



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**The proposed home sharing ordinance goes too far.**

1 message

---

**Debra Cowan** <debbicowan@gmail.com>  
To: etta.armstrong@lacity.org

Sun, Jun 5, 2016 at 7:25 PM

Dear Etta Armstrong, LA City Clerk Office,

The proposed ordinance for home sharing is wrong and extreme. Truly the only people who benefit from this type of extreme measure are the hotel owners who are trying to limit the sharing economy. Rather than making these limitations to this new type of sharing economy, I believe that Los Angeles should use it for their benefit. Collect the taxes from this enterprise and use them to help with the homeless issue that has a huge impact across the city. This type of wrong-headed restriction on rentals is like trying to hold back the future -- there is a reason why it is so popular and it is because everyone wins. The many tourists who come to Los Angeles can safely bring their families or spend months at a time living here and interviewing to find jobs, at which time they can transition into permanent housing. It is far too expensive to stay in a hotel and do that. In addition people many times come to our city to seek medical treatment at our many top-tier hospitals which

is not available on a long-term basis at a hotel. So our city would lose all of this revenue if it tries to shut down the home sharing of AirBnB and other sites that encourage people to come to Los Angeles.

I strongly disagree with the unfair limitations put on the hosts and I urge you to work with the many people who want this to continue on in something close to its present form. I encourage you to be forward-thinking and use this great need to the city's advantage.

Thank you

Sincerely,

Debra Cowan



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**The proposed home sharing ordinance goes too far.**

1 message

---

**Sara Gardner Gail** <saragg@mac.com>

Sun, Jun 5, 2016 at 7:25 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As neighbor living near Airbnb hosts, I believe the ordinance goes to far:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- Folks should still have the flexibility to rent out a single bedroom, my entire home, or guest house on their property.

-- many people don't feel comfortable knowing that information about how often and how much income they earn from home sharing could be available to anyone who asks. folks I know want to comply with the law, but They need to be reassured that this personal information remains confidential or They won't feel comfortable sharing their home.

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

Please take these points into consideration when drafting laws that will affect a thriving and egalitarian niche.

Thank you

Sincerely,

Sara Gardner Gail



Etta Armstrong <etta.armstrong@lacity.org>

---

**The proposed home sharing ordinance goes too far. I don't actually support any limits on home sharing. I believe it is an owner's right.**

1 message

---

**Anne Herlihy** <anne.herlihy@gmail.com>  
To: etta.armstrong@lacity.org

Sun, Jun 5, 2016 at 7:37 PM

Dear Etta Armstrong, LA City Clerk Office,

-- A 90 day cap is overly restrictive and arbitrary.

I can't understand why there would be a cap at all on an owners ability to rent his/her own property.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Anne Herlihy



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**Ordinance on Short Term Rentals in LA CF#14-1635-S2**

1 message

**Warren Hansen** <whansen1@mac.com>

Sun, Jun 5, 2016 at 8:12 PM

To: councilmember.bonin@lacity.org, mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org  
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Dear Council Member Mike Bonin and the City Planning Commission,

Thank you for drafting a home sharing ordinance. Sharing my primary residence on AirBnb has been a wonderful experience and helped me make my house payments in Los Angeles. I work in TV and Film and that work is seasonal. Sharing my home has helped fill in the gaps in my income and allowed me to keep my home through some very slow periods. I also have helped local businesses by sending the guests who stay at my house to local spots to eat and shop.

**I would like to respectfully air my concern about the 90 day cap on home sharing. That would make my home unaffordable as I now rely on AirBnb income a great deal.** I would like to also mention that having the registration run through the home sharing web site we use would streamline the process since all of the information is already stored and available there. Lastly I'm slightly concerned about my privacy as part of this proposed amendment will expose my registration and address to numerous outside offices.

Thanks for hearing me out and I am grateful to be a part of the process.

Sincerely,

Warren Hansen

Airbnb Host

Ordinance on Short Term Rentals in LA. council file number: CF#14-1635-S2. planning commission file number: CPC-2016-1243-CA



To: The City of Los Angeles  
Planning Department

June 4, 2016  
From: Stephen & Helga Bacchetti  
Los Angeles, Cal. 90066

Re: CF#14-1635-S2 (Home Sharing Ordinance)

To whom it my concern,

We are a retired couple in our early 70's and have found the short term rental market to be a godsend. We live in a quiet residential neighborhood on the Westside, and by using our Guest House as a Short Term Rental, we have been able to:

- 1) Stay in our house.
- 2) Moderately maintain our standard of living.
- 3) Not, financially, depend on our children.
- 4) Do a little bit of traveling, which we promised ourselves, after we retired.

Our Guests are usually couples on vacation from all over the world, or parents visiting their children and grand children. We do not allow parties or loud music, and our neighbors have not been disturbed by any of our Guests. We also provide parking and the amenities of living in a home rather than a hotel. This is what most of our Guests prefer , and since many are also on a tight budget, staying at a home share accommodation is much more reasonable than staying at a hotel for 1 or 2 weeks (which many would not be able to afford and therefore vacation closer to home).

Regarding your proposed Ordinance we have the following comments:

- 1) The 90 day limit does not make sense, since this prevents short term renting for the rest of the year, which would force the owners to find other (most likely illegal) means of obtaining this much needed income.
- 2) There definitely should be strict Fire, Life, Safety requirements, but consideration should be given to other non-safety requirements, such as setbacks, parking, etc.
- 3) There should be limits to the number of units (1 or 2) on a site that can be used for short term rentals. Maybe limit to only Single Family, Duplex and Triplex Residents.
- 4) The City should be entitled to a tax on this added family income

We are hoping for a fair Ordinance, that helps the people that can really use the additional income, and does not burden the long term rental market.

Thank you for your consideration in this matter.



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

## The proposed home sharing ordinance goes too far.

1 message

---

**Donat barbe** <donatb@ca.rr.com>  
To: etta.armstrong@lacity.org

Sun, Jun 5, 2016 at 8:15 PM

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

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

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Donat barbe



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

## The proposed home sharing ordinance goes too far.

1 message

---

**Melissa Smed** <Smed.Melissa@gmail.com>

Sun, Jun 5, 2016 at 8:46 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

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

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Melissa Smed



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

## New Airbnb Rules are UNFAIR!

1 message

Daniel Goodman <goodmeyer@gmail.com>  
To: etta.armstrong@lacity.org

Sun, Jun 5, 2016 at 8:49 PM

Dear Etta Armstrong, LA City Clerk Office,

Being an Airbnb host has changed our lives! Not only financially, but as a person. I have diversified my knowledge of all different types of people and cultures from around the world. I achieved this education by greeting people from different states in the U.S and different countries across the globe.

It all started when my mothers father, my grandfather, got sick. My mother had to quit her job and be with her father.

My mother lives in Venice, CA and her father lives in Dallas, TX. She knew about Airbnb and asked me to look into it. So I did.

I quickly found out that her house can be rented for enough days of the month and enough money, so that she could have a steady flow of income. She is able to be in Dallas 3 weeks of the month. To this day, she flies back and forth every 3-4 weeks from LA to Dallas. This has been going on for just over 2 years now.

My mother rents her house an average of 25 days per month. That's 300 days a year! If the city creates a law that restricts rentals to 90 DAYS A YEAR, she will be in serious financial trouble!!

I have to admit, our first couple months were a little rowdy. We had a few unfortunate guests. We learned very quickly that hosting groups of friends, not families, is a bad idea. They will lie to you by saying they will be in bed by 10pm, no loud music, and be respectful to neighbors. This is NEVER the case. And yes, we did have a contract stating our house rules. They broke them anyway and lost their deposit. This of course was upsetting neighbors around us. We quickly put an end to this!

We only host families, retired couples, and basically people who wanted to enjoy the ocean, scenery, perfect weather, and relax in a serene environment. Real vacationers! Not drunken college kids with no respect! We have TOTAL control of our rental property.

I strongly ask the city of Los Angeles to not restrict the amount of days we are allowed to rent OUR own home. That would be UNFAIR!

Please enforce the hosts that don't follow the rules and allow bad guests into their home. Do not punish the hosts who have pleasant guests, economically help the surrounding vendors, and mostly pay their bills and support their livelihood from using Airbnb.

Thank you very much.

Sincerely,

Daniel Goodman

Council file number: CF#14-1635-S2

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

To Whom it may concern,

I've been an Airbnb host for five years and have been a South Los Angeles resident for more than 50 years. I am very active in my community and I've been a member of my neighborhood council Planning and Land Use Management Committee for the past several years.

A few years ago my mother reached an age where she was no longer able to care for herself and I had to cut back on working as an antique dealer to look after her. In that time, my husband and I converted her garage into a living unit for ourselves so that she could stay in her home and I could be close by to keep an eye on her.

When my mother passed away, we were left not only with an emotional void, but a financial one as well. The income her social security had brought in helped us to pay the property taxes and maintain the home. Without the extra income, we were unable to afford to stay in the home I grew up in.

Desperate to find a solution, we discovered Airbnb and started renting out the main house and my husband and I continued staying in the converted garage. I can't express enough what an impact Airbnb has contributed to my life. In the time that I was caring for my mother, my husband became ill with an incurable cancer called multiple myeloma and the progression of his disease required my full-time attention as his caregiver.

Opening my home to visitors has allowed me to stay afloat and care for my loved ones in their time of need. Without the income I generated from sharing our space, I would have been unable to pay our bills. Even more, I couldn't afford to stay at home and be a caregiver to my husband.

My husband as since passed away and I am eternally grateful that home sharing allowed me the opportunity to spend as much time with him as possible. In addition to having family and friends to feel connected to, I now also have a support system of former guests who are now my friends living around the world.

Being a great host has become a large part of my identity. My guests come from all over and nothing makes me more proud than being able to showcase my neighborhood to travelers interested in feeling like a local. They love that there's a neighborhood ice cream man and say it makes them feel like a kid again, they eat at our neighborhood restaurants and they shop at our corner markets.

My community and neighbors love that I am hosting on Airbnb. In fact one of my neighbors is currently my housekeeper and another one bakes baked goods for my guests!

Please support hosts like me by allowing for clear and fair regulations. I want to address the STR draft ordinance that was written by the Planning Department. There are several parts of the draft ordinance that I do not agree with.

- **The 90 day cap**

I am 62 years old and am currently on a fixed income. I do not have the education and I am not young enough to give me a decent paying job. Especially, a source of income that is as fulfilling as showing international guests the wonders of the North Harbor Gateway area. If we are limited to 90 days per a year, I would no longer be able to afford to live in my home. Airbnb accounts for 60% of my income and I am still finding it a struggle to make a living. The majority of my money goes to home upkeep, utilities and a neighbor who is a housekeeper. Please reconsider your position on this and allow me to continue to bring tourism dollars to CD15 year round.

- **Data Sharing**

I am very sensitive about my data being shared with the city. As it currently stands there is no guarantee that my personal information will be kept safe. While I am willing to register with the city, I do not believe that I should have to provide the dearth of information requested in the draft ordinance. In addition, I am very concerned about the efficiency of having to deal with two city departments.

- **Unclear Language**

The way the draft ordinance is currently written is very confusing. I am someone who lives in the guest house and shares my main home full time. I am living on the property and would like to continue sharing the main home. There is no definitive determination on how this draft will affect my living situation.

Vanessa Johnson  
225 E 118<sup>th</sup> Place  
Los Angeles, CA District 15 North Harbor Gateway





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**The proposed home sharing ordinance goes too far.**

1 message

---

**Anuja Rane** <anujarane@gmail.com>

Sun, Jun 5, 2016 at 9:15 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

– A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

– I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

– I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

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

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Anuja Rane



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**The proposed home sharing ordinance goes too far.**

1 message

**rafi ashkenazi** <rampapito@gmail.com>

Sun, Jun 5, 2016 at 9:15 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

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

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

rafi ashkenazi



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**The proposed home sharing ordinance goes too far.**

1 message

**Tzviah Mayman** <tzviahmayman@gmail.com>

Sun, Jun 5, 2016 at 9:25 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

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

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Tzviah Mayman



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

## The proposed home sharing ordinance goes too far.

1 message

---

**Jesse Lehrhoff** <Jesse400@hotmail.com>

Sun, Jun 5, 2016 at 10:07 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Jesse Lehrhoff



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

## Comments on the proposed Home-sharing Ordinance CF14-1635-S2

1 message

Bertrand FAUROUX &lt;bfauroux@yahoo.com&gt;

Sun, Jun 5, 2016 at 10:34 PM

To: matthew.glesne@lacity.org

Cc: mayor.garcetti@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.harris-dawson@lacity.org, sharon.dickinson@lacity.org, etta.armstrong@lacity.org

**council file number: CF14-1635-S2**

**planning commission file number: CPC-2016-1243-CA**

Dear Matthew Glesne,

Thank you for sending out the proposed Home-Sharing Ordinance. I greatly appreciate the opportunity to contribute. The following are a few comments that I would like to submit for your consideration.

I have been renting a room in my house for some time now. With a partner on disability and a child, managing on a single income has been a struggle. We almost lost our home a few years back and the extra income generated by the room rental has been a breather that allows us to look into the future with less apprehension.

I do understand the need for regulation; registration certainly is a good thing. Similarly, paying the Transient Occupancy Tax is totally justified. However my concern is twofold.

1. While I understand the need to prevent multi-unit property owners from converting whole complexes into short-term rental businesses, thus bypassing hotel laws, regulations and other obligations, I don't understand why "real" home-sharers who just rent a room in their primary residences trying to either make a better life for themselves or simply to make both ends meet should be penalized because of the former?

Unlike the multi-unit businesses, we are not subtracting units from long-term rentals (our rooms will remain empty if we are unable to continue renting them on a short-term basis) thus contributing to the housing crisis; we can hardly be held responsible for any nuisance and we are clearly not a threat or competition for the neighborhood's hotels, our average room rates being worlds apart.

Home sharing is a good thing. When polled the vast majority of our guests said they would not go to a hotel, either for lack of budget or for want of a different experience. Most could not afford to come to LA but for the home-sharing offer.

Furthermore I live in a neighborhood where there are no hotels. Home sharing brings some much needed tourism to poorer areas in the city and money to the neighboring shops and businesses let alone taxis, transportation, restaurants and attractions city-wide.

2. My second concern is the 90-day limitation. The room rental is bringing in money that is essential for my family to survive. It helps pay the mortgage and keeps us in our home. It would be unfair to penalize the little home-sharing hosts while hotels are allowed to operate 365 days a year. We are not tapping into their clientele but simply attracting a new (very low budget) one that would not come to LA otherwise. The argument that hotels are suffering is debatable as they had a record year in 2015 and their results are still growing steadily.

The ordinance's call for registration and limitation of short-term rentals to owner occupied only primary residences will address most of the concerns about the housing crisis and increased nuisance. The 90-day limitation, however, will only penalize the many hosts, residents of the city of Los Angeles and infringe on our rights and freedom.

I therefore most respectfully implore you to reconsider and eliminate the 90-day limitation.

Thank you very much for taking the time to consider my comments.

6/22/2016

City of Los Angeles Mail - Comments on the proposed Home-sharing Ordinance CF14-1635-S2

Sincerely,

Bertrand Fauroux





Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

## The proposed home sharing ordinance goes too far.

1 message

---

**PAUL F. PERRY** <paul.perry@juno.com>

Sun, Jun 5, 2016 at 10:50 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

The proposed ordinance will do everything to hurt the grassroots economic and cultural benefits to our community that home sharing can bring, and will do nothing but appease the unfounded fears and perpetuate the status quo of the hotel industry.

My forwarding of the letter below intact (save for the reference to family, which, as a single individual, I considered inapplicable) should be seen as testament to how exactly it aligns with my views, as I cannot improve on it.

I have invested too much money and time into home sharing--my primary source of income at present--to not object to the proposed ordinance, which will make this pursuit unfeasible.

\*\*\*

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

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

Please take these points into consideration when drafting laws that will affect me.

Thank you

Sincerely,

PAUL F. PERRY



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

## The proposed home sharing ordinance goes too far.

1 message

---

**Samantha Pennacchio** <skpennacchio@gmail.com>

Sun, Jun 5, 2016 at 10:57 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

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

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Samantha Pennacchio



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**The proposed home sharing ordinance goes too far.**

1 message

---

**Owen Thomas** <owen.h.thomas@gmail.com>

Sun, Jun 5, 2016 at 11:12 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

– A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

– I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

– I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

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

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Owen Thomas



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

## The proposed home sharing ordinance goes too far.

1 message

Sara Aboulhosn &lt;saraahosn@sbcglobal.net&gt;

Sun, Jun 5, 2016 at 11:12 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

I am writing regarding the propose Home-Sharing Ordinance (CPC-2016-1243-CA) that would impact VRBO, Airbnb and other similar home-sharing sites. I am especially concerned with the proposal to only allow 90 days of Short Term rentals and I find the duplex banning worrisome as well. Because I work on the weekends I could not and cannot attend Saturday meetings but I wanted to share with you my experience using Airbnb and my concerns about the Ordinance via email.

Being the spouse of a wellness professional in a crowded field, one who does not take insurance, means that our income had been sporadic in spite of my working regular hours at a good rate at the time we began home sharing. However, mortgages, student loan debt and basic household expenses such as upkeep, maintenance and taxes meant that it could be difficult to make ends meet on a consistent basis.

When we decided to rent our spare room on Airbnb, we both were underworking, our debt load was expanding and our financial situation was extremely dire, to say the least. By renting out our second bedroom on a monthly basis using the Airbnb platform, we were able to retain possession of our home without incurring further debt. We needed to do this for more than 90 days, by the way. 90 days would not have covered the expenses we had (including a brand new heater since ours was red tagged by the S. Cal Gas Co due to its age and location).

Every single person we asked who has stayed with us has told us that they had no intention or desire to stay at a hotel. They all said that if the Airbnb platform wasn't available, they would simply use an unregulated platform like Craig's List or some other means of classified ads. When people use classifieds, my guess is that no taxes are collected on a Federal, State or City basis whereas with my Airbnb income, I am paying State and Federal taxes. I am not opposed to paying a City tax on Short-term rental income if it is incorporated into the process from the platform end. I am not comfortable with the way you are wording your Ordinance which doesn't seem to give me any protection from the dissemination of personal data or assurances the data will be used only for the stated need. There are ways to regulate this process without making Airbnb hosts give all of this data to the City as you are requesting (all you need to do is have Airbnb collect taxes at the point of

reservation and remit them to the City, the same way I pay taxes on purchases I make through Amazon.com)

Because we don't rent out our room 12 months a year, if we were not hosting Airbnb guests, we would not be renting out our spare room to a regular tenant. The allure of Airbnb is that when we want our room available for friends and family, or we just don't want a guest, we simply don't allow Airbnb bookings. If we wanted a full time roommate, we would have one. I would like to point out that I am currently a busy person and don't have time to deal with in and out guests so we only rent our room out to people who are staying between one and 3 months. I have not been able to find in your Ordinance any referencing how you would make sure to not cap the days our long term guests stay with us since we use the Airbnb platform to obtain those guests. Airbnb is a great platform and I feel safe using them with their numerous checks and verifications for both hosts and guests. But whether I am using Airbnb for long or short-term guests, I should have the flexibility to rent out my entire house, a single room or a guest house, if I had one on my property. If I am causing trouble in the neighborhood, THEN you crack down on me, not before.

I strongly urge you to consider major revisions to the current policy or begin anew with more input from this great City's home sharing population. Some items to consider are to separate home sharing from vacation rentals as well as how to deter speculators purchasing properties and using them as investment income in residential neighborhoods. This can be done without limiting rentals to 90 days of owner occupied residences.

Sincerely,

Sara Aboulhosn



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

---

**Objections to Draft Ordinance CF #14-1635-S2 CPC-2016-1243-CA**

1 message

---

**Tom Bartlett** <tomwbartlett@gmail.com>

Tue, Jun 21, 2016 at 5:26 PM

To: mayor.garcetti@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, councilmember.huizar@lacity.org

Dear Mr Mayor, Planning Dept members, Council members,

I would like to introduce myself and family.. responsible home sharing hosts supporter of the emerging "shared economy".

My name is Tom Bartlett and my wife, Darby and 16 year old Sky are hosts in Eagle Rock CA.

We began sharing our property in 2014 after having success listing a part of my parents home on the coast of Maine. My folks are septugenarians, retired and on a fixed income. They were looking to offset the taxes and costs of keeping up their secondary home, as they did not wish to have to liquidate assets to supplement their retirement. They have succeeded brilliantly in providing a beautiful 1 bedroom apartment to families, couples and individuals and have been able to maintain the upkeep of a coastal home.

Seeing my folks' success we first began renting our Vintage Airstream, and as we are near Occidental College we had no problem attracting parents of college students who were looking for closeby, affordable accommodations. Last fall we began offering a guest cottage on our property as well.

My wife and I both freelance in the film industry and we feel bolstered by the additional income source from sharing our home. My wife has recently retired and now will be on a fixed income. Fortunately, we attract a nice range of tourists from the US and abroad. The median age of our guests is 35. We usually only host mature, previously reviewed guests. My wife and I both freelance in the film industry and we feel bolstered by the additional income source from sharing our home, that simply helps us to afford extra's i.e. music tutors for my son, the ability to better keep up with maintaining our home.

We feel the proposals to cap rentals and limit numbers of units per properties is an onerous step. It presupposes that every host is taking advantage of the relative deregulation that currently exists. Surely there are abuses and some rowdy guests.. but by and large there are far more benefits than detriments to home sharing. Extra income flows to local restaurants. We currently all pay federal taxes and contribute more to the tax base. We like and trust the fact that Airbnb collects our

fees and tracks are guests. We feel that Airbnb should continue accounting and collecting and remitting additional fees such as transient guest taxes etc, should that become necessary.

Thanks so much for reading my letter.

Sincerely,

Tom Bartlett  
"Just Add Magic" Leadman  
Amazon Studios - Picrow  
213 220-5067