

Google Groups

Fwd: I want to keep Airbnb'ing the other half of my duplex! File #: 14-1635-S2

Sharon Dickinson

Apr 24, 2017 10:23 AM

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

From: **Brock Harris** <brock@silverlakerealestate.com>
Date: Fri, Apr 21, 2017 at 2:32 PM
Subject: I want to keep Airbnb'ing the other half of my duplex! File #: 14-1635-S2
To: councilmember.huizar@lacity.org
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Councilmember Huizar,

I'm writing in support of COMMON-SENSE legislation around Short Term Rentals (STRs) in Los Angeles.

****We are allowed to rent real estate for 31 days...but not 29? WHY?!****

Banning Airbnb is like banning Uber. STUPID.

Home-sharing is a vital part of the social and economic fabric of communities and something that thousands of Los Angeles residents have been doing for a decade.

IF THERE ARE PARTY HOUSES THEN THE NOISE ORDINANCE IS KEY.

Don't throw the baby out with the bathwater.

AND we need more housing! Rent control and banning AirBnB won't make any difference!!!

Brock

--

BUY | SELL | INVEST

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Google Groups

Fwd: Short-Term Rental News

Sharon Dickinson

Apr 24, 2017 10:23 AM

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

From: **Los Angeles Short-Term Rental Coalition** <lacoalition@calodging.com>
 Date: Fri, Apr 21, 2017 at 2:45 PM
 Subject: Short-Term Rental News
 To: sharon.dickinson@lacity.org

Short-Term Rental News

Los Angeles

Opinion Don't buy Airbnb's claim that L.A. would lose millions under new regulations

Los Angeles Times | 4/21/17

To the editor: On behalf of the Los Angeles hotels that help generate more than \$200 million annually for the city in Transient Occupancy Taxes (TOT) and are members of the California Hotel & Lodging Assn., we are flummoxed by the lack of honest math regarding short-term rentals and their impact on the city's budget. ("Airbnb warns that L.A.'s budget could suffer from restricting short-term rentals," April 18)

The city controller's letter to the mayor cites \$32.4 million in potential new TOT revenue for the city and asks the City Council to be "forward-thinking" as it considers the budget and an upcoming rental ordinance. Airbnb's lobbyist also wrote a letter, citing the potential of \$37 million being generated in TOT revenue.

There's just one big problem: These figures are not verifiable, audited, transparent or real. The Times should ask the controller and Airbnb to show the public where those numbers came from and who audited them - just like any other tax-paying business does.

Lynn S. Mohrfeld, Sacramento

Airbnb warns that L.A.'s budget could suffer from restricting short-term rentals

Los Angeles Times | 4/18/17

Airbnb is warning Los Angeles leaders that the city could face a budgetary blow if it restricts how many days Angelenos can rent out rooms or whole homes for short stays. Such rentals are currently illegal in many residential areas of Los Angeles, according to the planning department, but the rules are rarely enforced. The phenomenon has exploded with the rise of Airbnb and other online platforms that link hosts to travelers, stirring up worries about how those night-to-night rentals affect local neighborhoods.

Crime

Teen Accused Of Stealing Car From Airbnb Rental Urged 'Don't Call The Cops'

CBS Miami | 4/19/17

The teenager accused of stealing a car from an Airbnb rental home in Coconut Creek and hitting and killing a dedicated young father tried to prevent the police from investigating the deadly crash. That's one of the new pieces of information we're learning in the case of Gregory Holt.

Airbnb battles scammers, ramps up security

Fox News | 4/14/17

Airbnb says it is tightening its security to prevent so-called "account takeovers" where a scammer gains access to a user's account. The BBC shone a spotlight on the issue of account takeovers this week. Three people told the news organization that their homes were burgled after they advertised their properties on Airbnb. The thefts were pulled off by fraudsters who hijacked verified Airbnb accounts and changed some of the personal details, according to the BBC report.

City & State Action

City forfeits \$1 million in Airbnb taxes

Mountain View Voice | 4/14/17

In 2016, the total revenues for Airbnb lodgings in Mountain View totaled \$9.8 million, according to the data research site AirDNA. By not charging hotel taxes, Mountain View has forfeited nearly \$1 million in annual revenues -- even more, when other short-term rental companies are taken into account. City finance staff members said they would be happy to levy taxes on Airbnb rentals, but taking that step opens up a tangled mess of other city policies that would need to be updated.

Coachella and Airbnb Announce Tax Agreement to Remit Hotel Taxes on Behalf of Airbnb Hosts

KMIR | 4/15/17

The city of Coachella and Airbnb Thursday announced an agreement under which the company will collect and remit taxes on behalf of the city's Airbnb hosts. Airbnb will begin collecting the city's 9 percent Transient Occupancy Tax on behalf of Coachella hosts and remitting the collected taxes to the city as of May 1. Though the tax collection won't start until just after this year's Coachella and Stagecoach music festivals wrap up.

Airbnb to start collecting hotel taxes in Texas beginning May 1

Dallas Morning News | 4/18/17

Under an agreement with the state, worked out through the comptroller's office, the California-based company that allows homeowners to become part-time innkeepers will begin collecting the tax and remitting it to the state. The section of the Web page devoted to costs will list the hotel occupancy tax as a line item. If the agreement had been in place last year, Airbnb would have sent an estimated \$8 million to the state for 2016.

Indiana House Rejects Airbnb Bill in Narrow Vote

Associated Press | 4/19/17

The Indiana House has failed to advance a proposal that would have banned local governments from regulating short-term rentals like Airbnb, likely imperiling the measure for the session. The 50-46 vote Wednesday means the bill was one vote shy of passing. House Speaker Brian Bosma was the only lawmaker present and not excused who didn't vote. He says the bill doesn't have his "full confidence." Rep. Matt Lehman argues the proposal protects the private property rights of citizens and allows them to choose what to do with their homes.

Legal

Airbnb sues the city of Miami for going after hosts, enacting short-term rental rules

Miami Herald | 4/14/17

After threatening to crack down on Miami Airbnb hosts who spoke up at a city commission meeting, the home-sharing platform is fighting back - with a lawsuit. In a suit filed Friday afternoon in Miami-Dade County circuit court, Airbnb claims the city of Miami is both violating the First Amendment rights of the hosts it is pursuing and flouting a state law that prohibits municipalities from enacting regulations post-2011 to further limit short-term rentals in private homes.

Judge blocks city of Miami from targeting Airbnb hosts

Miami Herald | 4/19/17

A Miami-Dade judge has temporarily blocked Miami's city government from going after thousands of Airbnb hosts accused of illegally renting their homes by the day and week. Prompted by a lawsuit filed last week by the popular home-sharing platform and five of its hosts, Judge Beatrice Butchko issued a temporary restraining order late Wednesday that bars Miami's code compliance department from enforcing the city's short-term rental ban in residential neighborhoods.

Illegal Rentals

UMass student lists dorm room with a view on Airbnb; university officials say "Not so fast"

Daily Hampshire Gazette | 4/18/17

For a short time, \$85 might have gotten you a night in a dorm room in the Southwest Residential Area of the University of Massachusetts with the "best view" in town, according to the student attempting to rent it on Airbnb. It might have been a good deal. That is, if you like to look out over dormitory towers and share a bathroom with college students. The host touted the room's other amenities on the online room and home rental service, including friendly neighbors.

When Airbnb goes wrong: A Miami story

Miami Herald | 4/21/17

For a while, neighbors like Gonzalez were in the dark. But late in the year, they noticed an uptick in traffic on their street, the sudden lack of parking options and strangers deemed suspicious enough to call police. Gonzalez says there weren't any all-night ragers across the street, but the sheer volume of people and the clientele attracted by Tejada's prices became problematic.

Growth

What Would Airbnb's Expansion to Long-Term Rentals Mean for Renters?

U.S. News & World Report | 4/14/17

If long-term leases became a part of the Airbnb platform as it currently stands, it's likely formal property management companies would advertise available apartments and homes for rent on the site, similar to how many apartment leasing offices post available units on Craigslist's housing boards, in order to reach their desired audience.

Inside the Hotel Industry's Plan to Combat Airbnb

New York Times | 4/16/17

Last year, Airbnb underwent a rough regulatory patch. The short-term rental company became a Federal Trade Commission target last summer after three senators asked for an investigation into how companies like Airbnb affect soaring housing costs. In October, Gov. Andrew M. Cuomo of New York signed a bill imposing steep fines on Airbnb hosts who break local housing rules. The two actions appeared unrelated. But one group quietly took credit for both: the hotel industry.

Airbnb's "Big Hotel" critics may be acting out of self-interest, but their concerns are legitimate

Fast Company | 4/17/17

Yes, the majority of Airbnb hosts may be using the platform legitimately, but we don't know what effect even a small group of bad actors can have on local housing markets, especially those with low vacancy rates. The hotel industry may have ulterior motives, but prompting regulators to consider the effects of a new type of industry—one that's growing as quickly as home-sharing—isn't such a bad thing.

Texas bathroom bill could cost state \$3 billion in annual tourism business

San Antonio Express News | 4/18/17

A proposed law to prevent transgender Texans from using bathrooms tied to their gender identity could cost the state more than \$3 billion in annual tourism business, according to an economic impact study published Monday. The state's nearly \$129 billion tourism industry would take a \$3.3 billion hit each year and see an annual loss of 35,600 full-time equivalent jobs resulting from lost leisure travel and convention bookings if Texas lawmakers approved legislation restricting bathroom usage by transgender men and women, a study commissioned by the San Antonio Area Tourism Council shows.

Airbnb fires back at hotel industry

The Hill | 4/19/17

Airbnb is hitting back after the hotel industry touted its lobbying efforts against the online room-sharing service. The company's head of policy, Christopher Lehane, accused hoteliers of price-gouging customers and called their fight against Airbnb a "campaign to punish the middle-class" in a letter Wednesday. It's only the latest salvo in a long fight between Airbnb and the American Hotel and Lodging Association (AHLA), which believes the startup is cutting into its business.

How Will Airbnb Fare When A Recession Hits?

Forbes | 4/20/17

The founders, Brian Chesky and Nathan Blecharczyk are both fairly young. However, as others have pointed out, they founded Airbnb during the 2008 recession. CFO, Laurence Tosi on the other hand has been through three recessions in his career (1992, 2000s, 2008). Lastly, the marketplace model has few fixed costs. Airbnb isn't burdened with physical inventory that it needs to shift. The most significant fixed-like cost is its staff. So long as Airbnb can continue to meet the needs of its customers and be reasonably nimble around staffing, it will probably do fine in a recession.

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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Google Groups

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

Sharon Dickinson

Apr 24, 2017 10:47 AM

Posted in group: **Clerk-PLUM-Committee**From: **Chris Hartman** <christopher.hartman@gmail.com>

Date: Sun, Apr 23, 2017 at 8:52 PM

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

To: councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org,
councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org,
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councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org,
councilmember.huizar@lacity.org, councildistrict15@lacity.org
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

To whom it may concern:

I am a home sharing host. I live in Venice and have hosted people in my home from all over the country and the world. Our guests stay with us while they look for jobs, spend time at the beach, seek more permanent housing, explore Los Angeles, and even visit their families who live nearby. All of our guests, are contributing to our community, not only through their diverse stories, but through their support of local businesses, and me, a resident of Los Angeles.

I am writing in opposition to the portions of the proposed ordinance that limit what people can do with their primary residence. Particularly, I am opposed to the restriction on using guest houses for home sharing and the 180 day annual cap.

My family and I share our home to earn money and meet new people. Like many people in Venice and other historical neighborhoods, we rent a guest house on the property of our primary residence. We live in a modest home, just 940 square feet and we interact with our guests every day. This is not a party house, or a hotel, this is our home and we invite guests to enjoy our beautiful space with us.

If the proposed ordinance was passed, we would be forced to stop sharing our guest house. However, this would do nothing to increase affordable housing in LA because the unit that we rent was never available to long-term renters.

In 2014 I lost my job in technology industry. If it was not for home sharing, we would not have been able to pay our mortgage and keep our daughter in daycare so I could look for a new job. I am fearful that if we encounter these types of live events again, Airbnb will no longer be there as a lifeline. Than what do we do?

Home sharing has been a critical aspect of our live in LA and without it, we may no longer be able to afford living in Venice.

Please be advised that we support the city in finding a solution that protects renters and neighborhoods. However, based on our home sharing experience, both the 180 cap and the ban on using guest houses, even on the property of the primary resident, will cost both the city and residents millions of dollars with no positive benefits.

Regards

Chris Hartman
Venice, CA

Google Groups

Fwd: 14-1635-S2

Sharon Dickinson

Apr 24, 2017 12:14 PM

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

From: **Linda Sunshine** <lindasunshine@mac.com>
Date: Mon, Apr 24, 2017 at 12:01 PM
Subject: 14-1635-S2
To: councilmember.huizar@lacity.org
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Dear Council Member Hulzar,

I am writing to protest any limitations on the number of days permitted for short term rentals in LA.

I am a 69 year old retired editor and who lives off of my Social Security. To supplement my income, I use AIRBNB to rent out my converted garage. This much needed income has allowed me to keep up the mortgage payments on my house and provided me with a much appreciated feeling of security.

It would be a great hardship if I lost this steady income. I work very hard to keep my place in pristine condition and to make sure my guests are happy. I believe my guests contribute greatly to the tourist income for LA since they attend amusement parks and dine out locally for almost every meal.

Please do not limit the number of days I can rent out my space. I may lose my house if I can't continue with this much needed income.

Sincerely,

Linda Sunshine
563 North Bronson Avenue
Los Angeles, CA 90004

Google Groups

Fwd: Don't limit the number of days allowed for STRs in Los Angeles.

Sharon Dickinson

Apr 24, 2017 1:44 PM

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

From: **Franklin Village Rental** <franklinvillagerental@gmail.com>
Date: Mon, Apr 24, 2017 at 1:13 PM
Subject: Don't limit the number of days allowed for STRs in Los Angeles.
To: councilmember.huizar@lacity.org
Cc: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

Dear Council member Huizar,

I am the owner of a property in Hollywood which I rent out for Short Term Rentals.

My property attracts tourists into the city where they are guaranteed to spend money on such things as transportation, entertainment, and dining. This revenue benefits my community.

My property also generates tremendous tax revenue for the city of Los Angeles, in the amount of 14% of what I charge for rent.

My renters are generally large families whose housing goals cannot be met by the traditional means of hotel booking.

Renting out this property contributes to the livelihoods of myself, my family, property managers, cleaners, and local contractors.

Limiting STRs to a limited number of days per year would make it impossible for me to have this business.

I strongly urge you not to limit the number of days allowed for Short Term Rentals in Los Angeles. Each rental I have only adds to the community and tax revenue for the city.

Sincerely,
Stephanie Davidson

Google Groups

Fwd: Short Term Rentals

Sharon Dickinson

Apr 24, 2017 2:22 PM

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

From: <povprods@rogers.com>
Date: Mon, Apr 24, 2017 at 2:20 PM
Subject: Short Term Rentals
To: councilmember.huizar@lacity.org
Cc: etta.armstrong@lacity.org

14-1635-S2

Dear Councilmember Huizar:

I am writing to support short term rentals and to ask that you don't limit the number of short term rental days to 180. I have been renting my house part time for the past seven years and have never had any complaints from neighbors about my renters. In fact, they've met many of the renters and always tell me how interesting they are. Some are directors from Australia, others are photographic artists who have their work hanging at the Metropolitan Museum of Art. I vet them carefully asking for references, I Skype with them or phone them and I refuse to rent to anyone who wants to party. It is my home and I don't want to risk ruining it to these types of people and I cherish my good relationship with my neighbors who are my friends. Renting our home helps my husband and I pay for taxes, utilities and the mortgage and we need all the help we can get since we are retired. Many of the people who rent our home are yearly regulars and we have gotten to know them. They send me pictures of their family or of the treasures they have bought at the Rose Bowl Antique Flea Market. They are visiting their kids who live in the city and want a space to stay where they can welcome their children in a pleasant environment. Many are visiting the city for three or four days to visit local universities with their children. Our rentals are always families who want more room to relax and enjoy a "home away from home" experience while touring and spending money on sites and restaurants in Los Angeles. We are not taking away housing from low income families since it is a stand alone house which we live in part time.

Fourteen per cent of every rental I get goes to the city of Los Angeles through the hotel transient tax. This amounts to tens of thousands of dollars annually and it's income that goes directly to the city that can be used for low income housing. If you pass a law that states homeowners can't rent their homes for more than 180 days, people won't adhere to it. That will be income that isn't reported and will be a loss to the city of Los Angeles. I'm concerned that if you delegitimize and limit these rentals, they will just go underground, thus depriving the city of all those tax revenues. Cities like New York, Paris and San Francisco have banned short term rentals or have limited the number of days a host can rent and yet if you go on home rental websites you will see thousands of apartments for rent for tourists who don't want to pay exorbitant hotel prices. Like the Uber and Lyft controversy, short term rentals can be a blessing for the city of Los Angeles. You can't put the genie back in the bottle. Short term home rentals have been around since the 1980s and are here to stay so the city of Los Angeles has to find a way to deal with it.

I also use these short term apartment rental websites when I travel. I would never think of staying in a hotel now because it is so much more comfortable and roomier to rent a person's home or apartment and you feel like you are living like a local.

I hope you consider this law carefully and the negative impact it will have on Los Angeles before you pass it.

Sincerely,
Debbie Caine
Los Angeles, CA.