

Google Groups

Fwd: Short-Term Rental News

Sharon Dickinson

May 19, 2017 2:31 PM

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

From: **Los Angeles Short-Term Rental Coalition** <lacoalition@calodging.com>
 Date: Fri, May 19, 2017 at 2:30 PM
 Subject: Short-Term Rental News
 To: sharon.dickinson@lacity.org

Short-Term Rental News

Feature Article

Airbnb co-founder: We've learned to avoid a 'confrontational kind of stance' with regulators

CNBC | 5/16/17

When asked if he was following the management mishaps at Uber, Blecharczyk noted that Airbnb has "very good partnerships" with lots of cities. While Airbnb hasn't faced the same level of blowback, the hotel industry has vocally criticized Airbnb's practices - as have regulators, who have called for investigations of Airbnb's effect on housing prices and threatened fines for hosts of Airbnb's short-term rentals. "Some hotels are trying to dig their feet in, and trying to say that Airbnb shouldn't exist -that 'illegal hotels' shouldn't exist. And of course, illegal hotels shouldn't exist."

Crime

Airbnb host, 23, who advertised Harry Potter-inspired cupboard under the stairs to youngsters is a paedophile who was jailed for attacking children as young as 12

The Daily Mail | 5/13/17

An Airbnb host advertising a Harry Potter-inspired cupboard under the stairs for teenagers to stay in for £10 a night has been unmasked as a convicted paedophile. Yesterday it was reported Thomas Watton, a former X Factor contestant, was offering a cupboard in his home in Salford, Manchester for guests above the age of 12. It can now be revealed Watton, 23, who wrote the innocent advert, is a convicted paedophile who is on the Sex Offender's Register. The 'Facebook famous' reality show reject was jailed in 2013 after he pleaded guilty to using his popularity to intimidate children into having sex with him.

U.S. Airforce Troops Threw a Rave in a Norfolk Airbnb Barn Conversion

Mixmag | 5/17/17

The Airbnb rave strikes again. This time, US airforce troops from RAF Lakenheath, Suffolk were responsible for duping someone into believing their property would be rented for a "quiet weekend". Instead, Sara Bear's Kenninghall, Norfolk converted farm building became a party spot for 50 servicemen and women who even kitted it out with their own soundsystem, smoke machine and disco lights.

Short-term rentals causing problems in some Tampa Bay area communities

WFLA | 5/17/17

For the better part of a year, neighbors living near the house on 7th Street East, had a major issue with what went on both inside and outside these walls. "It was bad. It was bad for a year and half. Every weekend," said Jack and Gaye Wurzbacher, who lives across the canal. The Wurzbacher's called Pinellas County Sheriff's Office deputies over and over again because of the noise. "The parties would start about 4 in the afternoon on Thursday or Friday and they would end Sunday morning about 11 am," they said.

City & State Action

Income from LA's Airbnb Tax at War with Nervous Neighborhood Interests

City Watch LA | 5/15/17

While Airbnb, its hosts, and the City each have a vested interest in maximizing revenue, this financial goal may run counter to the wishes of many Angelenos who believe that the in-and-out flow of transients disturbs their neighborhoods and compromises their safety, quality of life, and quiet enjoyment of their neighborhoods and apartment complexes...

The unions that represent hotel employees are also bent out of shape as they believe that the diversion of revenue from hotels will result in fewer union jobs and lower dues revenue to cover their overhead.

The affordable housing and tenants' rights advocates are also opposed to Airbnb because selected landlords are converting apartments to short-term rentals, depleting the supply and causing already high rents to increase. This may force many displaced and already rent burdened tenants into even more over-crowded apartments or onto the harsh streets of LA.

Massachusetts Lawmakers are thinking about adding a tax to Airbnb

The Boston Globe | 5/16/17

Travelers who rent a house or apartment through Airbnb and similar services in Massachusetts could have 11.7 percent in hotel taxes added to their bill under a plan announced Tuesday by the state Senate, the latest sign that lawmakers are serious about closing a loophole that traditional lodging businesses have called unfair. The Senate proposal, projected to raise \$18 million in the first six months of 2018, would apply the 5.7 percent state hotel tax and local levies of up to 6 percent on all private residences rented for short stays.

Illegal Rentals

New York City smacks landlord with lawsuit for illegal Airbnb rentals

New York Post | 5/15/17

The city just unleashed its biggest ever crackdown on a landlord illegally using Airbnb. Lower East Side building owner Rose King has been slammed with a \$1.2 million lawsuit by city lawyers alleging she illegally rented a slew of units in three buildings through the short-term rental service.

NYC Shuts Down Illegal Airbnb Rooftop Rooms

US News and World Report | 5/18/17

New York City officials have fined the owner of a Brooklyn manufacturing building after inspectors found illegally constructed rooms on the roof being rented to tourists who booked the accommodations through Airbnb. The Mayor's Office of Special Enforcement, responding to reports of illegal hotel activity, found five residential units constructed on the roof of the two-story building next to the Manhattan Bridge in the borough's Dumbo neighborhood. City inspectors say the certificate of occupancy calls for manufacturing in the building itself.

Affordable Housing

Hotel housekeepers commute for hours as high rents push them farther away

Miami Herald | 5/17/17

For the estimated 11,500 housekeepers who work in Miami-Dade County - most of them in hotels in the Beach - and thousands of other service workers, living near jobs on the billion-dollar sandbar lies far beyond their means. More than 80 percent of the workers employed in Miami Beach don't live there.

Growth

It's been a trip to \$31 billion. Now Airbnb wants to remake the entire travel industry

CNBC | 5/16/17

Airbnb is unusual among privately held start-ups in that it's already profitable. The No. 1 company on the 2017 CNBC Disruptor 50 list has reportedly said it can reach \$3 billion in profit by 2020. It was valued at \$31 billion last year, meaning that only Marriott's \$39 billion valuation is greater in the lodging industry. The hotel industry, with its millions of physical properties around the world, hasn't been as nimble as Airbnb to adapting to the millennial crowd. But it has played a good game of catch-up.

Our coalition represents workers, neighbors, tenants, lodging associations, employers and affordable housing advocates. We stand united behind responsible and appropriate regulation of the short-term rental (STR) industry in Los Angeles.

Short-Term Rental Coalition consisting of AH&LA, CH&LA, Hotel Assoc. of LA, Keep Neighborhoods First, LAANE, UNITE HERE Local 11, and other neighborhood, business and community groups, 414 29th Street, Sacramento, CA 95816

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Google Groups

Fwd: We Support Short Term Rentals in Los Angeles (CF#14-1635-S2)

Sharon Dickinson

May 19, 2017 2:29 PM

Posted in group: Clerk-PLUM-Committee

From: Greg Dina <gregdina@gmail.com>
Date: Fri, May 19, 2017 at 2:25 PM
Subject: We Support Short Term Rentals in Los Angeles (CF#14-1635-S2)
To: councilmember.blumenfield@lacity.org
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Dear Councilman Blumenfield,

Please don't ban guest houses and limit the number of days allowed for short term rentals in Los Angeles. As a resident of Westchester, Board Member of the Westchester-Playa Democratic Club and responsible 'homesharer', I have seen the benefits of short term rentals personally and for the local LAX-adjacent community. Home sharing has enabled us to promote local business, showcase our love for Los Angeles and provide a safe and unique space for our guests to enjoy while we are home.

Fair regulation and collecting TOT we support – but we do not support banning guest houses or limiting the number of days allowed.

Short Term Rentals have been an integral part of our community for decades. Short term rental hosts and guests are an integral component of the tourism sector's revenue in the greater Los Angeles area.

Families using short term rentals are not only making memories together, they are also allowing our local communities to prosper through their spending. For every \$100 a traveler spends on lodging, they will spend 50-75% more in their hosting neighborhood on food and dining out, local ground transportation, recreation, and retail shopping.

The significant economic gains this produces allows for more local employment and local business opportunities within our communities. The tourism industry accounts for one out of every ten jobs in the Los Angeles area.

Short term rentals are projected to generate over \$30 million a year in transient occupancy tax revenue in the City of Los Angeles alone. This 14% tax that is placed on all STR's could astronomically help the city. I propose that this revenue be allocated towards building the affordable housing that is so desperately needed. From the astounding homeless population to the working class being pushed out of their neighborhoods due to rising rent costs, focused utilization of TOT from short term rentals can make a significant impact on a desperately underfunded affordable housing trust fund.

The City of Los Angeles' proposed homesharing ordinance's restricting the number of days that a short term rental may operate to 180 days would have severe negative repercussions for the city and not provide a single tangible benefit to our communities. Limiting the number of days reduces TOT revenue, as well as sales tax revenue. It hurts local businesses with less opportunity to capture visitor dollars. It will put people from housekeepers to local professionals serving short term rentals out of work. It could kill innovative start up cottage industries that have come to be because of short term rentals. People can't work half a year. Most businesses can't operate half the year.

I request the Los Angeles City Council does not limit the number of allowed days for short term rentals as it will have negative effects on the local economy and make the City of Angels less progressive, innovative and inviting.

Sincerely,

Greg Dina-Pham

- Westchester Resident (17 years)
- Board Member, Westchester-Playa Democratic Club

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Date: Fri, May 19, 2017 at 2:29 PM
Subject: We Support Short Term Rentals in Los Angeles (CF#14-1635-S2)
To: councilmember.harris-dawson@lacity.org
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Dear Councilmember Harris-Dawson,

Please don't ban guest houses and limit the number of days allowed for short term rentals in Los Angeles. As a resident of Westchester, Board Member of the Westchester-Playa Democratic Club and responsible 'homesharer', I have seen the benefits of short term rentals personally and for the local LAX-adjacent community. Home sharing has enabled us to promote local business, showcase our love for Los Angeles and provide a safe and unique space for our guests to enjoy while we are home.

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Fwd: We Support Short Term Rentals in Los Angeles (CF#14-1635-S2)

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May 19, 2017 2:36 PM

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

From: **Greg Dina** <gregdina@gmail.com>
Date: Fri, May 19, 2017 at 2:31 PM
Subject: We Support Short Term Rentals in Los Angeles (CF#14-1635-S2)
To: councilmember.ofarrell@lacity.org
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Dear Councilman O'Farrell,

Please don't ban guest houses and limit the number of days allowed for short term rentals in Los Angeles. As a resident of Westchester, Board Member of the Westchester-Playa Democratic Club and responsible 'homesharer', I have seen the benefits of short term rentals personally and for the local LAX-adjacent community. Home sharing has enabled us to promote local business, showcase our love for Los Angeles and provide a safe and unique space for our guests to enjoy while we are home.

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