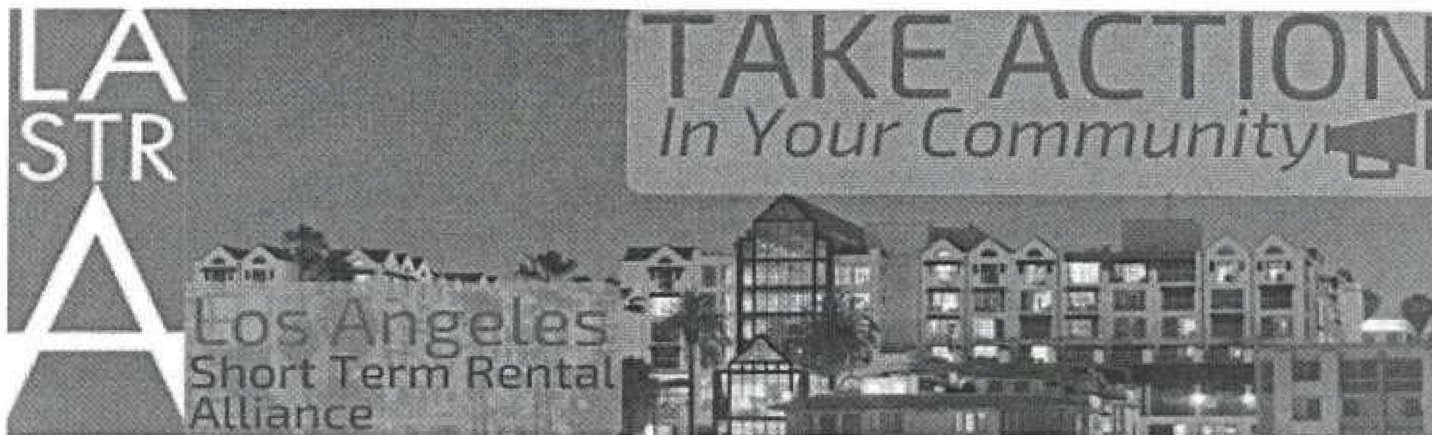
## Fwd: Contact Councilmember Huizar's office in support of not limiting number of allowed days for STR's

Etta Armstrong <etta.armstrong@lacity.org>  
To: Edwin Grover <edwin.grover@lacity.org>

Wed, Apr 12, 2017 at 2:50 PM

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

From: **Jesse Nelson- LASTRA Community Organizer** <Jesse@la-stra.org>  
Date: Wed, Apr 12, 2017 at 2:12 PM  
Subject: Contact Councilmember Huizar's office in support of not limiting number of allowed days for STR's  
To: etta.armstrong@lacity.org



Friends and Allies,

Now is the time!

We NEED letters to Councilmember Huizar's office and we need them now. The opposition is showing up in droves. They are calling the Councilmember's office. They are sending in letters. They are making noise and they are making it loud. In addition, the hotel industry (which has been against short-term rentals from the beginning) has the money, the power, and the numbers to support the opposition. We need to make noise and we need to make it now. If we lose this, it will be a devastating setback that take years to remedy.

So I urge you. Please. Call Councilmember Huizar's office. Write and send letters. Ask your friends, your family, your neighbors. We NEED to move to increase the number of days, not decrease them. I cannot stress this enough. If you are a host or anyone whose business benefits from short term rentals, this is your time. If you have sat back idly; merely watching and spectating, this is your time. We need your voices. We need the collective strength that you represent. The strength that we are so capable of exercising and demonstrating.

Please do not be afraid. If we lose this, the outcome is likely to be far scarier than anything that could come of you exercising your natural human right. Your voice is your strength. Your voice is your gift. Do not waste this gift, for consequences will surely follow. So please act. Please act now.

Call Councilmember Huizar's office at: 213.473.7014

Email him your letters in support of STR's to: [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org), be sure to include the Council File Number: 14-1635-S2 on your letter & CC it to LA City Clerks Etta Armstrong & Sharon Dickinson at: [etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org), [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org).

**Also please forward your letter to me at [jesse@la-stra.org](mailto:jesse@la-stra.org). Want to learn more about what is happening at LA City Hall? Attend our STRACA 2nd Annual Better Hosting Event ([get your tickets here](#)).**

Sincere and Best Regards,  
Jesse Nelson- LASTRA Community Organizer

<http://www.la-stra.org/>



**Los Angeles**  
Short Term Rental  
Alliance

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Los Angeles Short Term Rental Alliance (LASTRA) · 106 Judge John Aiso St, Suite 500, Los Angeles, CA 90012, United States  
This email was sent to [etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org). To stop receiving emails, [click here](#).

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Created with NationBuilder, software for leaders.

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**Etta Armstrong**  
**Commission Executive Assistant I**  
**Department of City Planning**  
T: (213) 978-1300 | **Direct:** (213) 978-1128  
200 N. Spring St., Room 525  
Los Angeles, CA. 90012





Edwin Grover &lt;edwin.grover@lacity.org&gt;

---

**Fwd: Council File Number 14-1635-S2**


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**Etta Armstrong** <etta.armstrong@lacity.org>  
 To: Edwin Grover <edwin.grover@lacity.org>

Wed, Apr 12, 2017 at 2:59 PM

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

From: **ballyhoo** <ballyhoo3@roadrunner.com>  
 Date: Wed, Apr 12, 2017 at 2:55 PM  
 Subject: Council File Number 14-1635-S2  
 To: councilmember.huizar@lacity.org  
 Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Hello Councilmember Huizar,

I am writing you to ask you to please support Short Term Rentals in the city of Los Angeles. I am an Airbnb host. I came to Airbnb during the spring of 2015 when I was diagnosed with breast cancer. I had been working through the economic crisis at companies that paid pretty poorly and to be quite honest, did not treat their employees very well. It was an employers market, to say the least. I struggled a lot during these years to try and improve my situation. I looked for new employment every day. I worked very hard to save my home through the process of applying for a home loan modification. The stress on myself during these times has been enormous and I believe it is what has led to me getting cancer. I decided that while I was in treatment I would pull this together and make it happen-and I did.

I have succeed in getting a modification and have changed my employment status with the help of renting my home out for short term rentals. I am desperate to keep my home and more importantly concerned with keeping my stress levels down to keep cancer from coming back. Providing tourists and local family visitors with short term rentals in my home has allowed me to stay in my home, maintain it for the neighborhood and my guests and provided immeasurable economic benefits for the businesses in my neighborhood, not to mention the tax benefits the City of Los Angeles is already receiving from it.

Please Councilmember Huizar, have some consideration for folks like me in your decisions in regards to short term rentals. There are many of us out here and we need your help. If I cannot have a short term rental in my home *year-round*, I will not be able to have it at all. It just doesn't work that way. I would have to sell my home and more than likely move somewhere else that I could afford to live.

I am imploring you to do what you can for the people of Los Angeles to allow them to survive after this devastating economic crisis which is still affecting us all. This is your time. We need you.

Thank you,

Molly M.

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**Etta Armstrong**  
**Commission Executive Assistant I**  
**Department of City Planning**  
 T: (213) 978-1300 | Direct: (213) 978-1128  
 200 N. Spring St., Room 525  
 Los Angeles, CA. 90012





Edwin Grover &lt;edwin.grover@lacity.org&gt;

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**Fwd: I SUPPORT short term rentals in LA**

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**Etta Armstrong** <etta.armstrong@lacity.org>  
To: Edwin Grover <edwin.grover@lacity.org>

Wed, Apr 12, 2017 at 3:58 PM

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

From: **Cesar Morea, Architect** <cmorea@gmail.com>  
Date: Wed, Apr 12, 2017 at 3:54 PM  
Subject: I SUPPORT short term rentals in LA  
To: councilmember.huizar@lacity.org  
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Hello Councilmember Huizar,

I am writing in support of short term rentals. We need to increase the number of days a home is allowed to be shared or rented out short term. I agree that some form of legislation and safety is needed. However, if the City of LA pushes too hard to ban or restrict them too much we will wreak financial devastation on the homeowners like myself who rent out our homes short term and lose tourists and the money they bring to our neighborhood as well as the TOT taxes they pay.

I urge you to eliminate the clause that requiring owners to live in the property they are renting out. Additionally the clause limiting to 90 days is arbitrary and unfair. Even 180 days is too small of a time frame to keep our house rented. Our mortgage is due every month, along with utilities, taxes, gardening etc. If our home can not be rented the entire time, we will be forced to sell our home that we've owned for over 20 years.

The ordinance as it stands will make it virtually impossible for a tourist to rent an entire house, as the owner must live onsite in the property as the owners primary residence. I've been renting 2 entire houses for a few years in Los Angeles. My guests are entire families (often 6 or more family members) who have no desire to share their rental with me or other guests.

Coastal Commission: The California Coastal commission has weighed in and is in support of affordable short term rentals near the beach. Much of Venice, for example, falls under jurisdiction of the Coastal Commission. Santa Monica's vacation rental ban ordinance passed in May 2015 has been challenged in court and US district Judge Otis Wright has determined there is merit for that case against the City of Santa Monica to move forward and that a vacation rental ban represents "development" and requires an LCP (Local Coastal Plan) and Coastal Commission approval and it changes access to the coast for the public. (Case No. 2:16-CV-04481-ODW-AGR )

My husband and I own 2 houses and a triplex in the City of LA, which we have operated as vacation rentals for a couple of years. We do have a business license and we collect and pay TOT tax on every stay. This has added tens of thousands of dollars of tax revenue for the City of LA.

Historically, these neighborhoods like Venice have always had vacation rentals. Venice was created more than 100 years ago as a "resort

destination". To suddenly decide that guests are no longer going to be allowed to rent an entire house strikes me as extremely unfair and arbitrary.

I honestly don't think the City of Los Angeles realizes the harm that banning most vacation rentals will do to the tourist economy of LA. You will drive those wishing to visit LA to make alternative plans. If a family of 10 is not allowed to rent an entire house, many of them will seek to visit places that are more tourist friendly like Big Bear or Malibu which allow visitors to rent entire houses.

Additionally to ban the use of being able to rent my residential property in a residential use strikes me as being a "taking" with out just compensation and violation of 5th amendment. I would suggest that if this ordinance passes in it's current state, the City will end up spending millions on multiple lawsuits.

I want to point out just a few of the positives:

#### Pros for the tourist

Not every guest or family wants to stay in a hotel - many are traveling with a large family and wish to stay in a house where they can cook, share space, enjoy a yard and BBQ. In our 5 bedroom 3 bath house, we can fit several generations of family members who would not be at all interested in staying in a hotel. Being in a house allows them to be together as a family.

#### Pros for the City

Tax Revenue - Take advantage of the tourist dollars coming into city and ensure comprehensive legislation which mandates collection of taxes.

Added jobs - We use several housekeepers, handymen, painters, tradespeople, a gardener and others to keep our properties maintained. All these people would be out of work or have much less work if we didn't have our short term rentals.

Safety: While most owners and property managers probably want their places to be safe as well as visually appealing, safety concerns could be managed by requiring properties to apply for and passing annual or biennial inspections as a pre qualification for obtaining a license.

Tourists are coming to LA, if LA bans vacation rentals, many tourists will go to nearby cities (such as Malibu) which allow vacation rentals and collect tax on those rentals.

Tot tax could be used to help the city with the affordable housing crisis.

#### Pros for the Neighborhood:

Short term rental properties are well cared for. Because we depend heavily on reviews, we keep our homes in pristine condition. Maintenance issues are addressed immediately. Because the guests pay more than long term guests, we are better able to reinvest funds in upkeep, gardening and repairs. Properties are cleaned and checked between each guest, allowing us to keep them in far better condition

than they could be kept if long term tenants were in place.

Short term rentals are not bringing an undesirable element to the neighborhood - many are families, usually they have just 1 car between them, so they are not clogging the public streets with as many cars as a long term tenant or owner would have. They are coming to spend money on local businesses and using the home the same way long term residents use a home, to sleep, to cook, to watch TV, and to hang out with family.

Emergency Contact: we've given nearby neighbors our cell phone and email in case any of our guests gets too loud or they have any problem at all. We also make our guests sign rental agreements which specifies that no parties are allowed. I realize that not every owner or manager is as responsible. Rather than penalize or ban the entire industry, the City of LA could mandate some responsible management rule, such as offering a complaint phone number or a review process for repeat offenders.

Benefits to the local economy - Tourists are spending dollars in neighborhoods they might not traditionally visit if limited to strictly hotels, such as ma & pop restaurants, coffee houses, salons and local markets.

I urge the City Counsel - do not ban them. Do not limit the number of days allowed. Please take out referenced to "Primary residence" it's difficult to define and impossible to enforce. Short term rentals include home-sharing but is not just home sharing. We get families coming to LA who want an entire house for their family while they visit.

Again, regulate this industry, don't try to tear it apart - instead tax them, regulate them, inspect them, require licensing, require basic safety features such as carbon monoxide detectors, smoke detectors, fire extinguishers, require them to list their license in all their ads, but do not force them underground.

Thank you!

Cesar Morea  
31- 738 5225

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Cesar



**Etta Armstrong**  
**Commission Executive Assistant I**  
**Department of City Planning**  
T: (213) 978-1300 | Direct: (213) 978-1128  
200 N. Spring St., Room 525  
Los Angeles, CA. 90012





Edwin Grover &lt;edwin.grover@lacity.org&gt;

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**Fwd: I SUPPORT short term rentals in LA and MORE allowable days - Council File Number: 14-1635-S2**

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Etta Armstrong <etta.armstrong@lacity.org>  
To: Edwin Grover <edwin.grover@lacity.org>

Wed, Apr 12, 2017 at 4:00 PM

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

From: **Kathryn Morea** <kathryn.morea@gmail.com>  
Date: Wed, Apr 12, 2017 at 3:37 PM  
Subject: I SUPPORT short term rentals in LA and MORE allowable days - Council File Number: 14-1635-S2  
To: councilmember.huizar@lacity.org  
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Hello Councilmember Huizar,

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Again, regulate this industry, don't try to tear it apart - instead tax them, regulate them, inspect them, require licensing, require basic safety features such as carbon monoxide detectors, smoke detectors, fire extinguishers, require them to list their license in all their ads, but do not force them underground.

Thank you!

Kathryn Morea

310/488-6342



**Etta Armstrong**  
**Commission Executive Assistant I**  
**Department of City Planning**  
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200 N. Spring St., Room 525  
Los Angeles, CA. 90012





Edwin Grover &lt;edwin.grover@lacity.org&gt;

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**Fwd: File Number: 14-1635-S2**

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**Etta Armstrong** <etta.armstrong@lacity.org>  
To: Edwin Grover <edwin.grover@lacity.org>

Wed, Apr 12, 2017 at 4:25 PM

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

From: **nuel** <thecottagesla@gmail.com>  
Date: Wed, Apr 12, 2017 at 4:15 PM  
Subject: File Number: 14-1635-S2  
To: councilmember.huizar@lacity.org  
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

*Dear Council member Huizar,*

*I am writing you regarding short term rentals. I would like to inform you of my support in this arena. I believe just like Uber, this is a much needed experience in our city. Please support short term rentals as we move forward and realize that it gives people visiting our city an entirely different experience and brings a lot of money to our various communities along with employing lots of people.*

*Thank you,*

*Nuel Tate  
1900 North Oxford Avenue  
Los Angeles, CA 90027*



**Etta Armstrong**  
**Commission Executive Assistant I**  
**Department of City Planning**  
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