



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Regarding CF#14-1635-S2 (Home Sharing)

1 message

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Dan Crane <dancranehere@mac.com>

Mon, May 23, 2016 at 12:06 PM

To: Cpc@lacity.org, Planning@lacity.org, matthew.glesne@lacity.org, mayor.garcetti@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.cedillo@lacity.org  
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Hello,

I am writing regarding the proposed Home-Sharing Ordinance (CPC-2016-1243-CA) that would impact Airbnb and other, similar home-sharing sites. In particular, I'm writing regarding the proposed banning of **duplexes**, and the **90-day restriction**. I attended the meeting over the weekend, but could not get inside as it was so crowded, so I wanted to express my concerns via email.

As a freelance journalist (NY Times, WSJ, Slate, etc) and musician, I find it essentially impossible to live off of my earnings in Los Angeles. The only way I've survived is by renting out my guesthouse via Airbnb to supplement my income.

I've lived in Echo Park since 2004, and I've been renting out the guesthouse on my property via Airbnb since I bought it in 2012. It's a 2-bedroom bungalow that has hosted guests from Sweden, Norway, Japan, France, Denmark, Germany, Italy, the UK, Australia and many other countries.

Numerous notable writers have come to stay at my house and finish their books, write magazine stories or develop television shows. The home functions as a weekly/monthly writer's retreat for these guests, who, would otherwise not choose to come to Los Angeles to write. And if they did, they would certainly not stay in a hotel.

Part of the reason so many of these guests (many of whom I've befriended) come to Los Angeles, is that they can stay in a house like mine for short periods of time while they work on their writing, or vacation with their family. Many guests return annually to stay here, eager to explore new LA restaurants, shops and cultural experiences.

The proposed limits to home sharing will make it far less likely for people like this to come to LA and spend money at local restaurants and businesses. If home sharing is eliminated, they will simply go elsewhere more hospitable. They have discovered what a *vastly different* experience it is to visit a city and stay as a guest on a local's property versus staying in an anonymous hotel.

I'm *not at all opposed* to limiting the number of home sharing *units* an owner may rent out – I acknowledge that some bad apples have started buying up real estate with the sole purpose of short-term rentals, and this has negatively impacted the rental stocks and given home-sharing a bad name. I'm also unopposed to paying appropriate taxes, though I already pay state income tax on the income generated from the rentals. If there were a way to seamlessly integrate a city hotel tax into the Airbnb rental process, great.

However, limiting rentals to 90 days will make it *impossible* to continue offering home sharing. Burdensome application fees or requiring monthly reporting of taxes will also make home sharing incredibly undesirable, thus, depriving Los Angeles of vast amounts of tourism and tax revenue

Please consider a major revision to the current proposal, or start over from scratch with more input from the vast and vibrant home sharing community.

Regards,

Dan Crane

Los Angeles, CA 90026

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Sharon Dickinson <sharon.dickinson@lacity.org>

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**RE: Council file number: CF#14-1635-S2**

1 message

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**Maddy** <talbot\_leighton@msn.com>

Mon, May 23, 2016 at 5:40 PM

To: "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "matthew.glesne@lacity.org" <matthew.glesne@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>, "justin.wesson@lacity.org" <justin.wesson@lacity.org>

Cc: "Sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

RE: Council file number: CF#14-1635-S2

Planning commission file number: CPC-2016-1243-CA

Dear Mr. Bonin,

I am writing to voice my support of the proposed Short Term Rental regulations with the EXCEPTION of the 90 day limit. Last Saturday I attended the hearing at Deaton Hall downtown. As you may have heard it was well attended and lasted from 10:00am to 2pm as there were so many interested parties who wanted their voice to be heard. Unlike the anti-Airbnb contingent who left, en masse, promptly at noon (giving credence to the rumor that they were paid to attend), I sat through all four hours of testimony and heard over and over again how the 90 day limit will do more harm than good.

It was implied that if a short term listing is currently rented more than 90 days a year then it should qualify as a "long term" rental and, by not offering it as such we are adding to the lack of affordable housing in Los Angeles. This makes no sense and is simply not fair. Aside from the fact that people in need of a rental property would certainly need it for more than 9 months of the year, most home sharing listings like mine are just not suitable as a long term rental.

My husband and I are long term residents of Venice. We own our home and rent out a small guesthouse on our property. When not being rented out as a short term Rental unit we use the guesthouse primarily to accommodate visits from our family and friends as our house is too small. The "guesthouse" is little more than a spare bedroom with an ensuite. While it is great for a one or two night stopover it is not at all suitable as a standalone rental. For example, it has no cooking facilities. It never was and never will be a "rental property".

From my personal experience sharing our home has been an enriching experience on many levels and it will be devastating to us both financially and emotionally if we are limited to only 90 days a year. Like many of my fellow Airbnb hosts we got into the home sharing community out of necessity. Both our jobs were affected by the recession and we found ourselves needing to augment our wages in order to make ends meet. When my husband first suggested that we rent out our guesthouse when we weren't hosting family and friends I was appalled at the idea. No way did I want strangers in my home!

That was several years ago and I can honestly say it that it has added so much to our lives and lifestyle that I cannot imagine not doing it. The obvious benefit is financial as it has enabled us to continue to pay our bills. It has also helped us do some well needed maintenance to our property, including switching our yard to be drought tolerant, repairing damage to our roof due to dry rot, and has afforded us the odd vacation. Unfortunately, neither of our jobs have come back up to pre-recession standards so we are still dependent on the extra income. We need that extra income every month and limiting us to 90 days may mean that we will not be able to stay in our

home!

Aside from the financial aspect and, perhaps more important, are the wonderful people we have met along the way. We have hosted people from all walks of life, all types of professions, all age groups, from all over the world. I was initially surprised at the variety of visitors we got. At first I assumed we would only get a certain "type" of budget traveler. How wrong I was! Many of our visitors are not "budget" travelers but instead are looking for a less homogenized environment than what a hotel offers. They are often great travelers and love meeting other people with similar interests (like us) and getting to know the local hotspots. We promote all the local restaurants, bars, and shops. Our visitors bring lots of commerce to our local community and limiting them to 90 days will limit commerce to the area.

We have loved Venice ever since we moved here nearly 30 years ago and we feel like ambassadors when we host guests that have not been here before. I can't tell you what a joy it is to hear a guest gush about how much they have loved their visit to Venice and how much of it they didn't know existed prior to staying with us.

Along the way we have forged strong and lasting friendships with some of our guests. Not only have we enjoyed such great experiences as hosts but we have also enjoyed home sharing as guests both domestically and internationally. Home sharing has afforded us the opportunity to visit places we would not normally be able to afford. This is a similar situation for our guests. Should visiting places like Venice be the purview of the rich only and should they be limited to certain times of the year???

We hope we can continue to welcome people into our home, year round. We are responsible hosts who are on hand to hold our guests responsible too. We have never once received a complaint from our neighbors and, let's face it, who wants to have an unhappy neighbor? That aspect is pretty much "self regulating". Not only that but we have hosted several of our neighbors family members!

Needless to say I feel strongly that there are many positive aspects to home sharing. I am also aware of the problems such as the issue of legitimate rental units being taken off the market and the subsequent issue of neighbors having to deal with "party houses". I believe that your proposed regulations will solve those problems but putting a 90 day limit on responsible hosts is akin to "throwing the baby out with the bathwater". I know of many good hosts who will face financial hardship should that limitation be put into law and I urge you to reconsider.

Thank you for taking the time to read my letter.

Yours Sincerely,

Madeleine Talbot-Leighton



Sharon Dickinson <sharon.dickinson@lacity.org>

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## San Francisco STR Enforcement Update

1 message

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jrgposte@aol.com <jrgposte@aol.com>

Mon, May 23, 2016 at 9:04 PM

Is indicative of what we can expect in Los Angeles? How will our city gain compliance from scofflaws who have been oppositional in every other jurisdiction in which they operate?

Please foreword to interested parties: <http://m.sfweekly.com/thesnitch/2016/05/23/airbnb-still-refusing-to-help-sf-enforce-airbnb-regulations>

# Airbnb Still Refusing to Help S.F. Enforce Airbnb Regulations

by **Max DeNike**

May 23, 2016

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comment



Airbnb

**"Bunk bed 1" (of many) available at "Sunnyside Travel House," available to you on Airbnb.**

San Francisco has regulated short-term rentals like those for offer via Airbnb for over a year, but the city's rules have done almost nothing to change the habits of the companies facilitating the rentals and those who host the properties. As in, the laws do not appear to be working.

Airbnb and other similar services were the subject of a pair of scathing investigative reports from *NBC Bay Area* last week in which it was revealed that Airbnb is more interested in making money than following rules and the city itself is ill equipped to handle its own regulations.

Of the 7,046 hosts in San Francisco, who have offered nearly 9,500 listings, **only 1,281 have acquired the "required" registration.** Worse than that is the notion that 2,000 of these units are in rent-controlled apartments, **removing them from a rental market in the worst housing crisis of our lives**Last

year, San Francisco updated a longstanding city law banning short-term rentals to accommodate Airbnb and others by making it so hosts use their rental property as their primary residence, host guests without being present for a maximum of 90 days a year, and can only rent out one property.

Very little of this now appears to be enforced.

“I think there’s still work to be done, and it’s important for us to get the word out about the need to register,” Kevin Guy, director of the city’s Office of Short-Term Rentals, told NBC.

Guy — who has a six-person staff to deal with the thousands of rentals — said his office reached out to Airbnb, Craigslist, FlipKey, and VRBO some four months ago asking them to include a host’s registration number in their listing.

Not one company complied.

Airbnb, of course, maintains that its business model is sound and actually helps people earn extra income, which is certainly true in some cases. One host profiled by NBC said she plays by the rules, is registered, and the service has improved her life.

**But NBC also spoke with a couple** whose neighbor turned their home and garage into a sort of bunk bed-laden hostel that could accommodate 20 people at a time, at \$33 a night.

Chris Lehane, the former political hatchet man for Bill Clinton and Al Gore who is now "director of global affairs" for Airbnb, told NBC the company is committed to removing bad players, and has taken down nearly 200 properties this year.

But the simple fact remains that some 82 percent of hosts in San Francisco are not complying with the regulations.

“These are incredibly powerful players,” Supervisor Aaron Peskin said of Airbnb. “When Supervisor Campos and I introduced legislation, the next day Airbnb **made over a quarter of a million in political campaign**



**contributions to individuals who will support their efforts and thwart our laws.”**

Peskin and Campos put forth new legislation in April that could put a vice grip on Airbnb and others: The companies would be required to verify whether a host is registered with the city before their property could be listed. Penalties for listing unregistered hosts could reach \$1,000 a day per property.

Meanwhile on Friday, Airbnb released to all its users a new set of rules in which hosts are informed of their right to arbitration in disputes with the company, but not class-action lawsuit status.

Hosts also must agree to background and/or sex-offender registration checks at Airbnb’s discretion. The company has prohibited class-action lawsuits for some time, **according to the *Chronicle***, but now it’s making it more clear to users. As far as background or sex-offender registration checks, anyone is allowed to do that to someone with or without their consent.