

HOME SHARING

frer fifty

Apr 9, 2018 1:07 PM

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

I am writing in favor of home sharing without restrictions in opposition to the new ordinance recommendations up for review. I personally have had a positive experience home sharing, which has made it possible for me to continue to live in my home post retirement. I screen people who wish to stay in my Granny flat for short term and long term stays very carefully. My neighbors have never complained.

I believe the restrictions, registration, and extra fees you are proposing would be an administrative nightmare. Our city is already collecting approximately \$35 million or more annually in hotel taxes alone, not to mention the income tax paid by homeowners. I would like to see this revenue go into a special fund (not the general fund) to use toward low cost housing projects, then toward administering the Airbnb community.

I hope this committee will do what's right and not bend to external pressures that are self interest motivated and allow this program to continue as is. Home sharing benefits our communities, local businesses and makes it possible for more visitors to come and stay in Los Angeles at affordable/reasonable rates.

Thank you for this opportunity to challenge the new proposed ordinance.

Sincerely,

Pamela Frerichs

No caps or limits on home-sharing!

Chris Ganser

Apr 9, 2018 3:35 PM

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

Re: Item# 14-1635-S2

Dear sir or ma'am,

Please don't put a cap on how many days per year and/or how many bedrooms I can rent out in MY HOME! My neighbors all agree in that they have NO PROBLEM with me sharing the extra rooms in my home on airbnb. I DEPEND ON THIS INCOME. I live alone and have no savings, and this is my only source of income. The extra money earned has also enabled me to get off of disability which is great, however I now have very large co-payments on my medication. (\$1100 for the first 4 months of the year)!!! If I have to go back to living with kids from Craigslist (that's what you get around here) I will loose the house. I will be forced to sell and I really want to stay in Silver Lake. I've lived here for 29 years and I don't want to be forced out right after I've been able to pay off my debts to the County and my credit cards.

This proposed ordinance is so unfair, that it will completely end short term rentals if accepted. And it is unfair and unreasonable to ask me to pay ADDITIONAL MONEY just to continue renting out the 4 extra rooms in my house short term. I live in an R4 zone and I am surrounded by people operating businesses out of their homes. Behind my house is a recording studio in my neighbors garage. Across the street on the first floor of the apartment building is a yoga school, and in the next apartment, someone produced an entire independent movie from out of their apartment. Two houses down from that is another recording studio. Across the street from that house is a house where someone runs their 'certified massage tech' business, and his roommate cuts hair on the front porch. It goes on and on, house after house, up and down my street, block after block. 20-30% of the people in my neighborhood run businesses out of their homes. It's not fair that you would only target people who share their homes. (Which is the least amount of activity and/or noise when compared to my neighbors home businesses).

Lastly, if I'm forced to sell my home, not only will I be forced out of Silver Lake, but who ever buys it won't be doing ANYTHING for the people who are complaining about rising rents. It will either be some rich person (successful Hollywood producer type, musician, etc.) or a developer who will knock down my house and build 4 VERY EXPENSIVE townhouses.

Please throw this proposal in the trash and come up with something that is fair and reasonable and won't force me out of my home.

Thank you,

Robert Chris Ganser

Council File: 14-1635-S2- Short Term Rentals/Home-Sharing Ordinance Vote on Tuesday 4/10/18

April 9, 2018

Dear Elected Officials,

People who own property have alternative ways to make money besides short term rentals. They can have roommates or tenants in accessory units. Renters do not have these options.

In a city with 65% renters it is the responsibility of our city leadership to protect the rental housing stock of our city.

In 2016 the leadership of the City of Los Angeles decided to take Transient Occupancy Tax from Airbnb while short term rentals in residential neighborhoods were illegal.

That is money laundering.

Why did our mayor & city council sign on?

Taking this money has created an unfair advantage in negotiations with a company & industry that is aggressive and disruptive everywhere they operate.

The City must protect renters.

There was a 23% increase in homelessness across LA County from 2016 to 2017, and a staggering 75% surge in the last 6yrs. The correlation is obvious.

Southern California has always been a desired travel destination. That is a given. It is the responsibility of our city leadership to put a higher priority on the protection of residents, the protection of our limited rental housing stock, and the integrity of our communities over "short-term" profits for a few.

Invariably lower-earning residents are displaced first. These are our service providers at all levels. The feasibility of working & living within a reasonable commuting distance effects the quality of life of all workers & renters. It also has an environmental impact.

The earth is melting. We know this. Displacement of workers & service communities has a negative accumulative environmental impact on our city.

It is obvious that we should implement the strictest possible ordinance to start. It is easier to expand privileges & legislation later than contract them.

Protecting resources is a primary responsibility of government.

Political ambition & expediency must be tempered with a big picture vision for our children & their wellbeing.

The gig economy promises immediate relief to many. Politically it makes unemployment numbers look good. On the downside it provides no infrastructure planning for the future- no dependable employment, no sick days, vacation days, unemployment benefits, or pension plans etc.. That translates to no funding for infrastructure.

Los Angeles has a Democratic Party hierarchy & yet increasingly we have a trickle-down economy. This is unacceptable.

We don't need the Olympics. We need a comprehensive plan that embraces ALL constituents of our city, with compassion.

Strictest possible regulations please with maximum clarification of details.

Sincerely,

Margaret Molloy

3841 Beethoven Street,
Los Angeles, CA 90066

L.A. County homelessness jumps a 'staggering' 23% as need far outpaces housing, new count shows

By DOUG SMITH and GALE HOLLAND

MAY 31, 2017

<http://www.latimes.com/local/lanow/la-me-ln-homeless-count-20170530-story.html>

Ridley-Thomas called on the community to "put your war clothes on and get ready to fight."

City of Los Angeles homeless population



Source Los Angeles Homeless Services Authority

Jon Schleuss / @latimesgraphics

L.A.'s homelessness surged 75% in six years. Here's why the crisis has been decades in the making

By GALE HOLLAND

FEB 01, 2018

<http://www.latimes.com/local/lanow/la-me-homeless-how-we-got-here-20180201-story.html>



SUPPORTIVE HOUSING (PROPOSITION HHH)

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English

RSO OVERVIEW



Photo by Aydin Palabiyikoglu under [CC BY 2.0](#)

If you own rental property in the City of Los Angeles, it may be subject to the [city's Rent Stabilization Ordinance \(RSO\)](#). Find out if your property falls under this ordinance and what you need to know to be in compliance.

Generally, the RSO applies to rental properties that were first built on or before October 1, 1978 as well as replacement units under [LAMC Section 151.28](#) and is any of the following:

- Apartment
- Condominium
- Townhome
- Duplex
- Two or more single family dwelling units on the same parcel
- Rooms in a hotel, motel, rooming house or boarding house occupied by the same tenant for 30 or more consecutive days
- Residential unit(s) attached to a commercial building

[Mobilehomes](#) and recreational vehicles in mobilehome parks are also covered under the RSO.

WHAT THE RSO COVERS

<http://hcidla.lacity.org/RSO-Overview>

RELATED PAGES

[Owning or managing rental housing](#)

[Owning a rent-stabilized property](#)

[Billing Information](#)

[Resources for all rental properties](#)

[Keeping your property safe from lead-based paint](#)


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WHAT'S NEW

 **Skid Row Southeast 1 Replacement Housing Plan**



MARCH 14TH, 2018

 **How Will Federal Funds Help YOUR Community?**

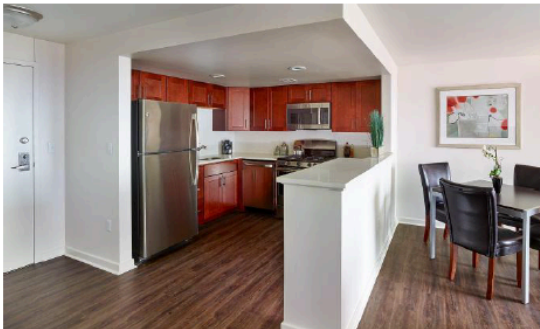
FEBRUARY 20TH, 2018

2017-18 HHH CALL FOR P



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Chip  

Home-Based Transient Occupancy Tax Requirements




The City of Los Angeles Office of Finance is responsible for the administration and collection of the Transient Occupancy Tax (TOT). Property owners engaged in this activity within the City of Los Angeles should be aware that the current TOT tax rate in the City of Los Angeles is 14% and is applicable to all properties rented to transients.

A transient is defined as any person who exercises occupancy or is entitled to occupancy for 30 days or less.

If your property is located within the City of Los Angeles and is rented out to transient occupants for 30 calendar days or less, you are responsible for registering, collecting, and remitting the Transient Occupancy Tax to the City of Los Angeles. A Transient Occupancy Tax Registration Certificate is required within 30 days of commencing business. Examples of lodging businesses subject to the TOT include:

- Hotel/Motel.
- Vacation/Short-term Rentals of any kind (i.e. houses, condos, rooms, or spaces) rented directly by the owner/operator, by property management companies, or via internet travel services
- Recreational Vehicle (RV) Parks and Campgrounds
- Secondary operators (managing agent, booking agent, online sellers, agents, etc.)

More information is available through the link below:

 [Chapter II, Article 1.7 Transient Occupancy Tax, of the Los Angeles Municipal Code \(LAMC\)](http://finance.lacity.org/sites/g/files/wph1051/f/Transient%20Occupancy%20Tax%20ARTICLE%201.7.pdf)
(<http://finance.lacity.org/sites/g/files/wph1051/f/Transient%20Occupancy%20Tax%20ARTICLE%201.7.pdf>)

Questions may be directed to:

City of Los Angeles
Office of Finance
Phone: (213) 744-9749
Email: Finance.taxliaison@lacity.org
(<mailto:Finance.taxliaison@lacity.org>)

The City of Los Angeles requires ALL property owners that engage in this type of activity to apply for the Transient Occupancy Tax Certificate. [Click here to register online.](https://latax.lacity.org/oofweb/eappreg/eappreg_criteria.cfm)
(https://latax.lacity.org/oofweb/eappreg/eappreg_criteria.cfm)

NOTE: AirBnB, HomeAway, onefinestay, and AE Hospitality are a few of the several online marketplaces that enables people to list, search and book rental accommodations. These specific online marketplaces have agreed to collect and remit TOT on behalf of property owners within the City of Los Angeles who utilize their services. Some property owners may use other online marketplaces in addition to the ones listed here. Please be advised that these services will only collect and remit TOT for transactions processed through their services and will not collect and remit TOT for other online marketplaces or for rental fees collected directly by the property owner.

Coastal ZONE: Venice, Pacific Palisades, San Pedro

The California Coastal Act: mandate to protect “unique coastal communities,” protect diversity & housing opportunities in the coastal zone.

Mello Act:

1.3. OVERVIEW OF THE MELLO ACT

The Mello Act was adopted by the State Legislature in 1982. The Act sets forth requirements concerning the demolition, conversion and construction of housing within California's Coastal Zone. Each local jurisdiction shall enforce three basic rules:

- Rule 1. Existing residential structures shall be maintained, unless the local jurisdiction finds that residential uses are no longer feasible.** A local jurisdiction may not approve the Demolition or Conversion of residential structures for purposes of a non-Coastal-Dependent, non-residential use, unless it first finds that a residential use is no longer feasible at that location.

- Rule 2. Converted or demolished Residential Units occupied by Very Low, Low or Moderate Income persons or families shall be replaced.** Converted or demolished Residential Units occupied by Very Low, Low or Moderate Income persons or families shall be replaced on a one-for-one basis.

- Rule 3. New Housing Developments shall provide Inclusionary Residential Units.** If feasible, New Housing Developments shall provide Inclusionary Residential Units affordable to Very Low, Low or Moderate Income persons or families.

These rules are subject to numerous exceptions and additional required feasibility determinations which complicate the administration of the Mello Act.



Sharon Dickinson <sharon.dickinson@lacity.org>

File Number: CF#14-1635-S2 Re PLUM Department Reports

Emma Rosenthal <emmarosenthal18@gmail.com>

Sun, Apr 8, 2018 at 7:54 PM

To: lynell.washington@lacity.org

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

To: Lynell Washington, Planning Director to Councilmember Marqueece Harris-Dawson LA City Council District 8

From: Emma Rosenthal, Airbnb home based host, DragonflyHill Urban Farm

Proposed Home-sharing Ordinance, CF14-1635-S2 and S3

Mr. Washington,

Thank you for taking the time to meet with Vanessa Johnson, Andy Griggs and myself, a few weeks ago and sharing our concerns about the proposed ordinance with Councilmember Harris-Dawson. Since then the Planning Department has produced a new report that is even more repressive and hostile to home sharing than the original proposal or subsequent reports.

In her book *The Shock Doctrine*, Naomi Klein documents a deliberate strategy of "shock therapy", where public policy makers exploit crises to push through policies that are overwhelming, complicated, exploitative and harmful. Many of these policies may claim to provide a solution while in actuality create the opposite of the stated intention. The initial proposed Home Sharing Ordinance complicates what could be a very streamlined process that makes any response to the proposal lengthy or incomplete and insufficient.

The Proposed Home Sharing Ordinance and the Supplemental Reports are in response to the home sharing movement which developed after and in the midst of the housing and employment crisis of the last 10 years, which saw an unprecedented number of layoffs, decreasing salaries and wages, fewer jobs, more foreclosures and evictions. Los Angeles city government did little to respond to this crisis. They did not create rent to own programs for tenants abandoned in foreclosed properties. They encouraged developers who tore down rent stabilized housing and replaced it with luxury single and one bedroom apartments or with luxury hotels. They did not provide mortgage or rental assistance and they have been reluctant to go after abusive landlords and violators of the Ellis Act.

What ensued was a gig economy where many people hustle many different income streams to make ends meet. Within this economy home sharing emerged, using our housing: both our biggest asset and our biggest expense, to offset living expenses preventing even more displacement and unemployment.

But the solutions presented by home sharing presented some conflicts as well, not least of all to the hotel industry, which is hardly innocent in displacement (of entire neighborhoods), and rising rents and housing costs (luxury hotels raise the living standards in the areas surrounding the hotels and see an increase in high end condos and apartments and the destruction and increased criminalization of low income homes, communities and people.) Additionally, wealthy landowners who have historically fought to have exclusive access to their public streets, public beaches and hiking trails, additionally object to housing in their

neighborhood providing access to the general public. And of course, abusive landlords have opportunistically used the home sharing platforms to abuse tenants and raise rents.

The newest report is even more cumbersome, convoluted and confusing than the proposed ordinance itself. Hosts have not only been the biggest constituency, we have outnumbered all other constituencies combined. We have aptly demonstrated that we are in many cases elders, women, retirees, workers who home share to maintain homes here while away on location, working families, people with chronic health problems and disabilities. Many of us have tried renting to roommates with disastrous results. We find home sharing best provides work and housing for us and our associates.

The most recent Planning Department Report is in response to the many hosts who have begged the council not to limit us to a cap, especially in our primary residence. Instead of developing legitimate avenues for allowing full time home sharing, this report proposes a series of obstacles that are unprecedented in city governance and would make full time home sharing prohibitively expensive and unwieldy for the majority of hosts.

The problem with the report:

The latest report of 2/8/18 is so poorly constructed that responding to it in brevity or point by point is difficult and forces inadequate and incomplete responses. Hence the shock doctrine. It is unclear if this was intentional or if the drafters simply lack the requisite writing abilities to draft city documents and legislation. It is further unclear if it presents a conflict of interest if the drafters of these ordinances and reports aspire to obtain positions created by the ordinance. The absurdly large apparatus proposed indicates some city personnel may have their hands in the cookie jar.

The key areas of concerns of the latest report include, (which is by no means comprehensive, due to the convoluted, complicated, detailed and contradictory proposals within the report)

- That its complicated nature contradicts the findings and suggestions of the same department's previous report of 10/19/17.
- That it is overly complicated and would have a devastating impact on most home based hosts sharing only their primary residence.
- By putting so much enforcement energy into home based hosts, this detracts from the time and energy needed to go after abusive and absentee landlords.
- The proposal includes a notification process that is unprecedented for businesses in general or for home based businesses specifically and would include not just notifying neighbors, but getting their permission to home share in a private home. A 42 unit 5 story apartment building is being built behind my house and while I do get notifications, neither I nor my neighbors can respond to that notification by denying the building permits for the construction. There is no similar process for the thousands of commercial home based businesses that are licensed in this city including those that entail increased traffic and hourly arrivals of clientele.
- The use of nuisance complaints to determine the licensing of short term rentals, without the requisite verification of the legitimacy of the complaint. This allows neighbors who don't like home sharing or don't like a particular neighbor or who are vindictive, abusive or exploitative to target people opportunistically and may also encourage coercion and extortion. At the very least, for a nuisance complaint to be the basis of exclusion from all or some hosting, it should meet a standard of verifiability of an actual nuisance and the types of nuisances that are a concern in regard to home sharing. It should be noted that according to the Planning Department Report of 10/19/17, the number of nuisance complaints has been negligible.
- That it is hardest on the lowest income home based hosts and workers,
 - The number of neighbors within 100 feet is greater in poorer neighborhoods
 - The fines disproportionately hurt low income hosts

- The income of low income hosts is lower than in higher end listings, but the exorbitant fees are the same, forcing most low income hosts out of the market entirely.
- The Planning Department was asked to develop ways that residents of RSO units could benefit from home sharing and the report doesn't address that at all.
- Imposing a cap makes providing of full time and ongoing employment of personnel (cleaning staff, for example) impossible and would force hosts into providing only temporary, part time and unreliable work opportunities. (Contradicting the concerns raised by Unite Here regarding wages and working conditions of cleaners in the BnB)
- The expenses ascribed to home sharing don't reflect the earning limits imposed on hosts.
 - Given the cap of 120-180 days:
 - the average nightly rate for a reservation on airbnb in L.A. is \$137.
 - For a whole unit listing it is: \$182
 - For a room in a home it is \$74 a night,
 - Using these averages, this ordinance would limit the income of the average hosts to \$8880-\$21840 a year, an amount that isn't equal to a living wage, wouldn't allow for ongoing employment. No other hobby is similarly regulated. No other home based or small business is similarly restricted.
 - The proposed filing fee of \$1149 and the proposed Application fee of \$5660 for some yet unspecified exceptions to the 120 day cap, would require hosts to provide lodging (along with the labor and labor and material costs) for up to 80 nights for free. It is not clear if these fees are annual biannual, or one time fees. (Again, the document is not well written).
- Legislating the private relationships in private homes is incredibly intrusive and coercive. Many people opt for home sharing to protect themselves from abusive long term housing relationships that can be dangerous and expensive to terminate. Given the number of hosts who are from vulnerable demographics, (women, elders, retired people on fixed incomes, people with chronic illnesses or conditions and DISabilities) this is not a casual concern.
- One argument for caps provided in several of the reports cite break even points. Any break even point to be credible and accurate should take into consideration the cost and labor that is required of short term rentals. Break even points should never be a criteria for limiting small businesses. That said, none of these points take into consideration the incredible expense and labor that short term rentals have over long term tenancies. Landlords of long term tenants do not change the beds and clean the units several times a week, They don't provide kitchen equipment, toilet paper, towels, blankets, bedding, furnishings, sheets. They don't cook breakfast or wait up for late night arrivals. They don't do the laundry, they don't provide free wifi or pay electric bills.
- While home sharing hosts already pay 14% TOT, most small businesses pay no taxes to the city for their first 2 years of operation. Any reduction in home sharing should consider the impact this loss of income could have on the types of social programs this income could be funding.

The Solution:

If passed as proposed (with or without the added proposals in the supplemental reports) the Proposed Home Sharing Ordinance would result in thousands of people losing their jobs and their housing. This includes not only the hosts, for whom home sharing is both employment and income, but also their employees, independent contractors and other service providers, not to mention the impact on local shops and restaurants that have benefited from home sharing. Once businesses close, once people lose their jobs and homes, simply rewriting a new ordinance can't repair the significant harm this ordinance could wreak. At the very least, while the new apparatus is given time to demonstrate its strengths and weaknesses, measures should be taken to protect jobs and housing that home sharing provides.

- The best solution to the proposed home sharing ordinance is a counter proposal that supports the existing infrastructure for housing, tenants’ rights and business licensing.
 - According to the Planning Department Reports, the number of nuisance complaints has been negligible, the impact on available housing has been negligible and the number of hosts hosting over the cap is also negligible. It seems absurd to create a huge apparatus for the monitoring of a few thousand small businesses when existing apparatuses could simply be strengthened. The result would also allow for fewer high end administrative positions within the city government and more living wage clerical and middle management positions.
 - The apparatus for enforcement would create another bulky administration when the administrative departments necessary already exist. Increasing the funding to these existing departments makes much more sense than creating a whole new apparatus.
 - The **finance office** already provides business licenses, including licenses for home based businesses and for small businesses. Home sharing would be one more business licence category.
 - The **Housing Department and the District Attorney’s** office already exist to enforce housing and tenants’ rights, along with selected NGOs who participate in inspections and receive thousands of dollars from the city to assist in enforcement. There is already a database of all existing rental units, RSO units and Ellis evictions.
 - Increase SCEP inspections with more frequent inspections of cited landlords and less frequent inspections for landlords who have a history of respecting tenants’ rights and providing safe and appropriate housing.
 - Increase tenants’ rights education so tenants know their rights
 - Follow up on all Ellis Evictions to assure that the rights of displaced tenants have not been violated.
 - The Building and Safety Department exists to assure the safety of any new construction, changes to existing construction and the safety of single family residences.
- **The alternative solution is grandfathering existing home based hosts in our primary residencies.** Given (according to the reports) the low number of hosts within the larger housing market, grandfathering in all existing home based hosts while any of the problems that arise in the implementation of the ordinance are adjusted, would do no harm.
- The 10/19/17 Report reiterates that one purpose of this ordinance is to “encourage” people to rent out to long term tenants. Coercing the very vulnerable populations (women, elders, retirees, people on fixed incomes, people with chronic illnesses) to enter into long term financial and intimate housing arrangements is dangerous and cruel. The protections afforded residents who provide short term rentals should either be protected, or extended to long term rentals within one’s own home.
- Use the TOT funds to create affordable housing solutions. Current TOT has contributed \$30 million a year, which at \$1000 a month, would cover the cost of 30,000 affordable housing units.
- Provide vouchers for temporary housing for homeless people usable via airbnb and other platforms.

Emma Rosenthal
 Home Based Host
 DragonflyHill Urban Farm

Proposed Home Sharing Ordinance 12/7/16

http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_misc_01-26-2017.pdf

October 19, 2017 Report

http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_rpt_PLAN_10-20-2017.pdf

January 11, 2018 Report

http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_rpt_PLAN_01-12-2018.pdf

March 22, 2018 Report

http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_rpt_PLAN_03-22-2018.pdf

Point by Point: Community Analysis of Home Sharing Ordinance (Our point by point analysis of the initial proposed ordinance) <https://dragonflyhill.wordpress.com/2017/06/12/point-by-point-community-analysis-of-home-sharing-ordinance/>

From: **Christopher Farah** <cjfarah@gmail.com>
Date: Sun, Apr 8, 2018 at 5:56 PM
Subject: Re: Council File: 14-1635-S2 Short Term Rental Staff Report
To: CityClerk@lacity.org

Dear Councilmembers,

I'm an Airbnb host in Silver Lake, and I'm writing regarding the Short Term Rental Staff Report that was suggested to the Planning Department at the last hearing.

While I appreciate the efforts, I'm very worried about - and would like to register my opposition to - some of the Report's recommendations. Specifically:

- I'm opposed to the requirement that my neighbors must approve my Airbnb past the cap of 160 days. (My suggestion: only require approval if there's an actual history of complaints or nuisance reports.)

- I'm opposed to the additional fees, potentially totally \$6000, that I could need to pay to share my space beyond the 160 day cap.

- I'm opposed to the potential reduction of the cap to 120 days.

- I'm opposed to any ban on Airbnbs of "second homes," given that the "mother-in-law" unit I rent could by some be considered a second home - even though it's far too small to rent long-term, and I'd need to keep it open for visiting family members anyway.

Let me explain to you why those provisions would be so harmful to me.

I've emailed you once before (my message is posted below), but as a quick reminder: I'm not some kind of bigwig manager getting rich off a hundred properties. I'm a writer with a growing family in Silver Lake just trying to make ends meet by renting a "mother-in-law" unit that's attached to our house which we can only rent short-term, as we need it available for visiting family members a few times a year.

My wife and I are expecting our first child - a girl we'll name Cecilia - in July. We're incredibly excited to welcome her into our lives, and also really nervous about being new parents - and trying to raise her in a city we love, but which is also incredibly expensive.

In fact, as soon as we read the Short Term Rental Staff Report, our first response was: **Do we need to sell our house and move back to Michigan, where we came from over ten years ago?** With a new mouth to feed and the huge cost of living in Los Angeles, how can we possibly make this work?

Here's what hurts so much about your proposal:

- **Approval by Neighbors**: We have great relations with our next door neighbors, who are completely supportive of our Airbnb. But to ask everyone within 100 feet of us? That's a huge burden on us.

We're separated by a retaining wall from the people living in an apartment complex behind us. These are people we've never met, and who have no idea we run an Airbnb. Same with some of our across the street neighbors. No one has ever filed a complaint about us with the city, expressed any reservations, nothing - nor should they. Our guests park in our own garage and barely leave any footprint. When they're staying with us, they're always respectful - as well they should be, because we're living right above them.

Why should people who aren't impacted by me or my Airbnb, who don't even *know* I run an Airbnb, have the right to determine whether or not I can earn enough money to provide for my family? What if they simply don't like the idea of an Airbnb on principle, and decide to oppose something that's never even impacted them - that they probably didn't even know existed? Then I'm forced to sell my house and leave the city I love? It makes no sense.

There should not be an assumption that we're bad neighbors unless the people who live next to us say otherwise.

My suggestion: Only ask neighbors for approval if an Airbnb has any history of complaints or nuisance citations. If an Airbnb doesn't have any record of complaints, they should be assumed to be responsible, considerate members of a neighborhood.

- **Additional Fees:** It's amazing to me that as we Airbnb hosts rent our own houses to try to make ends meet that this proposal would then try to levy additional fees of \$1,000 to a total of \$6,000 on us and our guests. I guarantee you that we are not getting rich off this. We're just trying to live.

Our Airbnb already contributes thousands in transient taxes to the city every year. We employ a maintenance man and an entire cleaning crew to keep our Airbnb running, and we direct all our guests to the local restaurants. We're contributing to the economy tremendously - and this proposal would like to charge us more? To pay for the city to ask the permission of neighbors who've never complained about us in the first place?

It fundamentally makes no sense. We're being penalized merely for trying to live normal lives in an incredibly expensive city, and for already contributing a ton to both the city and the local economy.

- **Reducing the Cap:** This seems to be based on some kind of assumption that if you reduced the number of days we could rent to Airbnb, we'd then be incentivized to rent on the long-term market. This doesn't make sense for us, because we need our space for our visiting family members. If you restrict the number of days we can rent, the only thing you do is decrease our ability to pay our taxes and our utilities. Again, I don't understand why we're being penalized merely for trying to live normal lives and contribute the economy, especially given that we've been very good neighbors.

- **Second Homes:** I rent a small "mother-in-law" unit that's attached to my house. It's a tiny studio apartment, which we would never rent out long-term because we need it for visiting family members, especially now that we'll have a new daughter they'll want to come see. No utility is served by banning us from renting this out. The only thing that happens is we can't make ends meet, our cleaning lady has less work, and the city makes less in taxes.

Thank you to you and your staff for taking the time to hear me out. Again, I respect the fact that the council is trying to do its job, but the current report does nothing but place an onerous burden on me and my family - and literally right as we're trying to welcome a new person into our lives.

Please don't take away our ability to live in and contribute to Los Angeles. We're good people, we're good neighbors, and we vote.

Chris

--

Christopher Farah
646-483-7453

On Wed, Oct 18, 2017 at 1:14 PM, Christopher Farah <cjfarah@gmail.com> wrote:
Dear Councilmembers,

As you consider restrictions to place on home-sharing in LA, I wanted to let you know a little about the amazing experience I've had as a short-term renter, so you can understand the kinds of people these rules will be impacting.

I'm a resident of Silver Lake, and have been a homeowner here for four years. My wife and I first started renting out a small section of our home two years ago, when we started thinking about having children. We're both from Michigan originally, and raising kids there is pretty inexpensive.

But as we started doing research about Los Angeles, we realized having kids here wasn't just going to be a fantastic new chapter of our lives -- it was also going to be a very expensive investment. We knew we had to start earning and saving money, fast. And as two people who already have full-time jobs, we realized Airbnb was the best way for us to do it.

See, the section of our house isn't something we could ever rent long-term. It's not big enough to be practical for someone full-time, and we use it a few weeks a year to host our parents when they come to visit us from the Midwest. So short-term is the only thing that makes sense for us, and because we both work, it also gives us the flexibility to manage our schedules.

We've been very fortunate in our short-term rental experience so far. We're saving enough money to raise kids our here, in the home we love, and we're going to start trying to have them this summer. We also really love sharing Los Angeles with visitors -- because we were once visitors ourselves -- and we knew we'd enjoy the chance to open people's eyes to everything the city has to offer.

At the same time, we're not the only ones experiencing the financial benefits. Of course we pay taxes -- including the transient fee -- to the city, which generates literally thousands of dollars a year for LA. And to handle all our guests, we've also hired a cleaning lady and a handyman -- both LA residents -- to help us maintain everything, and we've been fortunate enough to be able to pay them well for their services. And don't forget all the restaurants and markets we direct our guests to.

So as you can tell, the onerous restrictions being considered wouldn't just have a negative impact on our business -- they would have a negative impact on our lives and our neighborhood. We'd have to fire the people we employ, and ultimately move someplace else more affordable to raise our family.

We're not asking for much here. Just the ability to rent out our space -- space that we'd never be able to rent long-term -- as much as we'd like, without time-restrictions. Most of all, we're asking for the ability to live very modest lives raising our family in our neighborhood.

As I mentioned, we already pay transient taxes, and we've registered our business with the city. We follow all the laws. We also vote. In addition, I work and develop content for a website, Funny Or Die, that has a very politically active voice, including working on a video for Mayor Garcetti.

My wife and I would love to be able to continue to support leaders who make smart choices for the people of our city -- and not just for the hotel lobby.

Thank you,

Christopher Farah
646-483-7453



Sharon Dickinson <sharon.dickinson@lacity.org>

HOME SHARING

frer fifty <frer50@yahoo.com>

Mon, Apr 9, 2018 at 1:07 PM

To: City of Los Angeles <councilmember.blumenfeld@lacity.org>, Alan Alietti <alan.alietti@lacity.org>, Paul Koretz <paul.koretz@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>, City of Los Angeles <councilmember.englander@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.blumenfeld@lacity.org" <councilmember.blumenfeld@lacity.org>, "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>

I am writing in favor of home sharing without restrictions in opposition to the new ordinance recommendations up for review. I personally have had a positive experience home sharing, which has made it possible for me to continue to live in my home post retirement. I screen people who wish to stay in my Granny flat for short term and long term stays very carefully. My neighbors have never complained.

I believe the restrictions, registration, and extra fees you are proposing would be an administrative nightmare. Our city is already collecting approximately \$35 million or more annually in hotel taxes alone, not to mention the income tax paid by homeowners. I would like to see this revenue go into a special fund (not the general fund) to use toward low cost housing projects, then toward administering the Airbnb community.

I hope this committee will do what's right and not bend to external pressures that are self interest motivated and allow this program to continue as is. Home sharing benefits our communities, local businesses and makes it possible for more visitors to come and stay in Los Angeles at affordable/reasonable rates.

Thank you for this opportunity to challenge the new proposed ordinance.

Sincerely,

Pamela Frerichs