

Dear Councilman Joe Buscaino,

I am writing to you regarding the proposed changes to the Los Angeles Municipal Code concerning and defining Home Sharing. I am relieved to have this ordinance written, since I have recently become an Airbnb host. I do not like working in this grey area of being neither legal or illegal. I look forward to having my business legitimized and following the rules that the council approves.

I do have concerns and disagree with one item in the ordinance. The restriction to rent my space out for only 180 days in a year. This is limiting my income and I do not understand the reason behind it. Not only is it limiting my income, the city is losing revenue from the occupancy taxes that are not being collected. If airbnbs in Los Angeles are limited in number of days, we might not be able to fill the demand of people looking to stay in one and they may have to stay in other cities, taking our tax dollars with them. Also, our rooms in neighborhoods bring customers to local businesses that usually rely on locals only. Small cafes and neighborhood stores are now being patronized by a new breed of customer. Visitors who comes and stay in the large hotels are less likely to visit these neighborhood businesses. The more days I can have guests in my room, the more dollars they can spend in my neighborhood.

I started my Airbnb room about 6 months ago. I needed some kind of supplemental income to pay my property taxes. Born and raised in San Pedro, I moved back here 2 years ago after living away for almost 30 years. I wanted to come back to be by my family. But the cost of living here is way higher than where I moved from, and property taxes were a struggle to pay. Airbnb was a perfect solution to help cover that expense and allow me to stay in this area, near my roots and my family!

Councilman Buscaino, I hope I can count on you to support Airbnb home sharing and that you can voice my opinion concerning the limit on the number of days we can do business. I don't know of other businesses that are told how many days in a year they can operate.

Thank you,
Linda Gray

Please consider the comments of my wife, Yumiko, and I, Bill Weeks regarding the Home Sharing Ordinance (14-1635-S2).

For those pressed for time, please skip to page 2 paragraph four to the end.

Except for a year in Virginia, four or five years in Northern California, and four years in Gotemba, Japan, I have lived 68 years in Southern California, mostly in the Los Angeles area. I grew up in Pasadena and La Crescenta areas, attended school at UC Irvine, Occidental College and Cal State Dominguez Hills. I worked in the entertainment industry for 15 years, ABC-TV for 9 years, and am currently a teacher working for Long Beach Unified for more than 20 years.

My father worked as a newsman for 30 years,(last with the LOS ANGELES TIMES), the OEO for 2 years, and the Rand Corporation for 19 years. One of the things I'm most proud of is that NEWSWEEK MAGAZINE once did an article on the ten most important writers of the Civil Rights Movement, and my father, Paul Weeks, was among them.

For the amount of education needed to become a staff writer or for becoming an educator, the compensation is less than for other fields of endeavor. A great many of my family were educators (my grandmother taught Native Americans on reservations, my uncle, Keith Weeks, was the most popular professor at Cal Poly San Dimas, my Uncle Dr. Henry Wilson in Who's Who for his research in blood cancers at the University of Columbus in Ohio). I had several other aunts and uncles, my sister and her husband, and my daughter and her husband are in education. Yet, as educators, almost everyone of them has had to try to find other means of income as the income of an educator seems to have less and less spending power.

My sister, a teacher, and her husband, a principal (now deceased), founded an internet software company to try to help make ends meet. When that failed, my sister got a masters in business and worked for Hughes Aircraft for awhile before returning to education. My daughter, Erin is a college professor and her husband a high school teacher (who makes more money than I do), yet they have given up ever owning a home of their own for themselves and their two little girls because they are having such a hard time making ends meet.

My wife, Yumiko, had to eventually give up her English school in Japan to move to California. She has written and published three books, I have published one, to try to help our financial situation. Yumiko has lost money on several multi-level sales enterprises, and has volunteered to be in medical studies of Japanese living in the states to help get money. She works as an extra in the entertainment industry whenever they call on her, and both of us have worked hard for every extra penny we can get.

When I worked in Japan for four years as a teacher in a private English-immersion school I was able to make the most money I'd ever made, (the US had an agreement with Japan to not tax teachers for two years) (President Bush stopped this policy, so the US is now the only major English speaking country to no longer have such an agreement with Japan and such an advantage for teachers). With the money I made I paid off years of accumulated debt (including college tuition) and had 10% down payment for a small condominium—the first time I had ever been able to afford to buy my own living space rather than renting.

During the next ten years in Signal Hill working for the Long Beach Unified School District, we tried everything to supplement our income and to even get some retirement money. This was when we each wrote a book, and Yumiko tried several Multi-level sales companies (like Modere). Finally, Yumiko heard

about Airbnb. About a month later while I was creating the website we got our first booking, and we were able to rent out a small bedroom with which we shared our shower and bath, for about 2/3 of each month for greatly needed extra income. When hosts are in the home like that there are never any problems. After ten months our next door neighbor at the condo told us he had never been aware of what we were doing Airbnb, but he thought it was against the HOA rules.

It turned out there had been another unit in the building renting out their whole place. They were told they had to rent it out for a minimum of 30 days at a time—which cut their taxable income from \$6000 a month to \$2000 a month.

The condominium had many issues. Our monthly HOA fees were over \$435 a month. There were termite issues, roofing issues, and many other reasons that the HOA was going to have to start special assessments. Some of the residents were already struggling with the HOA payments. When we found out that the city of Signal Hill did not support short term rentals, we determined to move. We told the HOA we would honor the bookings we had for the next 2 months, but would move. On the last day before our escrow closed, there was a notice of a \$12,000 assessment which we absorbed in order to complete our sale. Too bad none of the residents still there have the ability to pay for the assessment by using Airbnb as we had done. It's my guess that many of them are defaulting on the assessment today.

We had looked at several homes in the San Pedro area. We wanted to live somewhere that was short-term rental friendly, and we wanted a place with two bedrooms we could use for that purpose (more than that might have been harder, since we do all the cleaning ourselves to save money). Because of a little money I inherited when my parents passed, and because we were able to show our lender how successful we had been with Airbnb, we got a loan for the first home I have ever been able to buy in my life. It is is beautiful San Pedro, 0.3 miles from Cabrillo Aquarium and the best beaches.

We have spent thousands of dollars making it nice for travelers. Yumiko found a fountain, trees, bamboo, bushes, etc. from the local Armstrong Gardens, Home Depot, and Lowe's. We've paid several contractors to fix lights, put in switches, a backyard faucet, etc. I got a nice barbecue, furniture from local furniture stores, and spent almost \$7000 with Urso Air (on Gaffey in San Pedro) to install air conditioning when several Airbnb inquiries had passed on us when they found out we didn't have AC (not needed much here, but it helped business).

We have bought and sold several items using a local Neighborhood internet site. We have learned about many restaurants, museums, and other places to go from some of our guests and then included them on our site and in some papers I typed up for guests to refer to while staying with us. There are businesses nearby such as: The Lighthouse Restaurant, Pacific Diner, Rex's Cafe, 22nd Street Landing Seafood Grill, Ports O' Call Restaurant, Ports O' Call Seafood restaurants, Niko's Greek and Italian, Raffaello's, Omelette and Waffle Shop, Hawaiian Ono, Yellow Vase, the new Craft Center, Babouche, Acapulco, Think Cafe, Maritime Museum, Cabrillo Aquarium, SS Lane Victory, John's Hamburgers, Buono's, Nemos Norooz, Honey Baked, the fish market on Saturdays, the Wayfarer's Chapel, many sandwich shops, and more—most of which we have recommended dozens of times. Even our local grocery stores (Smart and Final, Von's, Trader Joe's, Sprouts, 99 cent store, etc.) have gotten business from our guests. Studies have shown that Airbnb guests tend to spend more money at local businesses than people who stay at hotels, and also spend them at different kinds of businesses. Here are some more facts:

Our neighborhood does not have the same amount of hotels as Hollywood and Venice. The income allows us to make ends meet. We often give our guests tours, and often share meals with them either at home or at restaurants.

- The city collected \$13 million in taxes in just five months. A lot of this money is going to homeless services.

Source: <http://www.scpr.org/news/2017/01/20/68312/in-just-5-months-la-collected-13-million-in-airbnb/>

Seven of us ate at an expensive restaurant below the Dorothy Chandler Pavillion and then attended a performance at the Disney Center recently. Yumiko and I have eaten at at least a dozen restaurants in downtown Los Angeles where we would not have gone if not for our involvement with Airbnb. Our guests have traveled as far away as Santa Barbara and Mexico while staying with us.

Since we are close to Long Beach we have had guests attend car races both in Long Beach and San Pedro (one of our guests won a San Pedro race and another guest happened to be a photographer who took his picture as he crossed the finish line). Our guests have gone to the Convention Center, Queen Mary, Comedy Club, Dueling Pianos, George's Greek Restaurant on Pine and Second Street, Bike Rentals, kayak rentals, canal gondola rides, electric boat rides, Sevilla Cafe, Alegria, Federal Building, PFChang's, Rock Bottom Cafe, L'Odeon, Hole Mole, Black Bird Cafe on Orange, Curly's, many 2nd Street places, including Stroll N' Savor evenings, Cajun Crawfish Festival, Long Beach Blues Festival, Buster's, McGillicudy's, KC Branaghan's, Murphy's, and many more.

We have visitors who are coming or going to Catalina Island, taking cruise ships to Mexico, attending weddings, going to art shows, visiting children attending college, and attending music shows. We often get friends of ours from all over Southern California to join us and our guests in attending various events—as when a guest came specifically to see the San Pedro Nut Cracker Ballet and six of us ending up going. Often guests come for work reasons. One was starting a new job with a tug boat company, another stays with us just before and after he ships out as a crew member on ships, another was studying to be a ship's pilot, another an air pilot, another a helicopter pilot. A guest from China was helping to raise the cranes in the harbor. Volunteers at the Ocean Mammal Wildlife Center and the Bird Rescue Center often stay with us.

Yumiko and I love meeting people from other parts of the country and around the world. It is like traveling without all the fuss and muss, and getting paid to do it. We have never had any problems, nor have our neighbors ever complained about anything. Since we are there most of the time, noisy guests have never ever been an issue. Airbnb easily settled an issue once when a guest had hurt a food processor, and another time when one wanted to smoke they found him another place and absorbed the cost by paying us as if he had stayed there for two days. They also paid our cost to attend an Airbnb convention in downtown LA (over \$700 value) which brought in a lot of revenue for the city.

Through Airbnb, Yumiko and I have found other ways to become involved in our community. We helped send care packages to military families during Fleet Week, we packed food boxes in downtown LA for the homeless, we helped with the Homeless Count in San Pedro, and we have become active in local political clubs. We hope that some of our Airbnb taxes go to solving the problems of homeless people locally, and look forward to participating in future events.

During 2016 Airbnb short term rentals represented about 30% of our total income for the year. We could not have bought our first house without it, nor could we meet our financial obligations now without it. Our average monthly income was about the same as we pay each month to our house lender. If the board were to limit us to one room or to only 180 days per year, we would be forced to sell our house as we sold our condominium in Signal Hill in order to find an area more home share friendly. As a teacher who hopes to retire in a few years, it is vital that we maintain this income in the future. Otherwise, I might have

to sell our beautiful home and take an early retirement if I can't find anywhere close to work that is more home share friendly.

Yumiko and I had been searching and searching for years for some way to make ends meet. Airbnb was the solution. Please do not take that away from us. We have gone from being worried all the time, to knowing we are now helping our community on a regular basis.

Thanks for all the work you do for us, and for taking your the time to hear our thoughts.

Sincerely,

Yumiko and Bill Weeks
3300 S. Kerckhoff Ave.
San Pedro, CA 90731

Dear Councilmember,

I'm a constituent in Los Angeles, who is writing to let you know that I support home sharing and the Council's effort to draft fair and sensible home sharing legislation in for the city.

In 2013, my husband and I bought our first home in Northeast LA. A year and a half later, the television network where I worked relocated its entire operation from Burbank to Maryland and my entire office was laid off. Although my husband and I had some money saved, I was the primary breadwinner in our household at the time, and losing my job put a strain on our budget.

To supplement my husband's income while I searched for a new job in my industry, we decided to rent our spare bedroom through the home sharing community. We had an amazing experience hosting guests from all over the world and loved sharing our favorite dining and retail spots in the neighborhood with them. In the competitive job market, it wasn't easy for me to land a new job as quickly as we hoped. The money we earned from home sharing during those nine months of unemployment relieved some of our financial burdens and allowed me to focus nattention on securing employment.

Beyond the financial support, AirBNB provided an opportunity for us to open our doors to guests from all walks of life and share our lives with one another. We hosted medical students who needed temporary housing while they completed month-long visiting rotations at nearby hospitals, parents in town to see their children at Occidental College, and young honeymooners from Europe and Asia who couldn't have afforded to visit Los Angeles if home sharing wasn't available. My husband and I strove to represent the best of Los Angeles and the America that we want for future generations by welcoming everyone into our home regardless of race, color, religion, or sexuality. It was incredibly gratifying to provide a safe space for others during their journey and reaffirmed there *are* more good people in this world than bad. I truly believe communities across the world can benefit from home sharing because it allows us to build bridges instead of walls between our fellow members of humanity.

With this in mind, I hope you will continue to advocate for home sharing in Los Angeles and draft legislation that supports your constituents who want to participate in the home sharing community.

Best Regards,

Allegra Newman

April 11, 2017

Dear Council, City of Los Angeles, CA

In respect to your next meeting on creating an ordinance to regulate short term rentals in the City of Los Angeles, I respectfully submit the following in favor of favorable legislation for property owners living and managing their short term rental spaces.

I am a resident and constituent of the city of Los Angeles for the past 50+ years. We have lived in our current single family residence in the NE L.A. area since 1987 and share two (2) units/rooms in our home. One (1) is a single one-1 room in-law studio and the other is a bedroom unit with a separate entrance at the rear. Our 2 daughters who previously occupied these spaces married and moved away.

We are now retired (AGE 78) and primarily living off Social Security and a small 401K pension. However and unfortunately, our mortgage + property tax + home insurance monthly payment is greater than our monthly SS & 401K income.

The Home Sharing income has been a blessing. We now share these two (2) rooms our daughters previously occupied. I don't think we can continue to pay our mortgage and all the other living and medical expenses without the additional Home Sharing Income from these two (2) rooms.

Our home and grounds are kept up and meticulously maintained for the enjoyment of our guest(s). Our neighbors find our home an asset to the neighborhood. There have been no complaints from our neighbors; on the contrary our neighbors go out of their way to welcome our guests to the neighborhood.

All our guest(s) contribute to the local economy in a big way. A large portion of our guests are people visiting their families in the area. Some come for family weddings, baby showers other come monthly to be treated at Keck Medical Center or USC. College students at Occidental and their parents stay with us. We have divorcees waiting for their final divorce papers and people buying homes in the area waiting for escrow closing. Please consider the impact on seniors like ourselves when deciding on fair regulations.

Sincerely,

Albert A.

April 12, 2017

Dear Council Member,

I'm a musician (Precious Metal is my all girl band, 4 albums-Mercury Polygram) and getting work is a bit harder these days as I approach these awesome senior years of my life. I still perform with my girls and do house concerts. Alas my husband and I aren't making the bank we used to and at one point our house was in foreclosure. YIKES! We thought we might be homeless!! Scary reality!!

Our neighbor turned us onto Airbnb. Practically over night Airbnb changed our lives! People came to stay in our home that we live in and we can't believe how much fun it is plus the \$\$ is saving our home and lifestyle.

I don't know if you have ever been in a horrible situation because of your age or the economy changed and you were no longer in demand. I'm sure you can empathize with me because everyone faces a hardship of one sort or another at some point. Please empathize with me right now. Airbnb is an amazing, life saving option for many of us. It helps our neighborhood businesses, restaurants, clothing stores, etc., too.

Please act supportively towards us Airbnb people because we need really need it!

Thank you for listening.

Sincerely,
Leslie Knauer Teman

I am a constituent in your district as well as someone who hugely supports and benefits from home sharing.

Last year, my husband was laid off and I was pregnant--being able to supplement our income by renting our small back house kept us afloat during this time. Though aside from the huge support to us personally, I want to highlight to you the importance of home sharing, particularly in our neighborhood, as we have learned and experienced firsthand:

Home sharing offers an affordable option to families that would not otherwise be able to travel--I cannot tell you how many families we have hosted that would not otherwise have been able to travel had they not had our home (or something like it as an option). For example, one of our most recent guests--an African American family of 5, whose 15 year old daughter had just been accepted to a program at USC, was out here from Florida to support their daughter and to look for work out here themselves as they are looking to relocate to this area. We spoke with them at length and they kept thanking us for "letting them stay here." Most of our guests would not have been able to take these kinds of trips (and therefore had these kinds of experiences and opportunities) had this option not existed. They certainly would not have been able to afford a hotel.

It has been an amazing experience for us and our guests in terms of a cultural and perspective exchange. Growing up, my family hosted a number of foreign exchange students which really broadened my ideas and perspectives as a young girl--we have had a similar experience in being a host family via Airbnb. We get guests both domestically and from all over the world. We have had such amazing and eye opening experiences getting to know the people that are staying with us. From the four Saudi Arabian young men we hosted a few weeks ago who we discussed women's rights with (!), to the Malaysian family that told us all about their food and culture while we shared some of our favorite foods with them--we feel that rich cultural exchanges are happening that would not be possible through traditional hotel options. These rich experiences we have had have been invaluable to us and we look forward to our baby daughter being able to one day interacting with people from all walks of life.

I could go on and on extolling the benefits of home sharing not only for my family personally but for the travelers and this neighborhood specifically, but I will leave it at that for now.

I felt compelled to write because it would be such a shame if the residents of this neighborhood were prevented from home sharing. We have met other hosts in our neighborhood and the richness of experience coupled with the financial help in an increasingly expensive neighborhood and finally the pride and joy most hosts get from hosting--it really feels unreasonable to curb this when it is not hurting anyone.

Thank you for your time in reading this and I am happy to discuss further.

Sincerely,

Imelda Walavalkar

I am a community member of the Leimert Park area and the neighbor of an Airbnb Home Sharing Host (Peggy). I want you to know I support my neighbor and I am proud that she is doing what she needs to do to maintain her property in a legitimate and humanity method. She could make quicker money but she did not choose to sell drugs, her body or any other foolish way to pay the bills. She chose Airbnb Shared-Rooms housing.

We talk over coffee and she is a lot more confident she can maintain her home with this little financial help she has been able to get. We are both Senior Citizens in our mid-sixties and moving is the last thing you want to do. Not only does it help her pay her bills, we have both enjoyed a few of her visitors. They have sat and chatted with us about their hometown and what they think of Los Angeles.

Please have compassion for homeowners that are just making a way of life as they can. My friend and neighbor, I am sure many others doing the same thing as Peggy, just need a little help and they are not hurting anyone doing so.

I SUPPORT the Airbnb Hosts

Janice Brown
4136 2nd Avenue
Los Angeles, CA 90008

CF #1635-S2

To Our Distinguished Officials

Dear Mike Bonin,

THANK YOU for taking the time to provide the hearings and in reading this letter.

Let me introduce myself:

I am a single mom and home owner in Venice, CA. I am also proud to be an Airbnb host. Over the past three years I have been able to supplement my income as a small business owner by hosting domestic and international travelers from every corner of the world in my home, in two spare bedrooms. In addition to receiving financial benefit, our family has received great personal enrichment by hosting these unique and wonderful guests. My children have experienced sharing their home with people from Japan, Korea, France, Germany, China, Australia, as well as a dozen other countries. At a young age they have a sense of being an integral part of a world community; without ever having had to leave home, or miss a day of school!

One may ask **“Aren’t you afraid of having strangers in your home?”**

Even being a single mom with two young teens, I am never concerned about this. On the contrary; our guests could not be more polite, respectful and quiet. We welcome them into our family as part of the family and more often than not we become fast friends. Indeed, welcoming travelers into a family home is an age old practice, and we are honored to be participating in this tradition in 21st century America. In this world of ‘cyber business’ and ‘virtual acquaintances’ it is somewhat of a “sacred privilege” to be personally connected to people who would otherwise be strangers. There is a real sense of humanity in our lives as we are with people from walks of life on a regular basis.

“Won’t home sharing hurt the hotel business?”

It is crucial to point out that the type of guests who travel this way are a NEW market of travelers. This is a class of people who would not normally be able to travel due to the high costs of doing so. Families with children, young couples, and retirees are finally able to visit our fair city. With the opening of home sharing more people from ALL walks of life can now afford to travel. When I had a problem with one of my rooms and needed to find a hotel for my guests to stay in, it was very difficult to find a vacant room for them in a hotel. This proves that hotels are NOT suffering due to Airbnb. We finally did find a room available and in this case, the hotel benefitted by the hosting activity.

“What about the shortage of housing for L.A. residents?”

My private home was never available on the L.A. housing market nor would it be in the future. What I have are spare rooms in my house that I feel comfortable having guests share our home and be with us, that I would not be comfortable with renting to a long term tenant. Hosting a guest is a unique experience for both the guest and the host and very unlike having a tenant.

“What other benefits could this provide?”

If home sharing were to disappear a large sector of our service community; including professional cleaners, photographers, gardeners, restaurants, coffee shops, theaters attractions, local businesses, and handymen, would be adversely affected. I assert that this is a growing market and will only get more and more vibrant as more people become aware of this way of travel. With the support of people like yourselves this market sector surely will flourish, enriching our city and employing hundreds more in local businesses and service industries.

Regarding the proposed ordinances:

The proposed ordinance as it stands would seriously hamper and possibly destroy the home sharing community; hosts and guests alike.

Item (2)(f) and (d)(6)

I currently have two spare rooms that are often used as guest rooms in my home. With two modest rooms I am able to keep the bills paid and keep up with the ever demanding expenses of being a single working mom with two pre-teens in the city of Los Angeles. Last fall, my kids and I took a vacation to visit my family overseas and had a guest family stay in our entire home- which appears as a third listing for the same address. Our vacation budget depended solely on the ability to earn while away as the income from this allowed us to offset our expenses. Without this arrangement and the ability to have the addition listing, my kids and I would not have the finances to make this trip.

Item (d)(3)

The 180 day limit is too restrictive and excludes most home owners from participating in home sharing. A severe restriction like this would seriously hamper my ability to support my family and would more than likely kill my business.

Regulating short-term rentals; providing a framework of qualifying guidelines, good neighbor practices, and safeguards for hosts, are all supported. Creating viable solutions to help safeguard communities are also embraced by hosts. We simply ask that the the current ordinance proposal be modified. With careful revisions, short term rentals could well be A WIN-WIN FOR EVERYONE. We have seen this done successfully in other California cities like Rancho Mirage, Palm Desert, Palm Springs and so on...

In Conclusion;

The short-term rental business has existed harmoniously in our neighborhoods thus far. In the past three to four years LA's economy has become a robust one. I assert that Airbnb and the home sharing activity has contributed to this. There is no way to measure the myriad of intangible benefits of home sharing. Home Sharing continues to enrich the lives of many and it enables the people of Los Angeles to create a real-life (not a virtual) global community. In addition, allowing home sharing to thrive will drive a burgeoning 'guest' economy that will compliment our communities, increase revenue for our local businesses, keep our jobs intact, and enable all citizens of the world to experience a very human and REAL Los Angeles, California.

Please, re-consider the ordinance. There is no person in the city of Los Angeles who has not benefitted already or who will not benefit in the future from home sharing. Choose to empower the people of Los Angeles. Together we can create a world of understanding, peace, and compassion- for our city, for our children, and for generations to come.

I thank you for your time, for your listening, and for your thoughtful consideration.

Respectfully,

Angela Eren
Airbnb Host, Los Angeles, CA

Dear Mr. Bonin,

I am a renter of a 4 bedroom single family home in Venice who occasionally Air b n B's a room in our shared house.

I have subletting permission from my landlord.

I hope that you will make the registration process for the Home Sharing Ordinance (#1635-S2) simple, quick, and convenient.

Sincerely,

Amber Sellers

CF #1635-S2

Mr Bonin,

As a proud and happy rental resident of Venice, I am well familiar with you (and voted for you in the last local election). I have rented a 2bd 1ba apartment on Venice Way for 4 years now, and couldn't be happier with the neighborhood. I've also had roommates and AirBnB in my spare room, and by far I, and the neighborhood, has a better experience with my Airbnb guests. From money spent in local shops to not needing any of the scarce street parking, my guests are a boon to Venice.

I started advertising my spare room last year as a way to find a long-term roommate (something I am still actively looking for), but also to meet people from around the world and lessen my considerable rent load. I've had several LAers come and stay with me to spend a weekend at the beach, and I've had conversations about staying on permanently with all of them. No good fits yet, but maybe soon.

I understand that you are considering a measure that would restrict rental days to only 180 days/yr. While I certainly do not rent out my spare room 365 days per year, limiting the time available to only 180 would be completely unworkable for me and many others. We enjoy sharing this great area with people from around the globe, pointing them towards our small local shops and establishments, and decreasing the everyday wear-and-tear on both my apt as well as on the city services you are in charge of.

I ask that you do not adopt a 180 day limit on rentals and continue to allow your residents to earn enough to stay here while supporting local businesses with abundant tourism.

Adam Kaslikowski

Dear Councilman Bonin:

My name is Yvonne Davies. I have been a Venice resident for 30 years and bought my home here over 18 years ago. I am married with twin 14 year old boys.

After my husband's construction company failed in 2009 we lost everything we had, our retirement savings, investments, insurances and our once thriving business.

I began hosting on Airbnb in 2010 and am a Super Host. I rent out the front of my house on average 2-3 days at a time, for about 300 days of the year. Hosting has allowed me to keep my home (which was in foreclosure). It also means my 62 year old husband no longer has to do heavy construction work. I work full time at minimum wage and I volunteer part time in my community.

If the city planning committee limit my hosting to 180 days per year it would mean my income would be reduced dramatically and would ultimately mean I would have to sell my home and become one of the many thousands in LA searching for low income housing.

Also, a complicated registration process would mean I would have to take time off work, which I would not be paid for and would cause immense hardship. Please review the process and make it an easy online application that can be completed easily and at any time.

I welcome the registration of my home and have no problem paying any taxes due but the 180 day limit and complicated registration process would have a devastating impact on me and my family.

Yours sincerely

Yvonne Davies

Yvonne Davies

Dear Councilmember Mike Bonin

Regarding ordinance CF#1635-S2

I am 58 years old and a Venice native. I live in the home I grew up in.

For 17 years I had a career as a producer of TV commercials. 5 years ago I was laid off. It became clear I was "aged out" of my career. I found it impossible to find a job. I even tried to get a job at local restaurants and Starbucks. My wife is disabled. A lump was found in my neck, which required surgery. My savings dwindled and I feared we could not pay our property taxes. I had \$300 dollars in the bank.

My wife suggested we try renting out the extra bedrooms to make ends meet. We have been doing Airbnb for 7 months now. We depend on reservations from the 3 bedrooms and I don't think we could make it on a 180 day cap. Please do not limit the number of bedrooms we can book and please lift the cap!

We've been able to pay our taxes and we have made home improvements including painting and landscaping.

We enjoy sharing the history of Venice with our guests from all over the world and directing them to points of interest. This gives a personal touch to their journey.

Our home was built in the 40's and we have been able to preserve it's charming elegance. Our guests love it.

Home sharing saved our home.

Wyatt Valentine, Venice CA.

VALERIE Y. PIERRAT

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Los Angeles City Council
Council File: 14-1635-S2
Planning Commission File: 2016-1243-CA
Att: Mayor Garcetti
Council Member Mike Bonin
Members of the Council

Members of the Council:

I am a 61-year old woman living in Marina del Rey and have owned my home for about 16 years. I began hosting in 2014 following two years of unemployment. I have two extra bedrooms with en-suite bathrooms that were not being used and I desperately needed the extra income. (I would like you to appreciate how limited the employment options are for men and women my age.) Needless to say, the extra income could not have come at a better time. It saved me from certain financial ruin.

The ordinance as drafted is certain to put me, once again, within reach of the lion's jaws: creating undue financial uncertainty at a time in my life when I need it the least. The prospect of limiting the number of days that I am able to host down to 120 and limiting the number of bedrooms that I can host down to one at any one time represents a potential significant cut in the money that I need to generate to pay my mortgage and other expenses. The prospect is truly devastating and will likely result in my having to sell my house after 16 years. I will then be joining the ranks of the unemployed and homeless, with affordable housing out of reach.

My home-sharing experience has shown me that many travelers are also dealing with unprecedented financial constraints and only seek a warm and welcoming place to stay at a reasonable price. I am grateful to be able to provide that for my guests, who have been equally grateful in return. Please do not criminalize the home-sharing option, a truly creative solution to our struggle to make ends meet.

Please reconsider and abolish the ordinance's proposed limitations on:

- (1) the number of days allowed for hosting; and
- (2) the number of listings within one primary owner-occupied dwelling that can be hosted at any one time.

Respectfully,
Valerie Y. Pierrat

We am writing in reference to Ordinance # CF#1635-S2.

My husband and I are Airbnb hosts. It has been a God send for us during difficult financial times. We live on the property that we offer on Airbnb. We enjoy the interaction with many guests from all over the world and we love sending them to local stores and restaurants helping to support our local economy.

We are also writing to ask you to change the proposal now before the City Council so as to allow property owners to host guests on their own owner-occupied property. We would also ask that you lift the 180 day limit for such hosts. Please do not confuse us with apartment buildings and party houses that should not be allowed in the Airbnb system.

One more thing.... we really love seeing how through Airbnb visitors to Los Angeles see something very unexpected. They see neighborhoods, friendly people, quiet places to stay and they go away with a very positive feeling about LA. Many guest say "I never knew that Los Angeles was like this".

Thank you for your consideration.
Susan McShirley & John Fisher

Sheryl Nields

3541 Rosewood Ave
Mar Vista, CA 90066
310-413-5211
sheerhel@sherylnields.com

Mr. Bonin
RE: #CF:1635-52

Dear Mr Bonin,

I am a single mother living in Mar Vista . I purchased my home in 2000. I am self employed and subject to hills and valleys of income. That means feast or famine for me. I have refinanced my house and have taken on enormous debt just to preserve my home and a place for my family. Last year I fell quite ill , cancer. Unable to work I was left with no options but to embrace the opportunities that AirBNB offer to home owners. It is literally saving my life and my home. I have unimaginable debt from doctors visits and the ups and downs of my profession. I have no union or pension or savings of any kind but I do own a property which I have diligently been paying on for 17 years. It is my security . Now with this draft ordinance the stability it has offered is being taken away from me. A limit on one's ability to support themselves thru dictating what they can do with property they own is a direct attack on liberty. Imagine if elect officials were asked to only accept 180 days of income but still put in 365 days of service. You would not be able to support yourself . It would be absolutely outrageous. I implore you to reconsider the gravity of the situation and to make the choice to not infringe on my ability to survive. I have worked hard to participate in my community and I would like to continue to do so. There are hundreds of travelers and neighbors needing short term rentals whose life you would impact . The money that flows into our community from tourism is huge and your decision to hinder that will curtail income in more ways than you understand.

Please protect our RIGHT as hard working contributing homeowners to home share and remove the 180 day limit on short term rentals.

Sincerely yours,

Sheryl Nields

Re: #CF: 1635-52

Dear Mr. Bonin,

Let me start, by telling you that short-term renting out granny flat these past two years has been an absolute a life saver for us.

When I started offering our guesthouse on Airbnb in 2014, my husband had fallen ill and was unable to work for over a year. In addition, my work situation became unstable. The SRT helps to pay our mortgage and health expenses. As I am nearing retirement age, we will continue to need this additional income.

But I also have to say, that hosting has been a special and somewhat unexpected experience: all my guests proved to be people with a great cooperative and optimistic attitude towards traveling and the responsibilities that come with staying at a hosting property.

My guests appreciate our quiet Venice neighborhood in the Presidents' Triangle as well as my recommendations on restaurants and stores.

Hosting has given me a new sense of optimism and basic trust that people are making our society work.

While a certain amount of regulation of short-term rentals is certainly advisable, restrictions such as a limited number of days per year will put us financially at great risk.

I would ask you to reconsider the 180-day limit and any other restrictions on property owners to rent out any part of their principal property.

Warm Regards

Sibille Cooney

Venice

To: Mike Bonin
From: Simone Wallace
Re: Short Term Rentals
Hi Mike Bonin,

I am a loyal constituent of yours, having voted for you twice, and in fact, our family hosted a fundraiser for you in our home the first time you ran. I'm Emily Gold's mother, she was one of the hosts of the event at 1213 Preston Way. I'm writing to you because I am an Airbnb host and I am aware that the City Council is currently considering **short-term rentals**.

I've lived on my property since 1978, and have seen amazing changes in our neighborhoods. One thing that has remained the same is the quality of life here, the air is clear, and our residential area is filled with people who respect the quiet, pleasant atmosphere.

I never made a lot of money during my professional career, I co-owned a community feminist bookstore for nearly three decades, then became an Adult Education ESL teacher for LAUSD. Therefore I didn't save enough for my retirement, and my teacher's pension and social security are small. Nearly two years ago, I spent a portion of my savings to convert two rooms of my three-bedroom house into a separate studio. I've listed the apartment on Airbnb. It is called 'Venice Studio Apartment in the Quiet Zone', and the description of the place and the people I'm looking for are all about fitting in with the neighbors and the peaceful atmosphere. I've never had a guest who spoke loudly or caused commotion of any kind.

There is a vast difference between short-term rentals inside of or adjacent to a STR host's residence; and a building or a house that is used for short term rental with an absentee owner, with no one overseeing. This situation I am in is more in keeping with the old-fashioned idea of taking in lodgers or boarders in order for property owners to be able to afford to keep their home. We have nothing in common with developers or landlords who evict renters in order to create a building full of unsupervised vacationers.

I have had wonderful experience with my guests, guiding them to neighborhood shops and restaurants, and giving them an opportunity to live like a native, if that is what they choose. Many people prefer the amenities offered at hotels. There should be a choice for travelers.

Thank you for taking my position into consideration. I need this annual revenue to stay in my home in Venice.

Simone Wallace;
simone.wallace64@verizon.net;
[310-720-7044](tel:310-720-7044)

Stephen Cruz

• 2021 Louella Avenue, Venice, CA, 90291 •
aloha771@verizon.net, (323) 578-9831



Councilman Mike Bonin
Los Angeles City Council 11th District
200 N Spring St. #475
Los Angeles, CA 90012

RE: #CF: 1635-52

Dear Mr. Bonin:

I have been a long-time residence of Venice. As residents for 15 years (my wife, 23 years) we have endeavored to be 'good neighbors' and as such have consistently participated in maintaining and improving the quality of life for all in our neighborhood. As Airbnb hosts, we support local businesses and services, spending locally, in addition we have paid over \$1200 in TOT for 2016 alone. As concerned citizens we appreciate the consideration by the City Council and Planning Commission's addressing the writing of ordinances regulating home sharing to ensure that it is both beneficial and safe for all members of the Community. That being said, I am concerned by some the heavy-handed and difficult regulations pertaining to the registration process as well as the 180-day yearly limit. I know of no other activity upon which has been imposed such limits or is so invasive of privacy.

The erroneous perception that most Airbnb hosts are adversely affecting the housing stock in my neighborhood is primarily a result of the negative coverage of this issue in the media and the promulgation of this inaccurate narrative and political lobbying by the Hospitality Industry. Every year home-sharing helps struggling citizens stay in their homes and remain active members of the community by providing essential income to middle-class homeowners such as myself and my wife who have already experienced economic pressures such as the loss of middle-class jobs and losses from the great financial melt-down of the mid-2000's. My wife and I have both read the proposed draft ordinances and are greatly concerned, especially with the 180-day limit. If such an arbitrary and unjust limit is imposed upon us it will significantly increase the financial burden to us and force us out of the home we have lived in for many years.

We respectfully urge you to vote in favor of rescinding any limit on the number of days hosts who are home-sharing the home that they own and live in. This will not only provide those people a much-needed income without adversely affecting the neighborhood they host in but it would also promote the integrity and security of neighborhoods in Venice and elsewhere in Los Angeles through spending and Occupancy Taxes paid. Please consider our situation when you vote for the ordinance to make sure that the viability of home sharing is preserved and our constitutional rights to property are secured.

Sincerely,

Stephen Cruz and Charlotte Suhr

Dear Mr. Bonin,

I hope this letter finds you well. I am writing to you to reconsider your intent on a potential LA city (airbnb) ordinance which limits my ability to rent out my home for more than 180 days.

I am a mother of a 9 month old baby. In addition to being a mother, I have worked as a nurse since 1996 and have been a Hospice nurse since 2004. I was fortunate enough to buy a home in Venice when I had the opportunity and when real estate was still affordable.

I have struggled with how to be a mother (in Venice) and also a working mom. I found a way by renting out my home on Airbnb.

I have screened every guest with the highest scrutiny. I am very close with all of my neighbors (who also have kids) and have always asked them to inform me immediately if they felt uncomfortable. Not only have they been comfortable- they have told me that they are happy to have met my guests (and their kids) and welcome the chance to interact with people from other countries.

I have been proud to welcome foreigners into my home and into my neighbors lives and am shocked that the city of LA would even consider blocking another avenue for people of other countries/nationalities/races into our city.

I understand the initial intent of the ordinance by trying to help people less financially fortunate...but you will be forcing myself and my daughter out... Is that truly what you had in mind?

I rent out my home when I am unable to pay all my bills. When you take that ability away from me you are taking away my ability to remain in Venice. I am sure as a Venice resident yourself you understand how expensive it is. I didn't come from a rich family. I have made it all happen on my own and Airbnb has been one of those helpers in my life. I ask you to please take a look from someone who bought a home when it was still affordable and is just trying to keep my head above water for me and my daughter- I ask you to remember the people who bought when the market was good and are just trying to hold on so we aren't forced out. Please consider us.

I believe that all of us as fellow Venice neighbors need to stay strong and support each other. I hope we can all find common ground and that you are the person who can help us find this.

With the kindest warmth,
Susi Gilmore
310.997.5758

Dear Mr. Englander:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A. As the city is working on the ordinance, neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I had been living in Chatsworth for the last ten year. I always lived in the Chatsworth. As long as I had an income it would be possible for me to pay my mortgage. I am a full time pastor in one of the church in my area, because of the bad economic half of the member lose their job, that the reason why a lose half of my salary , for that reason I have to rent one of the room on my three bedroom house to keep pay my mortgage every month.

I have a 3 bedroom house in Chatsworth. The second bedroom was always empty except for the occasional visitors. My friends knew I was struggling and that I was about to lose my home. They urged me to rent the second bedroom to help pay the mortgage. I resisted taking someone on a permanent basis as I do like to have some privacy from time to time. That is when Airbnb came to save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to San Fernando Valley, to spend time CSUN and UCLA, contribute greatly to the economy of the San Fernando Valley. Some are here for seminars others are parents who come to help their children settle at CSUN or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people come and spend money in the San Fernando Valley and other areas like Universal Studios, Disneyland, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas. They also use the local restaurants, hairdressers, manicurists, grocery stores. Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me on short term rentals so that long term residents like myself can continue living in a place I've called home all these years.

Sincerely,
Alex G.

Ann Marie Milberg
22909 Covello Street
West Hills, CA 91307

May 2, 2017

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far.

I am a divorced mother of three boys (one a foster son who I have raised since the age of 14 and is now 22 years old and aged out of foster care and I no longer receive a stipend for. I work as a receptionist for \$15 an hour. The income I receive from renting rooms allows me to remain in my home and pay my expenses. Without that income, I would most likely be homeless as I could not afford to rent anything on my income.

Similarly, most guests that I have hosted include:

- A single mom with a young child who had no family that could help her and she was unable to afford her own apartment.
- Several divorced men who could not afford to rent an apartment because they had to pay child support.
- Young couples who came to California looking for work and could not afford to stay at a hotel.
- A couple visiting their dying grandfather and could not afford to stay at a hotel.
- Students who wanted to visit LA but could not afford hotel rates.
- Traveling nurses who could not find decent affordable short term housing.

These are just a few of the types of guests that I have had an opportunity to host.

I beg you to please reconsider putting a 90-day cap on the amount of days a host could rent rooms. Please consider the very high cost of living in the State of California. Without the ability to rent rooms in my home year-round, I face homelessness. Please consider the number of people this proposed ordinance would affect. We should be trying to correct the homeless problem in this state rather than contributing to it.

Any registration or permitting process needs to be simple, online and efficient. Thank you.

Sincerely,

Ann Marie Milberg

Hi there!

I choose Airbnb over staying in a hotel because the possibility of the direct local experience from the host, and the surrounding. When my family and I visit a place for the first time, the host always makes sure we feel welcomed and all needs are met so my kids feel at home. It feels like having a new "family" staying in Airbnb. I hope the city council will consider the importance of short term rentals for first time guests like me and my family.

Thank you, Ferdinand

Tracy Flannigan
1442 Cerro Gordo Street
Los Angeles, CA 90026

Dear Councilmember,

For some time now, the city has been creating an ordinance for short term rentals. I know that Los Angeles City Council has received many letters and held listening sessions that I have attended. It's important that all voices are heard. So, here's mine.

I am a struggling single mom who paid off my ex-husband in 2008 for our house. The market was up and I got a predatory loan. I've been working very hard to keep my house and finally got a modification in 2013. But I was exhausted from working in the film business and never having enough money. Sometimes we didn't even have enough money for food.

Once I started using Airbnb, it was a revelation. I was able to relax a little bit and actually have a hope to send my daughter to college. We have enjoyed meeting people from all over the world. And, the local businesses benefit from my guests as well. In 2016, my mom had a stroke and I needed to take time to find her an assisted living facility and help care for her. Doing Airbnb helped to free my time up, so I could be available.

Airbnb has been a lifesaver for us. Please allow people like me to continue flexible home sharing.

Upon deliberation of home sharing in L.A., I am asking you to create sensible, fair laws that protect community members like me, who has lived in my house for 19 years.

Sincerely,

Tracy Flannigan
Elysian Heights

Dear Council member:

Thank you for working on an ordinance that would regulate short term rentals in L.A. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I am a self made entrepreneur with the world of Acting and Airbnb has helped me worry most about the business bills over the living bills, thus has allowed me to continue to be a contributor and contribute my best.

I have a small quaint apartment, but I rent a room and I have just as much enjoyed sharing my Hollywood City of Angels love, to meeting amazing people from different cultures and countries; learning much from Hospitality to other amazing perceptions and historical values. That is what Airbnb allows. A huge freer exchange with Hospitality traits, of course not competing with Hotel and Resorts comforts and luxuries, thus allowing the poorer who can share-to-share-and-experience whilst the amazing star catered experience is otherwise so beautifully offered anyways. We are all able to experience the psyche's travellers dream and our geography:)

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the living humble otherwise condition, better than a possible unpredictable roommate; great people!) Without this extra income I would be forced out of my house and would not be able to find lodging. Right now to be able to rent you have to show an income of 3 times the rent. And our homes tho regulated -thank you for that- are very expensive year after year, to stay in. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at UCLA and contribute greatly to the economy of the Westside. Some are here for seminars others are parents who come to help their children settle at UCLA or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people, come and spend money in the Westside, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas. They also use the local restaurants, hairdressers, manicurists, grocery stores. A lot of them are here to spec the living and contributing into the living of the city.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Westwood board members to support the Bonin/Wesson Motion on short term rentals so that long term Westwood residents like myself can continue living in a place I've called home all these years.

Sincerely,

Verane Jackie Deschamps.

My name is Stephen Tafel. I live in the middle of Hollywood, Yuca Corridor. I spoke at the Downtown LA, Lafayette Park Listening Session, this past Saturday morning. I am the one who laid into the point of having paid over \$20,000 in TOT since starting hosting on airbnb May 2011.

Besides helping me to recover from severe debt and keeping me fed and sheltered during a short period of unemployment, I share the same amazing stories of many of the hosts who spoke at the listening sessions. Hosting people from around the world, tourists, business travelers, and folks coming from all over to move to LA permanently. Some of my guests have become my neighbors, most all of them have become my long time friends. The stories I have to share are so numerous, I cannot recount them all here. I have helped many others start their own airbnb listings and even to expand their number of listings. I have promoted the buildings I live in and a couple of my guests are now long term residents in the same or adjacent buildings.

I am a renter renting on airbnb. I understand if restricted to renting only from my 'primary residence' I would be forced to get imaginative to keep both of my listings afloat. For example, already my studio listing(Hollywood Holiday Private Suite) is where I have my driver's license, car and insurance registered. Although, I live in my 'primary residence', around the corner, in the living room of my one bedroom apartment in a 'rent controlled' building. If restricted, I may also have to stop paying my TOT, because I would no longer want to be tracked by the city government.

I understand Santa Monica has restricted their short term rentals...but have you looked on airbnb recently for a place to stay in Santa Monica? The list of short term/holiday rentals is quite extensive.

Restricting this type of personal business(short term rentals/shared economy) is not impossible, but it will cost the city a lot of money and time.

Given a hypothetical situation of: there are 4000 hosts in LA, each host paying approximately \$500/month in TOT, 4000×500 , the total monthly revenue for the city would be \$2,000,000.

Do you know my lowest ratings are due to "Location". The "Location" of Hollywood, I have no direct control over. Although, I am regularly reviewed and criticized for it. What a difference it could make if all Hollywood hosts paid TOT and it went right back into the streets of Hollywood.

I have so much more to share about this topic, but working 60-80 hour work weeks building an International Operations department for Avjet, plus running two airbnb listings in Hollywood, plus consulting with other hosts/prospective hosts, keeps me pretty busy. Even as I have been typing this, I am awaiting guests who just arrived at LAX from Venezuela. They will call me any moment and I need to be ready to run around the corner and check them in after their long day of traveling.

I encourage you and the city of LA to consider permitting hosts to have more than one listing, maybe two, maybe three, maybe more. If there is a long term rental shortage, I have not seen it, if anything, I have helped to create more long term tenants.

I thank you for your time in reading this long-winded and maybe too late email.

I love hosting. I love caring for people traveling around the world. I tell my guests all the time, "whether you are arriving in Los Angeles by a Gulfstream 650 or on a bicycle, I will give you the same red carpet, VIP treatment."

With great love and gratitude,

Stephen Arti Tafel
+1-805-432-1179
1746 N Cherokee Ave
Apt 4V
//
1837 Whitley Ave
Apt 310
Hollywood, Los Angeles, CA 90028

Dear Council Member,

My wife and I have been following the progress of the new 'Short-term Rental' ordinance very closely. We have attended all the meetings and spoken at each one as well. We are very glad that the city is finally implementing an ordinance concerning short-term rentals. It has been troubling, wondering if we were breaking the law or not. It's nice to know it'll all be 'kosher' soon.

If you can't already tell, we are HUGE supporters of Airbnb and other 'sharing' economy models. Airbnb has truly changed our lives (and our neighbor's lives) for the better.

Here's how:

1). Now...our street has lots of parking!

This seems counterintuitive, but ever since several homes on our street began to use Airbnb, we have eliminated at least 10 junky, old cars from cluttering up the area.

2). Now...our street is gorgeous!!

My Airbnb-host neighbors and I have all significantly beautified and improved our properties and bonus! ... EVERYONE'S property values have increased.

3). Now... our street is quieter!

The peace and harmony of our neighborhood is important to us, so all of the Airbnb hosts on our street work very diligently to keep the noise down after 10pm.

4). NOW... I CAN FINALLY AFFORD TO ENJOY AND KEEP MY HOUSE!!

I am a carpenter and I personally built my house after the '94 earthquake. I spent *thousands* and *thousands* of hours rebuilding this little old gem until it was transformed into a veritable place of wonder. I am VERY, very attached to it!

A few years after the construction industry shut down in 2007, I went into foreclosure. I had to accept a terrible, predatory-styled loan-mod or else lose the place. Every month was a huge struggle. I needed to rent every bedroom to keep it going. That meant inviting a constant flow of total strangers into my home to live. Sometimes, it was very scary. There were many incidents where I had to call the cops on my own tenants!

Because Airbnb takes *great care* in vetting our guests, in 3 years we have NEVER had a problem. I love our guests, sometimes more than family!

I could go on, but I'm sure you get the drift.

Regarding the ordinance, we support the bulk of it but we would like you to SERIOUSLY CONSIDER ELIMINATING THE 180-DAY CAP ON SHORT-TERM RENTALS.

From a legal perspective, the 180-day limit might be a bad idea. Many of my lawyer friends say it may even leave the city open to class action lawsuits, since the ordinance requires hosts to register with the city and purchase business licenses. Can you think of *one* other business model where the business owner is in full compliance AND restricted to conduct business for fully *one-half of the year*? Shaky legal ground, right?

Now, getting back to ME... there is NO WAY for us to keep our house (and sanity) if we can't use Airbnb year round. We don't like the cap.

There is no doubt that Airbnb is an unexpected cash cow for Los Angeles.

You and I both need the revenue!

So please, let it flow... YEAR ROUND!!

Please eliminate the 180-day cap!!

Sincerely,
Alan T

Robert C. Ganser
966 Manzanita Street
LA, CA 90029

CF# 14-1635-S2
CPC-2016-1243-CA

To Whom It May Concern:

I share my home in Silver Lake to both short and long term guests. I own and live in my house, and I rent out the four additional bedrooms. I am registered with the city and am current on my TOT.

The house was literally falling down when I bought it 16 years ago. It was all I could afford. To rebuild it, I had to borrow money from the bank, and by the time it was finished I owed over 650,000 dollars. I've always worked and I've always rented out the extra rooms in my house. However I was never able to stay ahead on the bills and eventually I started falling behind on my property tax. I also could not afford the basic up keep of the house, so it started falling into disrepair. Paint peeling, rotting trims and deck boards, appliances began to fail, and carpeting became dirty and worn. Then, about 6 years ago I was diagnosed with AIDS related lymphoma. It took me out of the business and I was never able to get back in. Meanwhile my bank would not let me out of my high interest only loan, as they had labeled my account in 'eminent default'. (I didn't even know there was such a thing).

Then, thank God, Airbnb came along. When my next roommate moved out, I rented the room for a few days using airbnb, and it was an excellent experience. Since I have shifted to mostly short-term rentals, my life has changed dramatically. The people I live with now are better for my stress levels and overall health. Short term renters respect my home, they are not loud at night, they don't disturb other guests in the house, rent is always paid on time, the wear and tear on my property has greatly decreased, and the majority of short term renters do NOT have a car so I don't need to provide parking. I am finally able to pay my bills. I'm finally able to pay my property Tax! I'm finally able to pay down some principal on my loan so that I still may have a chance to re-finance. I've also been able to replace the dishwasher, and replace my main sewer line for \$8000, and replace all the carpeting in the entire house. And it has enabled me to finally contribute to society in a way I never have before. I have paid over \$29,000 in TOT to the City of Los Angeles. I'm now able to contribute to my city, not just be a taker, using the city for my benefit only. I've never been able to do this until I started hosting short-term rentals.

Everything has been running smoothly for over 4 years. No complaints from neighbors, no complaints from tenants/guests, and no complaints from nearby small businesses. The income from short-term rental is critical to pay my mortgage interest, insurance, taxes, utilities, repair and maintenance, and even essentials. If I can't rent all the bedrooms out, 365 days a year, both short and long term, it will force me to sell my home and move out of Los Angeles. And the way the market is now, I guarantee that who ever buys my house will not be sharing with anyone because they will be rich. It will not improve the housing shortage in LA, and it will put me back on the road to financial ruin. Please don't do this.

Thank you.