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## AIRBNB Draft Ordinance CF#14-1635-S2 - please rethink the 90 day limit

1 message

Gregory Tuzin <greg@tuzin.com>

Mon, May 9, 2016 at 8:36 AM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.cedillo@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Council File Number: CF#14-1635-S2  
Planning Commission File Number: CPC-2016-1243-CA  
PDF copy of letter attached to email

To whom it may concern,

We are Airbnb hosts in Highland Park who depend on the income to survive. We live in the same building as our Airbnb, and would not rent it out on a full time basis without Airbnb. Airbnb has made it possible for us to pursue our creative careers and bring in income that allows us to survive at the same time. We only allow two people at a time, and they are never noisy. We are always home to oversee them and make sure they comply to our high standards of living. We recommend local businesses to them, and know that they take advantage of it.

The proposed Draft Ordinance on Short Term Rentals in LA would harm us in a very serious way. We have no issue with many aspects of it, and in fact support regulation:

1. Outlaw property owners from evicting long-term renters to use the units as short-term rentals.
2. Outlaw short-term rentals of four or more units by the same person/company.
3. Hosts pay a Transient Occupancy Registration Certificate and pay a per night fee/tax to the city, but to **restrict that to 90 days per year makes no sense when we are owner occupants**, and rent guest quarters on our individual property. In fact, this actually harms the city long term as the city could collect more revenue by not limiting the number of nights.
4. Renters should have to obtain the approval of property owner to host short term renters, and persons in rent controlled apartments shouldn't be able to move out and run an Air BnB business charging rents in excess of their monthly rent.
5. We have no issue with hosts being responsible for the "neighborly conduct" of their "guests" and neighbors should be able to report violations outside of just calling the police.

We very much want to work with the city. We support regulation, and management of Airbnb. That being said, **90 days per year** is simply not enough. We would have to find a different source of income from Airbnb.

Airbnb is a great service, as a host and traveler. It allows travelers to experience cities in ways never possible before. It allows a traveler to live like a local as opposed to being separated from the city in a high rise hotel. It would be huge shame to lose this as it truly expands our enjoyment of the cities we visit. We recognize that there are issues with the system that have to be worked out, but simply closing down a service that is so beneficial is not a great solution.

In particular please rethink the **90 days per year** limit. This number feels extremely arbitrary, and limits how we are able to use our own home.

Thank you for your time.

Gregory Tuzin & Paige Smith

 Regarding Draft Ordinance CF#14-1635-S2.pdf  
44K



May 9, 2016

Los Angeles City Planning Commission  
200 N. Spring Street,  
Los Angeles, CA 90012  
Sent to: CPC@lacity.org

RE: Support – Proposed Short Term Rental Ordinance CF #14-1635-S2

Dear President Ambroz and Planning Commission Members,

On behalf of Tenemos que Reclamar y Unidos Salvar la Tierra-South LA (T.R.U.S.T. South LA), we would like to express our support the policy framework that will help protect neighborhoods and preserve affordable housing. Our organization is a community-based land trust. We work to transform the neighborhoods of South Los Angeles by building community control over land; preserving and building opportunities for working-class people to remain in the community; and building the capacity and power of local residents to have a say in the future of their neighborhoods.

The proposed ordinance is a good model for home sharing because it allows legitimate home sharing, without displacing rent controlled tenants by banning hotels operated by property management companies. These are “de facto” or illegal hotels, and pose direct competition to legal hotels, which have gone through extensive environmental review, pay a living wage to their employees, and are subject to community input.

Los Angeles is in the midst of an affordable housing crisis. Rents have increased by 7.3% in 2014 alone, and the median renting household already spends 47% of its income on housing. In the midst of this crisis, short-term rental companies such as Airbnb have taken over 10,000 units from the market. With high demand and low supply, the loss of housing further exacerbates rising rents. This policy strikes the right balance, by maintaining good standards of transparency and enforcement. Primary residents can rent their space for limited periods of time so as to maintain permanent housing and be in full compliance of all regulations.

Rent controlled residents are especially vulnerable to landlord harassment, and we are proud that the City has taken this into consideration to maintain rent controlled buildings. If RSOs were subject to short term renting, the enforcement of the policy would be highly problematic. It would effectively incentivize illegal subletting, illegal kick-backs, and unjust evictions. Such an eviction would allow the landlord the opportunity to raise the unit’s rent to market rates. Landlords should not be given any more opportunities to evict RSO tenants.

We stand with residents, neighborhood associations, the hospitality industry, housing organizations, and labor unions in strong support of this policy and the process moving forward. Thank you for your consideration in this matter.

Sincerely,

Sandra McNeill