

Date: 6/13/17  
Submitted in PLUM Committee  
Council File No: 14-1635-52 & 53  
Item No. 6 & 7  
Deputy: Public

## Short Term Rental Statement by Bill and Yumiko Weeks: June 2017

The current housing crisis was brought on by greedy, unregulated money lenders who cost thousands of Americans their homes and their life savings. You are now considering legislation that will kill a goose that lays golden eggs while the Republicans are busy dismantling the Dodd-Frank Act and lifting regulations that have far greater consequences than any short term rental regulations you are considering.

Most of the studies I've read about short term rentals assume that if those spaces weren't being used for short term rentals, they would be available for long term rentals. That is not the case. The two rooms we rent were never used for long term rentals before we did Airbnb, and will never be used for long term rentals for as long as we own our home. My daughter, husband and granddaughters stayed with us this past Sunday and Monday nights. We blocked out the space on our calendar so no one else could book, as we always do for old friends and family. We could not kick out a long-term renter whenever we need a room and therefore would never consider long term rentals in the future.

When we bought our home in San Pedro we had been doing Airbnb for ten months in a small condominium. Our lender took account of the fact that we had been very successful with one bedroom and could rely on the extra money doing two bedrooms, when they gave us our loan. In our first full year at our new home we averaged slightly more than our monthly home payment every month. This is far better than most Airbnb hosts do (LA average is \$7K year).

Although I have gotten regular increases in my teacher's salary over the last twenty years, I had found my buying power steadily declining. My wife and I tried many pyramid schemes and dozens of other ways to supplement our income, and had almost given up ever owning a real house in our lifetime. Airbnb supplied more than a fourth of our income last year and along with a small inheritance from my parents, allowed us to buy our first home of which we are greatly proud. If you limit rentals to one room, or the number of days per year we could rent (we are full 2/3 of the time) we would have to sell our home and like many other hosts—we would become a part of the housing shortage ourselves having to rent again. Either that or I would have to take an early retirement, condemning us to live out our days on half the income we hoped for, and moving to some place that has affordable medical care and welcomes the extra tax dollars generated by Airbnb. Because many other hosts would lose their homes and sell to people who probably wouldn't be able to host as well, Los Angeles would lose a considerable amount of tax revenue.

We often give tours to guests who don't have cars, have gone with them to museums and restaurants and special events, and have been more active ourselves because we want to know what to recommend to guests. We bought a \$7000 air conditioning system, not because we need it in San Pedro, but because we lost some guests when they found out we didn't have one. We spent thousands on handy men and on fixing up our garden and getting new furnishings.

We have inspired neighbors to fix up their yards that had been neglected. I have letters from both of our next door neighbors and other neighbors attesting to the fact that we have not had a negative effect on parking, noise, or anything else because of our business. We have participated in a program where Airbnb gave us \$50 to spend in our community, we helped put care packages together for military families during Fleet Week, we participated in counting the homeless in San Pedro, we participated in one of the most successful operations ever in putting together food boxes for the homeless in downtown LA, we have attended dozens of Airbnb events held all over Los Angeles at various restaurants, coffee shops and other venues. A friend of mine who is a small business owner in San Pedro said that his business has increased as a direct result of Airbnb customers finding out about him and is acutely aware that he does not get much business from the few hotels in the area. We have also gotten involved in political campaigns, sometimes walking door to door, doing phone banking, attending various meetings and even participating in different protests.

My father, Paul Weeks, was a staff reporter for the LOS ANGELES TIMES who was recognized in an article in NEWSWEEK as one of the ten most important writers of the Civil Rights Movement. In our Airbnb description we emphasize that we welcome guests of all races, religions, non-religious, sexual orientations, and from any nation. As we have two rooms that are often occupied simultaneously, we insist that guests never make other guests feel uncomfortable with regards to the above criteria.

Our next door neighbor who is a crane operator has gotten us involved with some of his ILWU union politics. He calls us a mini-United Nations and delights in casual conversations with our guests when he meets them on our drive way or when he joins us for a meal. Our guests have also benefitted from the personal contact they get by staying with us.

One young couple was from Saudi Arabia. Mohammed told me he could understand some of my views, but couldn't understand how we could put up with homosexuals. I didn't say much back, but a few days later we all shared Christmas Dinner together, along with an intelligent old friend of mine from college and his significant other. My friend speaks enough Arabic to know proper greetings, and Mohammed's eyes may have been opened just a little because of their encounter. We are still in touch with Mohammed and his wife whom my wife calls Ola-chan (an affectionate suffix used by Japanese people).

Another time we had a stimulating exchange between a conservative Catholic guest and an Egyptian guest. Amr still asks us through Facebook about his friend, David (who has become a neighbor of ours). We have attended Shakespeare by the Sea with him, his wife, and Mindy, another former Airbnb guest who moved into the area.

My wife, Yumiko, and I have no qualms about regulations against those who abuse the system by putting multiple addresses on Airbnb. We know that Airbnb discourages this and even removes such people from their platform when they discover them. But please don't pass restrictions on the number of rooms being used or the number of days. We want to stay in our home and continue participating with a dynamic positive impact on our community. Thanks.

Bil and Yumi Weeks Reference

Reading Time: 2 Mins

6/12/2017

To Whom It May Concern,

This is a reference letter for our neighbors Bill and Yumi Weeks who reside at 3300 So.Kerckhoff Ave., San Pedro, Ca. 90731

Our names are John and Doris Ahlstrom and we live at 3306 So. Kerckhoff Ave. San Pedro, Ca.90731 directly adjacent to the Weeks residence. They have been our neighbors for almost two years. My wife says they are the best neighbors we've had there and they are the fourth occupants since 1992. We have known since they first moved in that they earned extra income by offering a bed and breakfast room for visitors to our fair city. In these 20 months we have never been bothered by noise or other distractions nor has there been any parking problems. These small business entrepreneurs are a blessing for our neighborhood.

As to the larger issues that seem to be concerning the city a bed breakfast business is not anything new. How they get their bookings is irrevelant in these rapidly changing times of the new information age. We have been led to understand that the revenue from the bed and breakfast business is in the multi-millions and my wife and I would think the revenue from all the small bed and breakfast entrepreneurs would be welcome. We would hardly think that as great and diverse as our culture is in Los Angeles we as a city would be attempting to discourage small business start-ups.

Thank You For Your Time,

Doris and John Ahlstrom

*Doris Ahlstrom*

*John*

JUNE 13, 2017

My name is Jennifer Gamata and I am a senior staff attorney at Inner City Law Center. ICLC is a non-profit organization that represents tenants. ICLC supports a short term rental ordinance, particularly an ordinance that seeks a cap between 60 and 90 days.

Los Angeles is in the midst of a housing crisis and we have lost numerous RSO properties in the past several years. None of the housing advocates that are in support of the short term rental ordinance are saying that Air BnB has caused the housing crisis, but it has certainly exacerbated it. Duplicious landlords in Los Angeles have harassed tenants in RSO units to leave below market tenancies in order to empty out buildings. The landlords, specifically those in desirable and up and coming neighborhoods, then flip these units and can rent units on a short term rental. We need a short term rental ordinance to ensure abuse as described <sup>above</sup> does not continue.

Allowing a longer cap (over 60-90 days) will defeat the efficacy of the ordinance.

A short term rental ordinance is another tool we can use to battle the housing crisis in Los Angeles. We need multiple strategies to ensure housing affordability in Los Angeles. Please pass this ordinance and make sure that it remains strong to protect communities.

Thank you for your work on this issue.

jgamata@innercitylaw.org  
(213) 891-3257  
INNER CITY LAW CENTER  
1309 E. 7th St.  
Los Angeles, CA 90021

Date: 06/13/2017  
Submitted in PLUM Committee  
Council File No 18-1635-52/53  
Item No. 6 # 7  
~~From~~ Comm from Public



**CALIFORNIA BLACK CHAMBER OF COMMERCE**  
Dedicated To Economic Empowerment

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June 9, 2017

Hon. Herb Wesson  
President, Los Angeles City Council  
200 North Spring Street, Room 430  
Los Angeles, CA 90012

Date: 6/13/17  
Submitted in PLUM Committee  
Council File No: 14-1635-92&93  
Item No. 6 & 7  
Deputy: PUBLIC

Dear Councilmember:

As the President of the state's Black chamber of commerce, we are thoroughly involved in initiatives and programs to assure that our community and its business owners can thrive in California.

Of the thousands of businesses that are owned by African Americans in California, many are tied directly or indirectly to the hospitality industry. The industry has historically provided great opportunities for our members and the community at large with jobs and economic opportunities at every level.

As such, we have been very interested in and monitoring the growth of the home-sharing economy. We are aware of the changes that this economic model has meant not just for the hospitality industry but also for the automotive sector and others. We support innovation and change, we also support efforts that diversify the economic opportunities for African Americans in California and Los Angeles.

I am writing you today about the Home Sharing Ordinance that is pending before the City Council. Overall the ordinance with its concept of holding the home sharing industry to account for its activities, is very promising. Where it falls short is in the yearly cap on days a residence can be used.

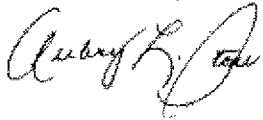
As you most likely know, communities of color are disproportionately impacted by this industry. There are numerous stories of families being tossed out of rental units so that owners can rent them by the night. This concern will NOT be alleviated by the proposed ordinance. Rather we believe it will only serve to encourage home-owners and speculators to find ways to maximize their properties uses and create an incentive for them to toss out less profitable long-term tenants. Most of which in Los Angeles are minorities.

We think there are other options that are being offered such as limiting the number of days to far less (perhaps half the number proposed), and to discourage weekend use. While still allowing individuals their right to rent properties and invest in this new industry.

There is no question that home-sharing is a vital business for the area, and it should be done logically and respectfully considering the communities that have been in this area for generations.

As a chamber, we are committed to economic development, and we are also committed to sound, local ordinances that protect the small business owners and our community. We encourage you to revise this ordinance, seek protections for less fortunate communities and work collaboratively with the stakeholders to find a solution that will work to keep California at the forefront of economic growth.

Respectfully,

A handwritten signature in black ink, appearing to read "Aubry Stone". The signature is fluid and cursive, with a large initial "A" and "S".

Aubry Stone  
President/CEO

## Southern California Hispanic Chamber of Commerce



Dear Councilmembers:

I write you today about the pending City Council ordinance on Home Sharing in Los Angeles. As a leader in the Latino business community we are keenly aware of all the major initiatives that might impact our members and our community.

The Latino business community is vibrant, and according to a recent survey's the leading small business employer in Southern California.

We are very interested in this ordinance because the importance the hospitality industry has played in the growth of our community for decades. Many of our members are vendors to the hotel, and hospitality industry and work at every level within these businesses.

We are very supportive of new business models, and want to encourage economic opportunities for Latino's in in Los Angeles.



We have looked closely at this ordinance and while on the surface it looks to be a reasonable change and pushes for greater accountability for the home-sharing industry, we are deeply concerned about some of the potential impacts that it does not address.

We have seen in recent years, members of our community who have been deeply impacted by this new home-sharing model. Families displaced to allow for more lucrative nightly rentals, businesses that are hurt by a transient population that comes and leaves and does not contribute to the local economy. And we have seen jobs lost for individuals that have looked to support long-term home owners or renters.

So, in reviewing the motion to suggest that 180 days of home sharing is a plus for our city, or community is highly misguided. It will in our view just encourage potential rental units off the market, and raise prices for those that most need it. With the recent report indicating that homelessness in Los Angeles has risen 23% in just the last year, it is poor policy to think about creating a law that might push more folks out of their homes.

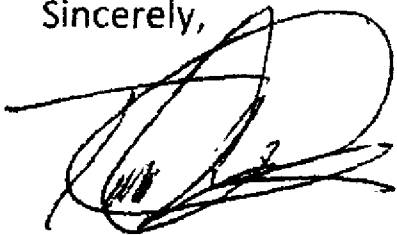
We encourage entrepreneurship, but we also want to make sure that it does not come at the cost of our most important asset in Los Angeles, the millions of Latino small business owners and entrepreneurs that have found ways to support the residential market and depend on a robust and vibrant economy.

It is our position that the Council ought to consider reducing the number of days that people can share their home, and put further requirements on financial transparency to that the city can track the impact this is having on our community, our city.

We are not encouraging over regulation or to stop the concept, but we are saying do it right, do it in a way that builds neighborhoods, not disassemble them. Home-sharing is here to stay, but it can be done right.

As a business group, we are committed to economic empowerment, but we also stand for smart, effective local government. We want to ask that you reconsider this ordinance, the way it is written, and put in place protections for communities that are most impacted, such as the Latino community. We believe the Council can and will do the right thing.

Sincerely,

A handwritten signature in black ink, appearing to be 'Teresa Barahona', written over a circular stamp or seal.

Teresa Barahona

President

[www.socahcc.com](http://www.socahcc.com)



June 12, 2017

Dear Councilmembers:

We are reaching out to you today to express our feelings and concerns about the pending City Council ordinance on Home Sharing in Los Angeles. As active members of this community and people of faith, we are aware and concerned about the policies that affect the quality of life and issues of fairness to the residents of Los Angeles.

The Jewish community of Los Angeles is very involved in business and hospitality, and we are supportive of creative mechanisms for providing both business and hospitality opportunities to Los Angeles.

Yet upon reviewing the specifics, we are concerned about the potential impacts of this ordinance, particularly how it will affect the rental market that our community and so many other communities rely on. Housing fairness is akin to human rights, and we see the potential for driving up rents to be highly worrisome for our community, with so many relying on rentals and so many rent rates increasing as the market becomes smaller due to the home sharing industry and its growth.

180 days is a significant portion of the year, and allowing homesharing for so many days puts our renting community under pressure to compete with the highly lucrative rates of by-the-night stays. We are concerned that this will push members of our community into financial distress, or worse, into homelessness.

We encourage entrepreneurship, but we also want to make sure that it does not come at the cost of fairness to our community and the communities we share this great city with. In the opposite vein of the suggested changes, we believe the Council should consider limiting the number of days that people can share their home and making sure that financial transparency is a top priority in the home-sharing industry. Community is so important to us and to everyone, we hope you can work towards creating an ordinance that works for all.

Sincerely,

Rabbi Israel Barouk, Da'at Torah Los Angeles

*rabbi israel barouk*

Rabbi Maayan Kerbel, West Coast Chabad Lubavitch

*R. Maayan Kerbel*

Kenneth Lowsenstein, Los Angeles Shmira Patrol

*Kenneth Lowenstein*

Avichai Ben Shmuel, Pico Shul

*A. Ben Shmuel*

Rami Evan Esh, Pico Shul

*Rami Evan Esh*

Sarah Rivka Zulauf, Sarah's Organic Gourmet

*Sarah Rivka Zulauf*



June 13, 2017

Date: 6/13/17  
Submitted in PLUM Committee  
Council File No: 14-1635-52 & 53  
Item No. 47 & 6  
Deputy: PUBLIC

KILROY REALTY CORPORATION

12200 West Olympic Blvd.,  
Suite 200  
Los Angeles, CA 90064

Dear Councilman Huizar and honorable members of the PLUM committee,

I am writing to make some specific comments and suggestions on the proposed Home Sharing Ordinance (Council File #14-1635-S3, the "Ordinance") being heard by your committee. First, though, let me say that your office staffs and the Planning Department staff have done a superb job of listening to and balancing the needs of the many different interests on this issue and that we at Kilroy appreciate their efforts.

The Ordinance, as currently drafted, is a very blunt instrument that draws very bright lines. It needs to do that in order to balance the myriad competing interests without drowning in exceptions or becoming so complicated as to be unenforceable. While blunt instruments are very good at establishing clear rules that work in the majority of situations, they are not good for appropriately tackling unique situations.

Specifically, we own a building in Hollywood that contains 200 residential units. One hundred and five of the units are traditional apartments – unfurnished with standard leases of one year or longer. The other ninety-five units are essentially luxury corporate housing – furnished units with typical leases ranging from 31 to 180 days. These units primarily serve people in town for film shoots, discrete work projects and extended tourist holidays – all activities that contribute greatly to the Los Angeles economy. When there are leasing gaps between the longer occupancies in the furnished units, we will lease those units for periods of 7 to 30 days. Those short-term stays tend to serve people in town for commercial shoots, major events such as the Oscars and vacations – again, all activities that contribute greatly to the Los Angeles economy.

If the City adopts the Ordinance as currently drafted, those short-term rentals will no longer be possible unless we seek a new certificate of occupancy for the units. The Ordinance prohibits short-term stays unless 1) the unit is the lessor's primary residence or 2) the unit has a certificate of occupancy for hotel or transient occupancy residential structure. As a corporation, we cannot satisfy the first test and, therefore, would have to change the occupancy for the units prior to the Ordinance going into effect or permanently lose the ability to lease the units on a short-term basis.

The City will also lose out. Either the City will cease to receive the transient occupancy tax ("TOT") generated by these units or the units will be permanently removed from the City's pool of available housing units and converted to transient occupancy residential structure. Neither

scenario is ideal nor do they really accomplish the goal of the Ordinance of balancing the overall need for affordable housing with the City's need for TOT and the consumers' desire for options. In this case, because the units in question serve the corporate housing market, forbidding these units from leasing on a short-term basis simply frustrates the goals of generating TOT and providing consumers with options without actually doing anything to improve the supply of affordable housing in the City. Prohibiting short-term rentals simply leaves these units vacant for the week or two between longer rental periods and gets nothing in return for the City.

We believe there is an option to resolve this issue without undermining the integrity of the Ordinance. Specifically, we respectfully suggest adding a new subsection to 12.24.W of the Los Angeles Municipal Code to create a conditional use permit to allow transient occupancy as an accessory use for residential buildings. The new subsection could strictly circumscribe the instances when the CUP would be allowed, but then give the Zoning Administrator the flexibility to tailor the Ordinance to work in unique situations such as the one described above.

For example, the municipal code could:

- limit transient uses to 180 days (or whatever limit is established in the final Ordinance);
- prohibit CUPs for RSO buildings or units with affordability covenants;
- limit CUPs to buildings in R4, R5 or C zones;
- require landlords to have business licenses and remit TOT on short term stays; and
- set minimum stays of seven nights.

During the hearing process, the Zoning Administrator could further adjust the conditions based on the facts of that case. Perhaps for a certain building only a percentage of the units should be permitted to be leased on a short-term basis. Or, maybe in another instance it makes sense to lower the maximum number of nights for transient uses in a year. By creating a tightly constrained CUP process, the City will be able to meet the goals of the Ordinance while still maintaining the ability to accomplish sane results in unique circumstances.

I respectfully request that your committee request planning staff to report back on the feasibility of creating a CUP process before taking final action on the Ordinance. We appreciate the time and thought that your offices and City staff have put into the Ordinance. We believe it will be even better with this minor tweak. I am available to discuss further or provide additional information if needed.

Yours Respectfully,



Phillip Tate  
Senior Vice President, Development & Government Affairs  
**KILROY REALTY CORPORATION**

# Internet Association

Date: 6/13/17  
Submitted in PLUM Committee  
Council File No: 14-1635-S2 & S3  
Item No. 7 & 6  
Deputy: PUBLIC

June 12, 2017

The Honorable José Huizar  
Chair, Planning and Land Use Management Committee  
Los Angeles City Council  
200 North Spring Street  
Los Angeles, CA 90012

RE: Internet Association opposition to “Home Sharing Ordinance”  
(CF#14-1635-S2 / CPC-2016-1243-CA)

Dear Chairman Huizar,

The Internet Association (IA) is respectfully, yet strongly **OPPOSED** to the proposed “Home Sharing Ordinance,” which requires internet platforms to act as quasi-enforcement agencies for local governments and conflicts with federal law shielding internet companies from liability for user-generated content on their platforms. Also, IA is deeply concerned about the adverse impacts the proposal would have on consumer protection and privacy.

IA is a nonprofit trade organization representing over 40 of the world’s leading internet companies and their global community of users. IA’s mission is to foster innovation, promote economic growth, and empower people through the free and open internet.

## Consumer Privacy and Protection

Internet companies cannot innovate and successfully provide beneficial services without the trust and loyalty of their users. That said, a requirement forcing online platforms to provide government officials recurring access to user data sets a dangerous precedent that violates a fundamental tenet of online privacy – that a user’s information and online activities will not be summarily turned over to officials without sufficient legal justification. Our concern is heightened by the fact that the imposition of such a rule could be extrapolated to require further data from online platforms about their users.

IA argues that such a requirement could discourage the development of, and participation in, new and innovative internet services. Allowing government officials to obtain user data en masse may have an appreciable impact on the way internet platforms are perceived. Consequently, this could impact the frequency with which users participate in their services, as well as impose a burden on the companies through a loss of goodwill with their users. In short, a government policy that relies upon recurring data requests about online users for regulatory enforcement is not the right approach.

## Intermediary Liability

In Subsection (f) under “Hosting Platform Requirements,” platforms are required to “actively prevent, remove and cancel any illegal listings” or face substantial fines and penalties. IA argues that holding internet platform companies liable for user-generated content contravenes well-established federal law.

# Internet Association

Recognizing that the internet and interactive computer services provide a platform “for a true diversity of political discourse, unique opportunities for cultural development, and myriad avenues for intellectual activity,” Congress passed Section 230 of the Communications Decency Act in 1996. This statute addresses the treatment of online service providers and states in relevant part, “no provider or user of an interactive computer service shall be treated as the publisher or speaker of any information provided by another information content provider.” IA urges the committee to not upend this important legal foundation by establishing a precedent of punitive measures against internet platforms.

Protections provided by Section 230 have enabled the internet's explosive growth and the necessary legal certainty for internet services such as blogs, social networks, search engines, streaming services, e-commerce marketplaces, and in the immediate instance, travel and accommodation sites, among others to operate. By allowing hosts to connect with people in search of a place to stay, short term rental platforms are another prime example where the free flow of user-generated content is leading to empowered individuals and widespread economic growth.

Internet-enabled short term rentals are a positive social and economic development that local consumers, and consumers worldwide, are embracing for good reason. IA supports smart regulations that promote continued innovation. Unfortunately, the proposed ordinance does not support this goal, nor does it demonstrate Los Angeles's commitment to promoting the city as an internet and innovation hub.

IA stands ready and willing to work with you and Los Angeles officials to find public policy solutions that continue to allow innovative online services to flourish while addressing community needs. For the reasons stated above and more, IA must respectfully **OPPOSE** the proposed ordinance. Should you have any questions regarding our position, please feel free to contact me at (916) 836-8984 or [Kimzey@internetassociation.org](mailto:Kimzey@internetassociation.org).

Sincerely,

Lauren Kimzey  
Senior Manager, State and Local Government Affairs  
Internet Association

CC: Members, Planning and Land Use Management Committee  
Matthew Glense, Department of Planning



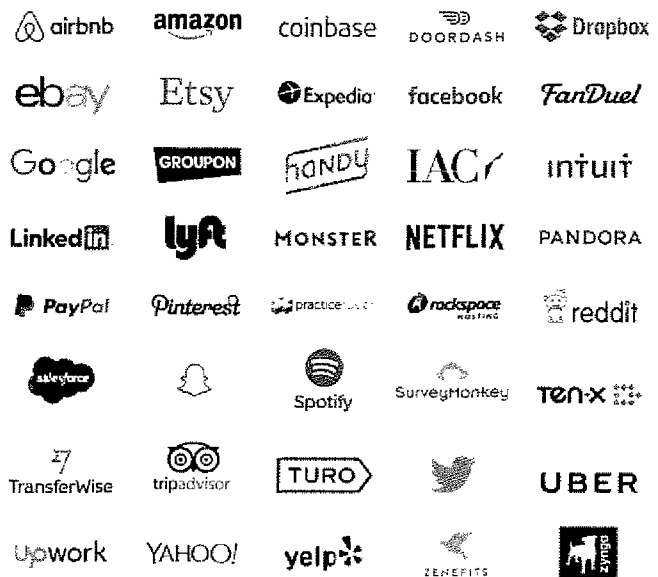
# Internet Association

## The Unified Voice of the Internet Economy

**About the Internet Association:** Formed in September of 2012, the Internet Association unites the interests of leading global internet companies and their online community of users.

The Internet Association is dedicated to advancing public policy solutions at the local, state and federal level to strengthen and protect internet freedom, foster innovation and economic growth, and empower users.

**Protecting Internet Freedom:** The unique nature of the internet has unleashed unprecedented entrepreneurship, creativity and innovation. The internet provides access to information and personalized content to hundreds of millions of people around the globe. Freedom is essential to the preservation of that platform and the resulting economic growth, job creation and political liberty.



**Fostering Innovation and Economic Growth:** The internet allows inventors, entrepreneurs, organizations, and individual users to create and innovate in unprecedented ways. The low-to-nonexistent barriers to entry have made the internet a remarkable growth engine for small businesses, creating jobs in every sector of the economy. The Internet Association supports policies that ensure individual users, businesses, and governments are able to freely choose which internet technologies and platforms to use and support, without those choices being unduly constrained by regulatory structures that cannot keep pace with innovation.

**Empowering Users:** The Internet Association supports policies that allow all users to take full advantage of the product innovations that technology makes available rather than have their choices limited by government mandates. The Internet Association also supports policies that recognize the diversity and value of the business models used by various players in the internet ecosystem.

For more information, please contact Lauren  
Kimzey, State and Local Government Affairs for  
the Internet Association, at  
[Kimzey@internetassociation.org](mailto:Kimzey@internetassociation.org).



May 10, 2017

The Honorable Members of the Los Angeles City Council  
200 North Spring Street  
Los Angeles, CA 90012

Date: 6/13/17  
Submitted in PLUM Committee  
Council File No 14-1635-52 & 53  
Item No 7 & 6  
Type: PUBLIC

**Re: Affordable Housing and Home Sharing Revenue in the City of Los Angeles**

Dear Members of the Los Angeles City Council,

United Way Greater Los Angeles (UWGLA) is a non-profit organization focused on breaking the cycle of poverty for our most vulnerable neighbors: families, students, veterans and the homeless. We are committed to fighting poverty at its roots. We focus on long-term solutions to the fundamental problems facing those in need in L.A. County.

One of the major factors that contributes to the cycle of poverty in California is the lack of affordable housing. The City of Los Angeles, in particular, is among the least affordable rental markets in the country, due in part to the city's historically low vacancy rates and lack of new development. UGWLA would like to participate in the conversation around affordable housing in the City of Los Angeles, particularly when it comes to the discussion on how to regulate short term rentals like those listed on Airbnb.

The City of Los Angeles' Affordable Housing Trust Fund aims to help close the funding gap for many affordable housing projects across the City, but has never had a permanent source of funding. We see the collection of Transit Occupancy Taxes from short-term rental platforms, like Airbnb, as an opportunity for a reliable and growing source funding for the Affordable Housing Trust Fund.

In July of this year, Airbnb struck a deal with the City of Los Angeles to begin collecting and remitting Transit Occupancy Taxes on behalf of their Los Angeles hosts. From August through December of 2016, Airbnb remitted \$13 million in taxes to the City. Without changes to the policy, in 2017 this figure could reach more than \$37 million. These are new, flexible dollars, that can be used to help close the funding gap in affordable housing projects and provide critical supportive services to those living in affordable housing projects.

As the Los Angeles City Council decides how to regulate short term rentals, we ask that it consider the tremendous impact these funds could have on City's ability to build more affordable housing and include language in the ordinance that sets aside this money for the Affordable Housing Trust Fund. We believe there is a solution that would allow the City to meet its regulatory needs while maximizing amount of funding that goes to building affordable housing.

Sincerely,

A handwritten signature in cursive script that reads "Elise Buik".

Elise Buik  
President & CEO



**Los Angeles  
Urban League**

*Empowering communities.  
Changing lives.*

June 13, 2017

The Honorable Members of the Los Angeles City Council  
200 N. Spring Street.  
Los Angeles, CA 90012

Dear Members of the Los Angeles City Council,

The Los Angeles Urban League (LAUL) is committed to identifying and addressing issues that are of concern to African Americans and other minorities in Los Angeles and throughout the state of California. Our mission is to provide resources to aid individuals in the following areas: Workforce Development, Entrepreneurship and Business Development, Personal Development, Education and Youth Development. For this reason, we feel it is important to express our organization's support for home sharing in the City of Los Angeles.

Over the past year, Airbnb has made an effort to expand economic benefits of home sharing to residents of South Los Angeles, holding a series of events with partners in the African American community.

Home sharing continues to grow in popularity in South Los Angeles and within the African American community, becoming an important resource for thousands of Angelenos to make extra money.

Residents of many low-income areas in Los Angeles can significantly supplement their income by renting their home, or a room in their home, on a short-term basis. The average Los Angeles host on the most popular home sharing platform, Airbnb, makes \$7,200 a year—money that strengthens the community.

The extra income from hosting can be used to help individuals start businesses, advance their education, and travel. It can also help middle class families afford to stay in their home. In a recent survey, nearly 3,000 Los Angeles hosts said they have avoided foreclosure or eviction and kept their home due to the supplemental income they make from hosting on Airbnb.

Home sharing is also good for local businesses. Platforms like Airbnb give travelers the option to stay outside the traditional hotel and tourist districts, like downtown and Hollywood, spreading the economic benefits of tourism to more small business around the city.

As the Los Angeles City Council prepares to weigh in on this debate, we at LAUL encourage them to consider the positive economic impact home sharing has on L.A.

Sincerely,

Nolan V. Rollins  
President and CEO

CC:

The Honorable Eric Garcetti, Mayor of Los Angeles  
Vince Bertoni, Director of the Los Angeles City Planning Department

President & CEO  
Nolan V. Rollins

**BOARD OFFICERS**

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Phyllis  
Cynthia Williams



## LITTLE TOKYO SERVICE CENTER

*Positive Change for People and Places*

231 E. Third Street, Suite G106, Los Angeles, CA 90013

Tel: 213.473.3030 | Fax: 213.473.3031 | [www.LTSC.org](http://www.LTSC.org)

May 18, 2017

Honorable Councilmember Gil Cedillo  
Los Angeles City Councilmember, 1<sup>st</sup> District  
200 North Spring Street, Room 460  
Los Angeles, CA 90012

**Re: Affordable Housing and Home Sharing Revenue in the City of Los Angeles**

Dear Honorable Councilmember Gil Cedillo,

Little Tokyo Service Center is a non-profit organization focused on breaking the cycle of poverty for our most vulnerable neighbors: families, students and the homeless. We are committed to fighting poverty at its roots. We focus on long-term solutions to the fundamental problems facing those in need in L.A. County since 1979. We have developed over 950 units of affordable housing, including large multifamily housing projects, housing for seniors, a group home for developmentally disabled adults, transitional shelters for domestic violence survivors, and supportive housing for formerly homeless individuals. Our focus, however, is not solely on developing affordable housing. We also believe in pairing the building of housing with the building of human potential. From our background as a social service agency, we recognize that housing and facilities alone will not strengthen children and families. Therefore, the affordable housing we develop offers such on-site programs as youth mentoring, after-school programs, child care, parenting education, technology enrichment, job assistance, small business assistance and community organizing.

One of the major factors that contributes to the cycle of poverty in California is the lack of affordable housing. The City of Los Angeles, in particular, is among the least affordable rental markets in the country, due in part to the city's historically low vacancy rates and lack of new development. We would like to be included in any efforts around affordable housing in the City of Los Angeles, particularly when it comes to the discussion on how to regulate short term rentals like those listed on Airbnb.

The City of Los Angeles' Affordable Housing Trust Fund aims to help close the funding gap for many affordable housing projects across the City, but has never had a permanent source of funding. We see the collection of Transit Occupancy Taxes from short-term rental platforms, like Airbnb, as an opportunity for a reliable and growing source of funding for the Affordable Housing Trust Fund.

In July of last year, Airbnb struck a deal with the City of Los Angeles to begin collecting and remitting Transient Occupancy Taxes on behalf of their Los Angeles hosts. From August through December of 2016, Airbnb remitted \$13 million in taxes to the City. Without changes to the policy, in 2017 this figure could reach more than \$37 million. These are new, flexible dollars, that can be used to help close the funding gap in affordable housing projects and provide critical supportive services to those living in affordable housing projects.

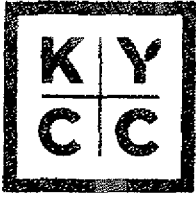
As the Los Angeles City Council decides how to regulate short term rentals, we ask that it consider the impact these funds could have on City's ability to build more affordable housing and include language in the ordinance that sets aside this money for the Affordable Housing Trust Fund. We believe this is a solution that would allow the City to meet its regulatory needs while maximizing the amount of funding that goes to building affordable housing.

Please feel free to contact myself or Takao Suzuki, Director of Community Economic Development at (213) 473-1606 for more information. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. M.' with a stylized flourish at the end.

Dean Matsubayashi  
Executive Director



Administrative Office  
2121 W. 6th Street, Suite 400  
Los Angeles, CA 90026  
T (213) 365-1400  
F (213) 327-0017  
E [info@kycc.org](mailto:info@kycc.org)

March 17, 2017

The Honorable Members of the Los Angeles City Council  
200 N. Spring Street  
Los Angeles, CA 90012

Dear Members of the Los Angeles City Council:

The Koreatown Youth and Community Center (KYCC) is the leading multiservice organization in Koreatown, supporting children and their families in the areas of education, health, housing, and finances. We believe that if the family is healthy, our community will thrive.

KYCC is committed to making Koreatown a safe and beautiful place to live and work. Our programs and services are directed toward recently immigrated, economically disadvantaged youth and families, and promote community socioeconomic empowerment. That is why we feel it is important to express our organization's support for home sharing in the City of Los Angeles.

Home sharing has become an important resource for thousands of Angelenos to make extra money. The average Los Angeles host on the most popular home sharing platform, Airbnb, makes \$7,200 a year—money that strengthens the community.

The extra income from hosting can be used to help individuals start businesses, advance their education, and travel. It can also help middle class families afford to stay in their home. In a recent survey, nearly 3,000 Los Angeles hosts said they have avoided foreclosure or eviction and kept their home due to the supplemental income they make from hosting on Airbnb.

Home sharing is also good for our local businesses. Koreatown is home to some of the most unique and diverse restaurants and small businesses the city has to offer. Platforms like Airbnb give travelers the option to stay outside the traditional hotel and tourist districts, like downtown and Hollywood, spreading the economic benefits of tourism to more small business around the city.

As the Los Angeles City Council prepares to weigh in on this debate, we at KYCC encourage them to consider the positive economic impact home sharing has on L.A.

Sincerely,

John Ho Song  
Executive Director

CALIFORNIA AFFORDABLE HOUSING DEVELOPMENT ASSOCIATION  
550 SOUTH HOPE STREET, SUITE 1910  
LOS ANGELES, CA 90071

January 9, 2017

The Honorable Members of the Los Angeles City Council  
200 North Spring Street  
Los Angeles, CA 90012

Re: Affordable Housing in the City of Los Angeles

Dear Members of the Los Angeles City Council,

The California Affordable Housing Development Association (CAHDA) is a non-profit organization that provides a voice and a forum for emerging and established developers looking to build communities throughout California through the development of affordable and accessible housing. CAHDA would like to participate in the conversation around affordable housing in the City of Los Angeles, particularly when it comes to the discussion on how to regulate short term rentals like those listed on Airbnb.

The State of California is facing an affordable housing crisis. The City of Los Angeles, in particular, is among the least affordable rental markets in the country, due in part to the city's historically low vacancy rates and lack of new development. The City of Los Angeles' Affordable Housing Trust Fund aims to help close the funding gap for many affordable housing projects across the City, but has never had a permanent source of funding. We see the collection of Transit Occupancy Taxes from short-term rental platforms, like Airbnb, as an opportunity for reliable and growing source funding for the Affordable Housing Trust Fund.

In July of this year, Airbnb struck a deal with the City of Los Angeles to begin collecting and remitting Transit Occupancy Taxes on behalf of their Los Angeles hosts. Airbnb has estimated that collecting such taxes from its hosts could have yielded more than \$20 million for Los Angeles last year. This money can be used to help close the funding gap in affordable housing projects and provide critical supportive services to those living in affordable housing projects.

As the Los Angeles City Council decides how to regulate short term rentals in the City, we ask that it considers the tremendous impact these funds could have on City's ability to build more affordable housing and include language in the ordinance that permanently sets aside one hundred percent (100%) of the tax dollars collected from short-term rentals for the Affordable Housing Trust Fund.

Please do not hesitate to contact me if you have any questions. Thank you for your consideration.

Sincerely,



Hildy Aguinaldo  
Interim Executive Director  
CAHDA





June 12, 2017

The Honorable Members of the Los Angeles City Council  
200 North Spring Street  
Los Angeles, CA 90012

**Re: Support for a Smart Short-Term Rental Policy that Benefits the LA Economy**

Dear Members of the Los Angeles City Council,

Our mission at the Los Angeles Latino Chamber of Commerce (LALCC) is to promote and support the economic growth and development of Latino businesses by providing them with public policy advocacy, economic development tools, training, connections and access to capital.

At LALCC, we believe that home sharing can play an important role in supporting job growth and economic development in the City of Los Angeles. In particular, home sharing activity presents a unique way to support Latino families and Latino-owned businesses throughout LA, who can benefit from increased tourism in communities that usually do not benefit from this foot traffic. That is why we feel it is important to express our organization's support for the adoption of fair home sharing rules by the LA City Council.

The hospitality and tourism industry continue to be among LA's leading industries – and top job supporters. As home sharing continues to grow in popularity, it is helping to meet the region's growing demand for global tourism and business travel, while creating local jobs and expanding economic opportunities for thousands of Angelenos. According to a NERA Economic Consulting (NERA) report commissioned by Airbnb, the home sharing platform helped support 14,800 jobs in Los Angeles last year.

Home sharing also plays a key role in supporting small businesses. Nearly half of Airbnb guest spending occurs in the neighborhoods where they stay. In 2016, the Airbnb community generated more than \$1.1 billion in direct economic activity in Los Angeles. This is significant new income that is reaching hundreds of local businesses, beyond the traditional tourism corridors.

As home sharing continues to grow in popularity, it is also becoming an economic empowerment tool for thousands of Angelenos. Residents throughout Los Angeles can help avoid foreclosure, eviction – and cover the cost of expenses, by sharing their home or a room in their home, on a short-term basis. The typical Los Angeles host on the most popular home sharing platform, Airbnb, makes \$7,200 a year— money that is then reinvested in our local economy.

As the Los Angeles City Council prepares to weigh in on this debate, we at LALCC encourage our elected leaders to join us in considering the positive economic impact home sharing has on LA businesses and LA's coffers, while embracing smart policies that mitigate potential neighborhood disruptions.

Sincerely,



Gilbert R. Vasquez  
Chairman of the Board



Moises Cisneros  
Executive Director

CC:

The Honorable Eric Garcetti, Mayor of Los Angeles

Vince Bertoni, Director of the Los Angeles City Planning Department



Los Angeles City Planning Commission  
200 North Spring Street  
Los Angeles, CA 90012-2601

June 13, 2016

**Re: Case: CPC-2016-1243-CA (Proposed Home Sharing Ordinance)**

Dear Planning Commissioners:

Ensuring that people offering to rent accommodations on a short-term basis through an online home sharing service follow the rules and pay appropriate taxes need not require Los Angeles citizens to relinquish their right to privacy. Unfortunately, that is what the city's proposed home sharing ordinance would do.

Consumer Watchdog's concern is with the ordinance's provision to require Internet home sharing sites, such as Airbnb, to turn over to Los Angeles on a monthly basis the home sharing registration number, address, number of nights rented, and amount paid to every owner that rents their property through the site. This is an unwarranted intrusion into users' privacy and inappropriately requires the home sharing platform to do the enforcement work that should rightfully be done by the city.

Imagine the outcry if California's Franchise Tax Board required eBay to report the name, number of sales and amount collected in each sale for every person selling tchotchkes through the site, in order to seek out income tax cheats. Californians value privacy so highly we guaranteed it in the state Constitution. The users of home sharing sites have no less right to privacy simply because the companies are unpopular in some quarters.

Americans balk at this kind of mass data collection even when the government does it in the name of preventing terrorism. Why would it be acceptable when the government's aim is to catch homeowners violating zoning codes, short-term rental regulations or skimping on their taxes?

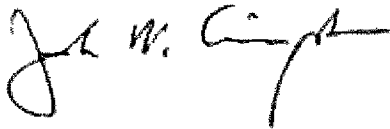
The legitimacy of sweeping government demands for Internet users' transactional and personal data is a key privacy question of our time. Requiring e-commerce sites to turn over personal data so enforcement officials can scour through records and search for potential violations of local laws amounts to a blank search warrant and a basic violation of our civil rights.

A government request for personally identifiable data should carefully balance the right to privacy against the right to safety and security for the public. Judges typically need to issue warrants for such information because it is considered each citizen's right to protect it. Throwing open the door to mass data collection – with no legal justification like a warrant – would deal a serious blow to privacy rights in Los Angeles.

We don't have a problem with requiring people offering home sharing accommodations to register with the city and get license. They should be required to pay occupancy taxes. If the home sharing site collects fees, it is appropriate to require it to pay the occupancy tax. Nor do we object to the city exercising its zoning. We share concerns that already expensive housing markets are being squeezed even further by the wholesale removal of properties to become vacation rentals. Nevertheless, surrender of users' privacy rights is not the way to go about regulating it.

People using home sharing sites to offer accommodations should follow zoning laws and pay their taxes. However, the blunt approach to enforcement contemplated here is a slippery slope and a significant threat to privacy. We urge the council to amend the ordinance and remove the provision requiring surrender of users' personal information.

Sincerely,

A handwritten signature in black ink, appearing to read "John M. Simpson". The signature is fluid and cursive, with the first name "John" being the most prominent part.

John M. Simpson  
Privacy Project Director

Cc: Mayor Eric Garcetti, City Council, City Clerk

# Internet Association

Recognizing that the internet and interactive computer services provide a platform “for a true diversity of political discourse, unique opportunities for cultural development, and myriad avenues for intellectual activity,” Congress passed Section 230 of the Communications Decency Act in 1996. This statute addresses the treatment of online service providers and states in relevant part, “no provider or user of an interactive computer service shall be treated as the publisher or speaker of any information provided by another information content provider.” IA urges the committee to not upend this important legal foundation by establishing a precedent of punitive measures against internet platforms.

Protections provided by Section 230 have enabled the internet's explosive growth and the necessary legal certainty for internet services such as blogs, social networks, search engines, streaming services, e-commerce marketplaces, and in the immediate instance, travel and accommodation sites, among others to operate. By allowing hosts to connect with people in search of a place to stay, short term rental platforms are another prime example where the free flow of user-generated content is leading to empowered individuals and widespread economic growth.

Internet-enabled short term rentals are a positive social and economic development that local consumers, and consumers worldwide, are embracing for good reason. IA supports smart regulations that promote continued innovation. Unfortunately, the proposed ordinance does not support this goal, nor does it demonstrate Los Angeles's commitment to promoting the city as an internet and innovation hub.

IA stands ready and willing to work with you and Los Angeles officials to find public policy solutions that continue to allow innovative online services to flourish while addressing community needs. For the reasons stated above and more, IA must respectfully **OPPOSE** the proposed ordinance. Should you have any questions regarding our position, please feel free to contact me at (916) 836-8984 or [Kimzey@internetassociation.org](mailto:Kimzey@internetassociation.org).

Sincerely,

Lauren Kimzey  
Senior Manager, State and Local Government Affairs  
Internet Association

CC: Members, Planning and Land Use Management Committee  
Matthew Glense, Department of Planning



June 12, 2017

Los Angeles City Council  
200 North Spring Street  
Los Angeles, CA 90012

Dear Los Angeles City Council Members,

The Travel Technology Association ([Travel Tech](#)) is the trade association for online travel companies, global distribution systems and short-term rental platforms. Our members include well-known short-term rental companies such as Expedia/HomeAway and VRBO, Airbnb, TripAdvisor, and Booking.com. These companies have created a vibrant marketplace for travelers and property owners, expanding the travel landscape by offering alternative accommodations and providing economic benefits to communities around the world.

As the City of Los Angeles begins to consider changes to its short-term rental regulations, we hope that the Council will take into consideration the impact of these proposed regulations on those Los Angeles residents who open their homes to travelers.

Collectively, our members help owners and hosts connect travelers with hundreds of thousands of properties around the globe each year. With Los Angeles continually ranked as one of the world's most popular destinations, short-term rentals play a vital role in the city's travel and tourism economies. Last year, our members helped more than a million visitors find short-term rentals throughout Los Angeles, generating well over a billion dollars in local economic activity. These visitors support small and emerging businesses and bring much needed economic opportunity to neighborhoods that have not traditionally benefitted from the city's tourism industry.

In addition, there are significant tax benefits to the city as well. Since enacting a tax agreement with the City of Los Angeles, Airbnb hosts and guests have generated \$27 million in tax revenue. Additionally, Expedia's HomeAway/VRBO owners and managers have reported paying more than \$2 million in taxes to the city since 2015. This is all money that gives policymakers the flexibility to support programs that benefit Angelenos.

We recognize that, as with any new and growing industry, the city must establish regulations regarding short-term rentals. However, efforts to create a regulatory framework must adequately balance the concerns of the community with the valuable contributions of short-term rentals. The benefits that technology, short-term rentals, and the broader peer-to-peer economy can have for residents of Los Angeles are endless. With that in mind we strive to promote sensible innovation and rules that democratize economic opportunity, foster innovation, and empower individuals.



Travel Tech and its member companies are available to the City as a resource, and we would welcome the opportunity to work with the Council to help establish public policies that promote innovation and establish workable regulatory solutions to better serve the city of Los Angeles, its residents, and future visitors.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Kiessling". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Matthew Kiessling  
Vice President, Short-term Rental Policy  
The Travel Technology Association

CC:

Mayor Eric Garcetti  
City Attorney Mike Feuer  
Controller Ron Galperin



**Greater Los Angeles  
African American  
Chamber of Commerce**  
501(C) 6

June 12, 2017

The Honorable Members of the Los Angeles City Council  
200 N. Spring Street.  
Los Angeles, CA 90012

Dear Members of the Los Angeles City Council,

Our mission at the Greater Los Angeles African American Chamber of Commerce (GLAAACC) is to advocate and promote the economic growth and development of African American businesses by focusing on legislative advocacy, as well as identifying and developing business opportunities and strategic business alliances.

At GLAAACC, we believe that home sharing can play an important role in job creation and economic development in the City of Los Angeles. That is why we feel it is important to express our organization's support for the adoption of fair home sharing rules by the LA City Council.

Hospitality and tourism are vital to the Los Angeles economy. Home sharing continues to grow in popularity, serving the region's tourist and business traveler demand while creating jobs and economic opportunities for thousands of Angelenos. According to a NERA Economic Consulting (NERA) report commissioned by Airbnb, the home sharing platform helped support 14,800 jobs in Los Angeles last year.

Home sharing also helps support small businesses. Nearly half of Airbnb guest spending occurs in the neighborhoods where they stay. In 2016, the Airbnb community generated more than \$1.1 billion in direct economic activity in Los Angeles. This is significant income for the city and it is being spread to local businesses across many parts of the city that don't typically see as much tourism activity.

As home sharing continues to grow in popularity in South Los Angeles and within the African American community, it is also becoming an important resource for thousands of Angelenos to make extra money. Residents of many low-income areas in Los Angeles can significantly supplement their income by renting their home, or a room in their home, on a short-term basis. The average Los Angeles host on the most popular home sharing platform, Airbnb, makes \$7,200 a year—money that strengthens the community.

As the Los Angeles City Council prepares to weigh in on this debate, we at GLAAACC encourage the members to consider the positive economic impact home sharing has on L.A.

Sincerely,

Gene Hale  
Chairman

CC:

The Honorable Eric Garcetti, Mayor of Los Angeles  
Vince Bertoni, Director of the Los Angeles City Planning Department





# CALinnovates

June 6, 2016

City Planning Commission  
200 N. Spring Street, Suite 550  
Los Angeles, CA 90012

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

Dear Esteemed Commissioners,

We write today to draw your attention to some of the severe weaknesses in the proposed ordinance in front of the City Planning Commission regarding oversight of online home sharing platforms.

The draft proposal violates key tenants of the federal Communications Decency Act (CDA) that have paved the way for some of the most consumer-friendly online platforms including Amazon, Facebook and PayPal. It also violates the privacy of people who put their homes up for rent on home sharing platforms by requiring those platforms to collect, and keep, onerous amounts of information on each host.

The proposal seems designed not to protect consumers or to encourage a new marketplace that is giving millions of people new ways to make ends meet, but to destroy this emerging sector of the new economy and protect the incumbent hotel industry.

The most distressing aspect of the proposal is its clear violation of Section 230 of the CDA. Passed into law in 1996, the section has been one of the most important tools for freedom of expression and innovation taking place on the internet. It protects websites from being sued for the actions or speech of people on those sites. This kind of protection was necessary for the rise of the kind of platforms we all use today. Ebay, for example, would have died on the vine if it risked being held responsible for every good sold on its site.

Part of setting up a vibrant marketplace has always meant risking letting a few bad actors in but markets have dealt with those situations internally. Rip someone off on Ebay and don't expect to get much more business once that negative review goes up.

Home sharing platforms are the same kind of websites as Google and Ebay. Homeowners and renters find each other through sites like Airbnb and HomeAway. They talk together to agree on a price for a few nights stay and conduct business solely with one another.

To hold the platform responsible for their actions clearly violates Section 230. Yet that's exactly what the ordinance proposes. Platforms would be liable for any host who is not in compliance with rules laid out by the city. The platforms can be fined \$500 a day if they allow a listing from a non-compliant host to remain on the site. If the sites don't provide the city with addresses for non-complying hosts, they can be fined \$1,000 a day.

Airbnb, for example, hosts millions of transactions per day across thousands of jurisdictions around the world. To expect a platform of that size (or any size) to police every single user to the degree described here by the city would be almost impossible and simply seeks to shift police power from the municipality to the private business. At the very least it would require Airbnb to hire a fleet of employees and legal counsel to monitor each listing and interaction.

This local act does not take priority over a federal act and on a federal level, the proposed ordinance's imposition of burdens for policing their own sites for the actions of their users is utterly preempted by Section 230 and will be challenged and struck down if they are enacted. These provisions should be struck from the ordinance or the entire ordinance should be withdrawn.

The ordinance asks platforms to violate the privacy of the people who are looking to rent out rooms or their homes in order to earn extra income.

Platforms will be required to collect registration numbers, addresses of all rental sites, the total number of nights each site was rented and the amount paid for each stay. There is no reason for home sharing sites to collect this information. They simply act as a matchmaker for homeowners and renters to meet and make deals.

The people who are using these platforms do not expect (and should not expect) that this kind of information is going to be collected and shared with the city. These documents will contain personal information that should remain private rather than open to anyone with the ability to hack the city's system or the willingness to file a public records request. It's been shown time and time again that government offices are

particularly insecure and easily hacked. Forcing the home sharing platforms to collect this information and share it with the city puts these users at risk and will discourage them from continuing to use home sharing platforms.

And at the end of the day, that seems to be the real purpose here — to make it as difficult as possible for home sharing platforms to thrive. Consumers have showed overwhelmingly that personal enterprise economy platforms like Airbnb and HomeAway add value to their lives. Travelers want to use these platforms for vacations, business travel and even to stay in different

June 6, 2016  
City Planning Commission  
Page 3

parts of their own city. The proposed ordinance would have a chilling effect on this new marketplace and only end up hurting the Los Angeles economy, its residents and its visitors.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Montgomery". The signature is stylized with a large loop and a long horizontal stroke extending to the left.

Mike Montgomery  
Executive Director

cc: Mayor Eric Garcetti  
Council President Herb Wesson  
Councilmember Mike Bonin  
Sharon Dickinson  
Etta Armstrong  
Matthew Glesne  
Tricia Keane  
Justin Wesson



**TECHNET**  
THE VOICE OF THE  
INNOVATION ECONOMY

June 12, 2017

Contact:  
Scott Gerber, (202) 463-0067

## **TechNet Urges Los Angeles City Council to Protect Responsible Home Sharing**

*Washington* — TechNet, the national, bipartisan network of innovation economy CEOs and senior executives, today voiced concerns about potential anti-home sharing regulations being considered in Los Angeles.

In a letter to the Los Angeles City Council, TechNet wrote: **“TechNet is committed to supporting the city’s economic growth and prosperity. We are proud to have many of our member companies contributing every second, minute, hour and day to the Los Angeles economy and to provide thousands of high-skilled jobs for Angelenos. We write to you today to ask for your support of the innovation economy and its contributions to the economic growth of the city of Los Angeles. A critical component to this is the sharing economy, which is pivotal to creating a 21st century economy that works for everyone.**

**Too often, we see well-intentioned regulations stifle innovation. As the City of Los Angeles begins to consider changes to its short-term rental rules, we hope the Council will take into consideration the consequences both for middle class families who share their homes to make ends meet and for companies that do business in Los Angeles.”**

The letter was signed by Andrea Deveau, Vice President, State Policy and Politics at TechNet.

The text of the letter can be found below:

June 10, 2017

The Honorable Members of the Los Angeles City Council  
200 North Spring Street  
Los Angeles, CA 90012

**Re: Supporting the innovation economy and economic growth in the City of Los Angeles**

Dear Members of the Los Angeles City Council,

TechNet, which represents over 70 members, including breakthrough startups and the most storied, life-changing technology companies on the planet, keeps America's innovation economy growing and creating good-paying jobs. TechNet is committed to supporting Los Angeles' economic growth and prosperity. We are proud to have many of our member companies contributing every second, minute, hour and day to the city's economy, providing thousands of high-skilled jobs for Angelenos. We write to you today to ask for your support of the innovation industry and its contributions to the economic growth of the city of Los Angeles. A critical component to this is the sharing economy, which is pivotal to creating a 21st century economy that works for everyone.

Too often, we see well-intentioned regulations stifle innovation. As the City of Los Angeles begins to consider changes to its short-term rental rules, we hope the Council will take into consideration the consequences both for middle class families who share their homes to make ends meet and for companies that do business in Los Angeles.

Fostering innovation in the peer-to-peer economy is important to the prosperity and longevity of the Los Angeles economy. Home sharing in particular has helped democratize income for middle class families in Los Angeles by providing them with additional income to make ends meet and help them stay in their homes as the cost of living in the city rises.

Short-term rentals also play a vital role in the local travel and tourism economies. Last year, more than one million visitors stayed at Airbnb listings across the city and generated over a billion dollars in economic activity. These visitors support small and emerging businesses and bring much needed economic opportunity to neighborhoods that have not traditionally benefitted from the city's tourism industry.

In addition, since enacting the tax agreement with the City of Los Angeles, hosts and guests on the home sharing platform, Airbnb, have generated \$24 million in taxes that give lawmakers the flexibility to support programs that benefit Angelenos.

We recognize the benefits that technology and the sharing economy can have for residents of Los Angeles and we strive to promote sensible innovation and rules that democratize economic prosperity, foster innovation, and empower individuals.

We look forward to working with you and industry leaders, community advocates and other elected officials who share our commitment to building bridges between technology and public policy to find workable solutions that will better serve the future of Los Angeles.

Should you wish to discuss TechNet's request here or our perspective, I can be reached at [adeveau@technet.org](mailto:adeveau@technet.org) or on my cell at (805) 234-5481.

Sincerely,  
Andrea Deveau  
Vice President, State Policy and Politics

CC: The Honorable Mayor Eric Garcetti  
Vince Bertoni, Director of the Los Angeles City Planning Department

**About TechNet**

*TechNet is the national, bipartisan network of technology CEOs and senior executives that promotes the growth of the innovation economy by advocating a targeted policy agenda at the federal and 50-state level. TechNet's diverse membership includes dynamic startups to the most iconic companies on the planet and represents more than 2.5 million employees in the fields of information technology, e-commerce, advanced energy, biotechnology, venture capital, and finance. TechNet has offices in Washington, D.C., Silicon Valley, San Francisco, Sacramento, Austin, Boston, Seattle, Albany, and Tallahassee.*

###

June 12, 2017

The Honorable Members of the Los Angeles City Council  
200 N. Spring Street  
Los Angeles, CA 90012

Dear Members of the Los Angeles City Council,

The mission of West Angeles Community Development Corporation is to increase social and economic justice, demonstrate compassion and alleviate poverty in South Los Angeles neighborhoods through the vehicle of community development.

Last year, we partnered with Airbnb to hold an event aimed at expanding the economic benefits of home sharing to residents of South Los Angeles. More than 100 attendees gathered at West Angeles Church of God in Christ to participate in an in-depth home sharing workshop with current hosts and Airbnb staff.

As home sharing continues to grow in popularity in South Los Angeles and within the African American community, it is becoming an important resource for individual homeowners in our service area to make extra money. Residents of many low-income areas in Los Angeles can significantly supplement their income by renting their home, or a room in their home, on a short-term basis. The average Los Angeles host on the most popular home sharing platform, Airbnb, makes \$7,200 a year—money that strengthens households and communities, including homeowners in South Los Angeles.

In July 2016, Airbnb signed an agreement with the City of Los Angeles to begin collecting and remitting a levy on behalf of their Los Angeles hosts. Airbnb has estimated that collecting such taxes from its hosts could have yielded more than \$20 million for Los Angeles last year. This money can be used to help close the funding gap in affordable housing projects and provide critical supportive services to those living in affordable housing projects.

The City of Los Angeles' Affordable Housing Trust Fund has never had a permanent source of funding. We see the collection of the Transit Occupancy Tax from short-term rental platforms, like Airbnb, as an opportunity for a reliable and growing source of revenue to help close the funding gap for many affordable housing projects across the City. Increasing the production of affordable units, in turn, would help address the current shortage of housing units which the City of Los Angeles is facing.

As members of the City Council decide how to regulate short term rentals in the City of Los Angeles, we ask respectfully that they consider the positive impact these tax proceeds could have on the City's ability to build more affordable housing, and the potential of short homestays to provide expanded economic opportunities for Angelenos.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Garcetti". The signature is fluid and cursive, written over a faint "cc:" label.

The Honorable Eric Garcetti, Mayor of Los Angeles

Airbnb short-term rentals create millions of dollars in revenue for the city of LA via TOT -- a homeowner like me provides TOT to LA by booking part my home, on average, over 300 days per year. My projected gross earnings via Airbnb are \$40k this year.

If short-term rentals are capped at 180 days per year, it is a huge detriment to everyone involved, and a huge loss in income for everyone involved.

Hosts who cannot make ends meet with 180 days per year rental income will either potentially lose their homes, or will find *unregulated* ways to still rent short-term -- in this case, LA will lose the TOT they could have gotten from people like me by **supporting regulated** short-term rentals.

It is actually not *safe* for a short-term rental to be unregulated -- especially for single women homeowners (and travelers) like me. Therefore it is not an option. Without Airbnb we have no protection against unruly guests (or dishonest hosts). I have very strict house rules on Airbnb, which my guests honor.

Capping short-term rentals to 180 days does not mean I will rent my home long-term for the other 6 months out of the year. That is not a realistic option for many reasons. Therefore, it does not help the housing shortage in LA -- at all. It *only* means I will lose much needed income, and the City of LA will lose TOT income.

Long-term rentals pose real risks. I have had unruly longer term tenants and squatters I had to evict (and get a restraining order against) because they stopped paying rent and were threatening to kill me, my dog, my cat, and my Mom. Frankly, I do not want to **ever** rent to long-term tenants again.

Airbnb and regulated short-term rentals offer homeowners *real* protection from squatters, evictions, and damage to our property; *and*, TOT provides millions of dollars to the city of LA -- which can be used towards creating affordable long-term apartments and housing for homeless, and for those who need it most. The money generated via TOT is a real possible solution to generating huge amounts of money -- for the city of LA's *very real* housing issues.

The billionaire HOTEL industry wants more money for themselves only. They seem to care nothing about the *actual* residents, tourists, and homeowners of LA. (Moreover), Providing tourists and guests with an affordable, warm, home-away-from-home is an invaluable service -- which hotels simply do not provide, and which guests deeply appreciate. Almost all of my guests have expressed this to me repeatedly.

Homeowners like me, who rent out part of our primary residence to make ends meet should NOT have limits on how many days per year we can do so. Any such cap is totally & completely counterproductive to everyone involved.

Thank you.

Date: 6/13/17  
Submitted in PLUM Committee  
Council File No. 14-1639-52 & 53  
Item No. 6&7  
Deputy: PUBLIC

\* John Ferraro Council Chamber, Rm 340, LA City Hall  
200 N Spring St, 90012

\* 1230-2pm = Robert St. Genis, Spring Arcade Building,  
541 S Spring St #314, 90013



How often ~~not~~ just a few miles away in El Salvador,  
since 2004

Dear Councilmembers,

I am submitting a written statement because I made the trek from my home in Tarzana ~~to~~ to City Hall with my infant.

I grew up in my Tarzana home and am now raising my daughter there. You will hear a lot of stories today to ~~be~~<sup>support</sup> both sides of the issue.

My daughter wakes up in the middle of the night most nights because our neighbors rent their home as a party house. Every couple of nights, new renters scream outside her window.

I feel for the people who say that ~~the~~ Airbnb helps them ~~to~~ make ends meet but I don't understand why it's ok to make ends meet illegally.

When I was a child, the home next door was filled with a lovely family and we had community.

A 60-90 day cap would ensure that the house next door will have a family again, that my daughter will sleep soundly.

Thank you for your consideration,

Inna Henry

Tarzana 91335

Date: 6/13/17

Submitted in PLUM Committee

Council File No: 14-1635-52 & 53

Item No. 6 & 7

Deputy: PUBLIC

June 13, 2017

My remarks for the Planning and Land Use Management Committee Hearing held at the John Ferraro Council Chamber, Rm 340, Los Angeles City Hall

I obtained my house through a very amicable divorce. I always loved my spacious home and hosted numerous large parties of 50 people or more over a span of nearly 20 years and counting. I'm keeping my house so that my adult sons may raise their families there at some point in the future. We still use the house for family gatherings and special events.

The house is now able to accommodate 15 overnight guests, consisting mostly of larger families with grandparents and small children as well. We have hosted sports teams coming to compete at the nearby STUB HUB Center. We have hosted renewals of wedding vows, memorial services, and family reunions. We have hosted guests coming to use the ports of Long Beach, prior to their departure on the various cruise lines or upon their return.

All the guests receive brochures from local attractions from Orange County to Santa Barbara. They are here to experience all that we have to offer and they pour money into their adventures, fueling the local economy along the way. Several of my guests have stayed on more than one occasion and have already booked their future travel plans to stay again.

The income from renting the 60 year old house has already helped pay for energy efficient windows, upgraded plumbing, new interior and exterior paint, new carpet, new furniture, as well as major repairs to our pool from the January storms earlier this year.

The guests staying in the home have traveled from Norway, Sweden, Ireland, England, France and our upcoming Japanese guests are coming to America for the first time to celebrate their father's 70<sup>th</sup> birthday! In addition to international travelers, our guests have come from all over our country! Ideally situated, Long Beach is half way between Disneyland and Hollywood.

Limiting this rental with its special features or any other short term rental within our community would be a poor decision because it would restrict the money flow not only to the owners but to the hundreds of local businesses that are prospering from the inflow of new and continuous revenue. Tax the rentals. Don't restrict them. No other business person would approve of any city restricting their business to 50% of the year. Would you like to get paid only 50% of the year? No other business person would approve of having to live at their place of work. Would you live here at City Hall? Restrictions like that make no sense from a business perspective.

Date: 6/13/17  
Submitted in PLUM Committee  
Council File No: 14-1639-52 & 53  
Item No. 6 E7  
Deputy PUBLIC

This community can be influential in determining new zoning laws or the zoning laws can be adapted to incorporate what we are bringing to our local and overall economy, here in the Los Angeles area. Don't let fear and ignorance obstruct what is fair to the home owners and their guests from all over the world who are boosting our economy. We can move forward together to find solutions that will not only appease but will earn the praise and acknowledgement of this successful business model.

As a respectful and successful business owner, I thank you for your time and your understanding.

(562) 544-2670  
Jennifer

**Point by point analysis of Home Sharing Ordinance Council File Number: 14-1635-S2  
Council File Title: Short-Term Rentals /Preparation of Ordinance**

Gerald Gubatan, Senior Planning Deputy  
L.A. City Council District 1

Dear Mr. Gubatan,

When we met with you recently regarding the proposed home sharing ordinance, you requested we provide you with a detailed critique of the sections of the ordinance that would be particularly harmful to many of your Council District (CD1) constituents. We have reviewed the proposed ordinance in depth, and hope that all those influential in its outcome do the same. Here are the areas of concern and our analysis of their impact.

L.A. Municipal Code:

[http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:losangeles\\_ca\\_mc](http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc)

Text of Proposed Home Sharing Ordinance:

[http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2\\_misc\\_01-26-2017.pdf](http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_misc_01-26-2017.pdf)

**Commentary:**

It is our recommendation that the ordinance be totally rewritten to address whole house/apartment listings only and that no prohibitions be placed on rooms rented in host occupied primary residences.

The 180 day limit makes sense in regard to whole house/apartment listings if a city 1. Wants to assure that there is no vacation home industry in its city (Some cities like Big Bear, Atlantic City, NJ, Aspen, Colorado depend economically on vacation housing), or as a means of maintaining current rental stock to assure that rental property isn't converted into vacation property.

The only reason for a cap on rentals of rooms within one's host occupied primary residence, where there is shared space with the host and possibly other guests, is to ensure an undue advantage to the hotel industry and to prevent low income and homebound home owners from year round income. Such a prohibition is cruel and intrusive. It also prevents hosts from providing secure employment and benefits to support staff and independent contractors.

The proposed ordinance would criminalize home sharing and make it unaffordable and inaccessible to the people who need it most and use it the most to remain in their own homes in the communities they have lived in for years. If the intent is to abolish most home sharing in the city of L.A. without explicitly saying so, this is that ordinance.

If the city insists on the draconian clauses in this ordinance and the policing of private relationships in private homes, it should at least consider **grandfathering and hardship exceptions**. Many hosts are low income, elders, women and people with significant health conditions. Home sharing allows them to control with whom they live and for how long. Long term roommate tenant relationships can be difficult and expensive to terminate and can open already vulnerable hosts to domestic abuse and further financial hardship.

The burden of this ordinance on city infrastructure is significant. Enforcement could be resolved without creating new administrations and bloated administrative salaries, through increased funding to existing offices, most specifically the housing office, the city attorney's office and the finance office. The enforcement requisites of this ordinance would detract from monitoring landlord abuses in general and other city resources. If the issue is decrease in rental stock, imposing city inspections and monitoring of private lives in private homes is a waste of resources and incredibly intrusive.

The following clauses are the ones that are most problematic.

Date: 6/13/17  
Submitted in PLUM Committee  
Council File No 14-1635-S2 & S3  
Item No. 637  
Deputy: PUBLIC

## **Summary:**

### **The Proposed Home Sharing Ordinance:**

- Forbids rental in any RSO units.
- Limits all rentals including host occupied rentals to 180 day.
- Imposes fines that disproportionately impact low income host occupied rentals even though the pretext for the ordinance is to support affordable housing and maintain existing housing stock.
- Sets up an entire new administrative bureaucracy with high administrative salaries instead of using and increasing funding to existing departments for housing enforcement & business licensing, creating more jobs that could effectively enforce housing and business licensing.
- Taxes, fines and applies fees to home sharing like no other business, including home based businesses.

**Section 1** establishes that home-sharing IS a residential use of residential space, begging the question as to why home sharing would incur greater restrictions, fees, fines and registration than actual commercial businesses including home-based businesses.

As a residential use, why isn't it subject to the same processes and formalities as other residential uses?

### **Section 2**

Needs to strike 180 days at least as it pertains to renting of rooms where there is shared space in the host's primary residence.

**Section 3** Modifies section 12:22 of the L.A. Municipal Code:

**Modifications to: 31 B 3:** We have no problem with this definition if the intent of this ordinance is in fact to preserve existing housing rental stock; however, the city may want to consider vacation homes in general for the purpose of tourism, economic vitality and tax base.

This definition of primary residence could assure that whole house/apartment listings would be for 180 days or less, preserving the existing housing stock, but rooms in a host's home would have no cap because it's a primary residence and would have no impact on rental stock.

**Modifications to: 31 C 1: Fee** should be stated in the ordinance and should cost no more than any other application for a business licence or accessory use of a residence.

**Modifications to: 31 C2c:** The city should not be in the business of lease enforcement. This is a tenant landlord issue and there are already civil procedures for enforcement.

### **Modifications to: 31 C2d: Prohibits ANY home sharing in RSO units.**

This is one of the most troubling and discriminatory clauses in the proposed ordinance. It impacts the lowest income homeowners and renters. Rent stabilization provides stable rent to stable tenants. It does not guarantee low rent, especially for newer tenants, and can be an incredible financial burden for owners who live in their RSO buildings. Home sharing in one's host-occupied primary residence could offset the impact of providing and maintaining rent stabilized rental units. Furthermore, many low income families and homeowners inhabit RSO buildings as their primary residence. So long as no one has been displaced, there should be no limit on home sharing host occupied listings. Allowing owners who live in their RSO properties, especially properties of 4 units or less, to home share in their own homes would offset losses due to rent control.

This is perhaps where it would make the most sense to impose a 180 day limit on **whole apartment listings, (allowing vacation homes in more affluent structures)** so that tenants or owners who occupy their property can rent out whole apartment listings when they are away, out of town for work or vacation, but not as a year round enterprise.

Restricting home sharing to rooms within the host occupied primary residence year round, and limiting whole apartment listings to 180 days in one's PRIMARY RESIDENCE, is sufficient to prevent the abuses of home sharing of RSO units. The RSO units are among the most enforceable of L.A. housing. All RSO units are on file with the housing office as are all Ellis Evictions. With the funds set aside for enforcement of home sharing, the city should increase regular inspections of RSO units in general and improve outreach and education to tenants of their rights. The city attorney's office would also be responsible with enforcement of any landlord abuses of tenants' rights including

listing of whole apartments as short term rentals, that are not the primary residence of the landlord or a tenant.

**Modifications to: 31 C2f:** While the city may want to limit the number of whole house or vacation listings per host, hosts certainly should be able to offer more than one guest room to more than one group of guests at a time in their homes and the city should not be policing private relationships in private homes. This has absolutely no impact on rental stock and has terrible implications for privacy rights.

**Modifications to: 31 C3: Expiration and Renewal:** Fees should not be used to prevent people from home sharing. Licensing in general should be through the finance office and should be consistent with business licensing in general and home based business licenses specifically.

**Modifications to: 31 C4 Suspension and Revocation:** A 3 year prohibition if violations have been corrected, and without due process, is especially harsh. Such a time frame could result in a host losing one's home, thus having a greater impact on rental stock and homelessness in the city and presenting an undue hardship on low income homeowners and renters who homeshare. A restaurant or hotel with major safety violations doesn't have to wait 3 years to reopen. Again, the restrictions on home sharing should be consistent with business licensing in general.

#### **Modifications to: 31 3d: Prohibitions**

**Prohibitions 3-10 should be eliminated or modified as follows:** Home sharing provides essential income to marginalized workers who may have difficulty finding work in the mainstream workforce. Sections 3-5 need to be struck in entirety. The second half of 6 and all of 7 need to be struck. A home with 2, 3 or more extra rooms should be rentable to separate parties.

**Prohibition 8** should not apply to primary residences of host occupied listings, and whole apartment listings could be subject to a cap to assure that rental stock is maintained, but there is no legitimate rationale for excluding home sharing in RSO homes. Disallowing home sharing in newer affordable housing units unfairly impacts the lowest income tenants.

**Prohibition 9 prohibits home sharing in single family homes that were converted from RSO units and** should only apply to homes where there were tenant displacements via Ellis Evictions or otherwise illegal coercion and should have no bearing on hosts who converted their primary residences from a duplex to a single family home where no tenants were displaced. Many families live in RSO units in family owned property. Home ownership is the most basic and stable of affordable housing and RSO properties are among the least expensive, allowing homeownership to low income families. **At the very least, this clause should be grandfathered to apply to new conversions after passage of the ordinance.**

**Prohibition 10 prohibits home sharing where any other home based business is conducted.** This clause is especially vague and could include listing of restaurants in the neighborhood, sharing business cards, or simply having L.A. Times inserts on the coffee table. But it also prohibits any other otherwise permissible home based business. With many workers in this economy having many income streams this serves only as a disincentive and has no value within the stated purpose of the proposed ordinance. Many hosts work out of their homes in many capacities especially those hosts with health conditions that make work outside of the home difficult. People who run home based businesses are at home and are ideal hosts, are more inclined to host than workers who have 9-5 jobs and their presence in the home is a deterrent to potential excessive noise and other neighborhood disturbances. Otherwise prohibited home based businesses are already disallowed and do not need to be incorporated into this ordinance. Additionally, depending on who you ask in city government, you get a different interpretation of this prohibition. It is dangerously vague.

**Section 3 e 3: Transient Occupancy Tax:** With some platforms collecting TOT for hosts, the department of finance may have to amend and correct its current reporting forms, and LAMC article 1.7 (Transient Occupancy Tax) may have to be further amended. Most hosts support this tax and are proud to provide essential income to the city despite the disproportionate tax burden to home sharing when compared to other small businesses.

**Section 3 d: Enforcement of Violations:** If the purpose of the ordinance is to protect housing stock, maintain communities and decrease or eliminate landlord abuses of tenants' rights it makes no sense to have penalties to host occupied, primary residences, especially where the penalty is greater for lower income hosting. The fine for a violation in a \$50/night listing is as great as the fine for a \$1000/night accommodation. This disproportionately impacts low income hosts and could result in greater displacement, evictions and foreclosure if hosts can't meet

these fines. It also further reduces city enforcement to count the number of days of hosting in private residential spaces in private homes of hosts. There should be no cap and no limits on private relations in primary residences.

**Section 3 f: Platform requirements:** should be consistent with the other changes made to this ordinance. Hosts should be able to have more than one active listing in their host occupied primary residence with no cap on days of operation, and should be able to list on online platforms.

**Section 3 g: Criminalization:** criminalizes home sharing, making already draconian home sharing limitations, a misdemeanor criminal offense. This should be discouraged. Criminalization systemically disproportionately impacts, the most marginalized members of our society.

**Section 4 Hotels and home sharing in commercial zones.** This section changes existing laws related to home sharing and transient occupancy in commercial zones where such enterprises were already allowed. These changes make it harder to establish home sharing in residential buildings in commercial zones. This serves no purpose except to make it harder for people living in those nonresidential zones from participating in home sharing. If one of the concerns regarding home sharing is changes to residential neighborhoods, changing residential uses of commercial zones makes no sense at all. If conceding to the hotel industry is the purpose, then the intent is quite clear.

### **Conclusion:**

It is our position that this ordinance should be voted down or totally redrafted to focus on whole house/apartment listings with no caps to any home based host occupied primary residences. Any limitation on whole house listings should be weighed against the benefits they provide our city in bringing in and supporting additional tourism, jobs, small businesses and taxes for essential services, and increasing access to beaches, mountains and accommodations that many Angelenos could otherwise not access. Home sharing provides the only alternative to the \$300 a night hotel room and the 12 month lease. We encourage using existing structures and offices to provide business licensing, increase tenants' rights and education, curb landlord abuses, and maintain current and provide additional affordable housing. Home sharing has provided work and business opportunities to many marginalized workers, maintained communities by allowing people to afford to stay in their homes, allows elders to "age in place."

If hosts are limited to one listing 180 days a year, in noncommercial areas only, then no one can provide on site 24/7, professional level accommodations, service and oversight, especially since this ordinance also disallows conducting any other otherwise permissible home based business in a home shared listing. The city cannot call on home sharing hosts to provide outstanding and accountable service while reducing home sharing to a part time hobby for otherwise employed hosts working outside of their homes, while simultaneously imposing fines, fees and taxes not experienced by or imposed on any other business model in the city.

If an ordinance was to be devised to destroy home sharing without an outright prohibition, and unfettered monopoly on accommodations to the hotel industry, this is that ordinance.

If the intent was to limit the number of whole house listings, preserve neighborhoods and protect housing stock, and enforce tenants' rights against landlord abuses, then enforce existing laws, and **WRITE THAT ORDINANCE!**

Sincerely,

Andy Griggs

American Gloria Lopez-Martinez

Emma Rosenthal

(Listed in alphabetical order)

DragonflyHill Urban Farm

*Cultivating Community*

[dragonflyhill.wordpress.com](http://dragonflyhill.wordpress.com)

[dragonflyhill345@gmail.com](mailto:dragonflyhill345@gmail.com)

[310.704.3217](tel:310.704.3217) or [818.404.5784](tel:818.404.5784)





Ensuring Access to Justice  
and protecting the right to healthy housing  
for the 70K households that face eviction in Los Angeles County each year.

Date: 6/13/17  
Submitted in PLUM Committee  
Council File No: 14-1639-52 & 53  
Item No: 6&7  
Deputy: PUBLIC

**Short Term Rental Ordinance**  
**6/13/2017**

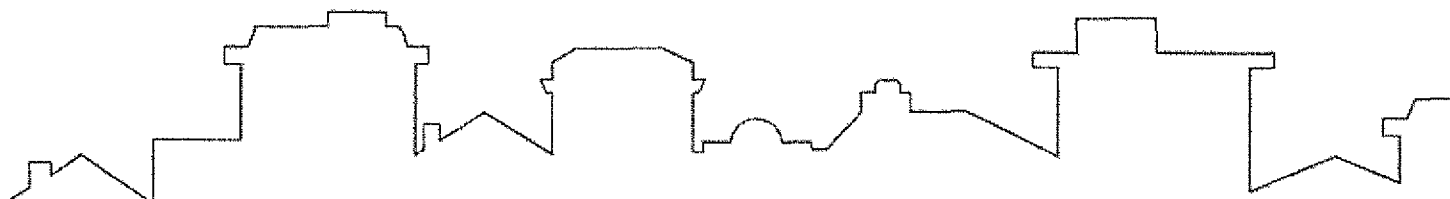
**Short Term Rental Abuse:** In 2016 the Eviction Defense Network handled approximately 60 evictions related to AirBnB rentals. These were all cases where the owner took a unit off the rental housing market and then began to rent exclusively on AirBnB or other short-term rental websites. This constitutes the loss of 60 affordable rent controlled units.<sup>1</sup> It is estimated that a subsidy of approximately \$100K is needed to construct a unit affordable to a moderate income tenant. We cannot afford to lose affordable rent controlled units because we cannot building out way out of this problem. Restrictions on short term rentals that result in the loss of rent controlled units are essential to stopping the loss of affordable rent controlled units AND the wholesale conversion of our neighborhoods into transient occupancy tourist areas.

**Restrictions on Renters:** Many of our clients are unable to afford housing in our city and, either with or without the permission of their landlords supplement their income via AirBnB. Some of these tenants will lose their housing without that supplemental income. Some consideration should be given for initiating a process whereby renters can petition to supplement their income via short-term rental income. This could be monitored via the Los Angeles Housing and Community Investment Department.

**Caps 90 day Cap:** Some AirBnB hosts rely on the income from the rental of one room in their home to survive. The 90 day cap may impose a hardship on some of these hosts. If a 90-day cap is imposed, create a mechanism whereby hosts can appeal the restriction.

**Referrals to Legal Assistance:** The Short Term Rental Ordinance is essential to stopping the loss of affordable rent controlled units and to preserving our neighborhoods as residential neighborhoods. Affordable housing construction is part of the solution but we cannot build our way out of this housing crisis. We must resist displacement of any tenant, particularly below market rate tenants.

<sup>1</sup> We don't code for short term rental information so the number is likely higher. We also do not track how many units where the tenant(s) was displaced for other reasons, eg. Ellis Act evictions or even purportedly "for cause" evictions. Also, we don't know how many tenants move out without a court process due to voluntary vacate offers and/or harassment or simply because they don't know their rights under rent control.



**Eviction Defense Network**

1930 Wilshire Blvd. | Suite 208 | Los Angeles, CA 90057 | phone 213.385.8112 | fax 213.385.8181 |  
www.evictiondefensenetwork.org  
A California 501(c)(3) Nonprofit Organization

On January 12, 2017 the Eviction Defense Network assisted 6 tenants that came to us too late to provide assistance.<sup>2</sup> Some of these tenants had contact with members of the City Family including attempt to access information from the Housing and Community Investment Department. Had these tenants reached us BEFORE entry of default, we could have preserved the housing or negotiated sufficient time and financial resources to stabilize the family. Some are now facing homelessness. There is no reason for this to happen!

~~Today, when you return to your offices, take the time to go on the HCID website. Pretend you are a tenant facing eviction. Look for legal resources. You will not find the resources easily and what you will find is not the fastest referral track to the correct referrals. The solution to this problem is easy and virtually cost free:~~

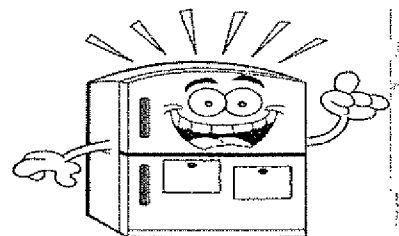
1. Provide a link on the HCID website on the Home Page that says: "Legal Resources for Tenants." The link should take you to the referral list at Tab 1.
2. Ensure that all HCID Public Counters have the attached referral list.
3. Make sure EVERY tenant that files a complaint with HCID, on the day the complaint is filed, is emailed and mailed the attached referral list with this language: "Please seek legal assistance while we investigate our complaint. Attached is a referral list of nonprofit agencies that assist tenants for free or based on ability to pay." Last year I personally handled half a dozen cases of tenants that thought that filing a complaint with HCID was sufficient to stop an eviction and found themselves with a Sheriff's notice on the door because they did not file an Answer to the Unlawful Detainer with the court.
4. Make sure every member of the City Family including all of your staffs have a basic understanding of the eviction process AND of the resources available for tenants facing any type of housing problem and have access to the attached referral list.
5. Have all City Inspectors hand out the attached referral list at every inspection.
6. Ask the REAP Outreach Agencies to hand out the attached referral list during their outreach.
7. Fund additional door to door outreach using the attached referral list.

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<sup>2</sup> 2 in Councilman O'Farrell's District. 1 in Councilman Koretz' District. 1 in Councilman Buscaino's District. 1 in Councilmember Cedillo's District. 1 in Santa Monica

# TENANTS – LEGAL RESOURCES

## INQUILINOS – RECURSO LEGALES



#OnEveryFridge

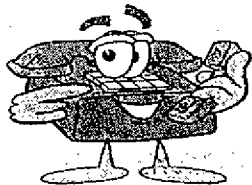
No appointments. Walk in. Free consultations. Donation welcome  
*No necesita cita. Consulta gratis. Donaciones bienvenidas*

MON / LUNES	TUES / MARTES	WED/MIERCOLES	THURS/JUEVES	FRIDAY/VIERNES	SAT/SABADO
<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Blvd #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 9:00 p.m.	<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Bl. #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 9:00 p.m.	<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Bl. #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 9:00 p.m.	<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Bl. #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 9:00 p.m.	<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Bl. #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 6:00 p.m.	<b>CES*</b> 7377 Santa Monica Bl. West Hollywood (213) 252-4411 10:00 a.m.
<b>INNER CITY LAW CENTER*</b> Karsh Family Center 3750 West 6 <sup>th</sup> Street Los Angeles, CA 90020 9-11 a.m.	<b>SAJE</b> 152 W. 32 <sup>ND</sup> STREET Los Angeles, CA 90007 (213) 745-9961 4:00 p.m. - 7:00 p.m.	<b>INNER CITY LAW CENTER*</b> Karsh Family Center 3750 West 6 <sup>th</sup> Street Los Angeles, CA 90020 9-11 a.m.	<b>SAJE</b> 1910 Magnolia Av. Los Angeles, CA 90007 (213) 745-9961 10:30 a.m.-12:30 p.m.	<b>UNION DE VECINOS</b> 346 S. Gless St. Los Angeles, CA 90033 (323) 908-3454 4:30 p.m. - 8:00p.m.	<b>UNION DE VECINOS</b> 346 S. GLESS ST. Los Angeles, CA (323) 908-3454 10:00a.m. 2:00p.m.
<b>HOUSING LONG BEACH</b> 525 E. 7 <sup>TH</sup> St. #111 Long Beach, CA 90813 (562) 436-8592 4:30 p.m.	<b>LEGAL AID FOUNDATION*</b> Karsh Family Center 3750 West 6 <sup>th</sup> Street Los Angeles, CA 90020 (323)801-7987 2 <sup>nd</sup> Tues/2 <sup>nd</sup> Martes 6:00p.m.	<b>UNION DE VECINOS</b> 346 S. Gless St. Los Angeles, CA 90033 (323) 908-3454 4:30 p.m. - 8:00 p.m.	<b>ACCE*</b> 3655 S. Grant Av. #250 Los Angeles, CA 90007 (888)964-8086 4:00 p.m. - 7:00 p.m.		<b>LACCLA*</b> 407 S. Chicago St Boyle Heights CA 310/866-7527 5:15p.m.
<b>INQUILINOS UNIDOS</b> 1930 Wilshire Bl. #801 Los Angeles, CA 90057 (213)436-8592 5:00 p.m.-6:30 p.m.		<b>LA-CAN</b> 838 E. 6 <sup>TH</sup> Street Los Angeles, CA 90021 (213) 228-0024 4:00 p.m. - 7:00p.m.	<b>BY APPOINTMENT/CON CITA SOLAMENTE</b> City of Los Angeles Residents (213) 986-8266 (Los Angeles Tenants Union)		
		<b>CES*</b> 7377 Santa Monica Bl. West Hollywood (213) 252-4411 7:00 p.m.	City and County of Los Angeles: Free consultations in person walk-in only at the Eviction Defense Network. Paid consultations by phone or by appointment. To arrange for a paid consultation please send an email to <a href="mailto:info@edn.la">info@edn.la</a> or leave a message at 213/385-8112 x 224.		
			Central Los Angeles Residents (213) 891-3244 (Inner City Law Center)*		
			Santa Monica Residents (310)899-6200 (LAFLA Santa Monica)* (310)394-0848 (Santa Monicans for Renters Rights)		
			West Hollywood Residents (323) 549-5841 (Bet Tzedek Legal Services)*		

### AFTER AN EVICTION IS FILED / DESPUÉS DE QUE SE ARCHIVE UN DESALOJO

SHRIVER PROJECT*	SELF HELP CENTERS*	EVICTON DEFENSE NETWORK*
111 North Hill Street. Room 115 M-Th 8:30 a.m. – 4:30 p.m. Closed/Cerrado 12:00 p.m. – 1:30 p.m. Friday/Viernes 8:30a.m. – 12:00 p.m.	Court were your case is filed M-Th 8:30 a.m. – 4:30 p.m. Closed/Cerrado 12:00 p.m. – 1:30 p.m. Friday/Viernes 8:30a.m. – 12:00 p.m. Free Answers – No representation <i>Contestaciones gratis – No representación</i>	1930 Wilshire Bl. #208 Los Angeles, CA 90057 (213) 385-8112 M-Th 9:00 a.m. – 9:00 p.m. (after 6:00 p.m. enter via the rear parking lot) <small>(closed all court holidays check on lasuperiorcourt.org)</small> Friday 9:00 a.m. – 6:00 p.m. (213) 385-8112
<b>IF NOT OFFERED REPRESENTATION GO TO THE EVICTION DEFENSE NETWORK SI NO LE OFRECEN REPRESENTACIÓN VAYA AL EVICTION DEFENSE NETWORK</b>	<b>AFTER YOUR ANSWER IS FILED GO TO THE EVICTION DEFENSE NETWORK DESPUÉS QUE SU CONTESTACIÓN SEA ARCHIVADA VAYA AL EVICTION DEFENSE NETWORK</b>	<b>FREE CONSULTATION REPRESENTATION ON A SLIDING FEE SCALE. PAYMENT PLANS AVAILABLE CONSULTA GRATIS REPRESENTACIÓN BASADO AL INGRESO PLAN DE PAGOS DISPONIBLES</b>

### Fair Housing and Bad Conditions/Discriminación y Malas Condiciones



- Asian Americans Advancing Justice (213) 977-7500
- Bet Tzedek Legal Services (323) 939-0506
- Eviction Defense Network 323/863-5015 or [stopbadlandlordsnow@edn.la](mailto:stopbadlandlordsnow@edn.la) or [info@edn.la](mailto:info@edn.la)
- Inner City Law Center (213) 891-2880
- Saban Community Clinic (323) 653-1990
- Legal Aid Foundation (800) 399-4529
- Neighborhood Legal Services (800) 433-6251

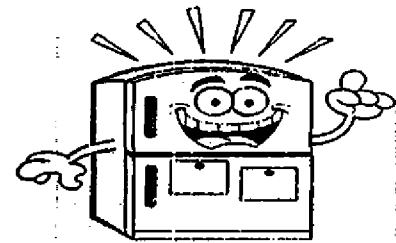
- Discrimination/Discriminación**
- Housing Rights Center (800) 477-5977
- Fair Housing Foundation (800) 466-3247
- Fair Housing Council San Fernando (818) 373-1185
- Rent Control Enforcement**
- Los Angeles (866) 557-7368
- West Hollywood (323) 848-6450
- Santa Monica (310) 458-8411
- Housing Conditions/Malas Condiciones**
- LA county Health Dept. (888) 700-9995 or 211
- City of L.A. Housing Dept. (866) 557-7368 or 311
- Call 411 for your City's Code Enforcement Dept.

\*Staffed by Attorneys  
 Hours of operation and fees listed  
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 Edited 6/11/2017

Shelter/food/financial assistance: 211  
*Refugio/comida/asistencia financiera: 211*

# TENANTS – LEGAL RESOURCES

## INQUILINOS – RECURSO LEGALES



No appointments. Walk in. Free consultations. Donation welcome  
 No necesita cita. Consulta gratis. Donaciones bienvenidas

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MON / LUNES	TUES / MARTES	WED/MIERCOLES	THURS/JUEVES	FRIDAY/VIERNES	SAT/SABADO
<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Blvd #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 9:00 p.m.	<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Bl. #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 9:00 p.m.	<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Bl. #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 9:00 p.m.	<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Bl. #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 9:00 p.m.	<b>EVICTON DEFENSE NETWORK*</b> 1930 Wilshire Bl. #208 Los Angeles, CA 90057 (213) 385-8112 9:00 a.m. - 6:00 p.m.	<b>CES*</b> 7377 Santa Monica Bl. West Hollywood (213) 252-4411 10:00 a.m.
<b>INNER CITY LAW CENTER*</b> Karsh Family Center 3750 West 6 <sup>th</sup> Street Los Angeles, CA 90020 9-11 a.m.	<b>SAJE</b> 152 W. 32 <sup>nd</sup> STREET Los Angeles, CA 90007 (213) 745-9961 4:00 p.m. - 7:00 p.m.	<b>INNER CITY LAW CENTER*</b> Karsh Family Center 3750 West 6 <sup>th</sup> Street Los Angeles, CA 90020 9-11 a.m.	<b>SAJE</b> 1910 Magnolia Av. Los Angeles, CA 90007 (213) 745-9961 10:30 a.m.-12:30 p.m.	<b>UNION DE VECINOS</b> 346 S. Gless St. Los Angeles, CA 90033 (323) 908-3454 4:30 p.m. - 8:00p.m.	<b>UNION DE VECINOS</b> 346 S. GLESS ST. Los Angeles, CA (323) 908-3454 10:00a.m 2:00p.m.
<b>HOUSING LONG BEACH</b> 525 E. 7 <sup>th</sup> St. #111 Long Beach, CA 90813 (562) 436-8592 4:30 p.m.	<b>LEGAL AID FOUNDATION*</b> Karsh Family Center 3750 West 6 <sup>th</sup> Street Los Angeles, CA 90020 (323)801-7987 2 <sup>nd</sup> Tues/2 <sup>nd</sup> Martes 6:00p.m.	<b>UNION DE VECINOS</b> 346 S. Gless St. Los Angeles, CA 90033 (323) 908-3454 4:30 p.m. - 8.00 p.m.	<b>ACCE*</b> 3655 S. Gram Av. #250 Los Angeles, CA 90007 (888)964-8086 4:00 p.m. - 7:00 p.m.		<b>LACCLA*</b> 407 S. Chicago St Boyle Heights CA 310/866-7527 5:15p.m.
<b>INQUILINOS UNIDOS</b> 1930 Wilshire Bl. #801 Los Angeles, CA 90057 (213)436-8592 5:00 p.m.-6:30 p.m.		<b>LA-CAN</b> 838 E. 6 <sup>th</sup> Street Los Angeles, CA 90021 (213) 228-0024 4:00 p.m. - 7:00p.m.	<b>BY APPOINTMENT/CON CITA SOLAMENTE</b> City of Los Angeles Residents (213) 986-8266 (Los Angeles Tenants Union)  City and County of Los Angeles: Free consultations in person walk-in only at the Eviction Defense Network. Paid consultations by phone or by appointment. To arrange for a paid consultation please send an email to <a href="mailto:info@edn.la">info@edn.la</a> or leave a message at 213/385-8112 x 224.  Central Los Angeles Residents (213) 891-3244 (Inner City Law Center)*  Santa Monica Residents (310)899-6200 (LAFLA Santa Monica)* (310)394-0848 (Santa Monicans for Renters Rights) West Hollywood Residents (323) 549-5841 (Bet Tzedek Legal Services)*		

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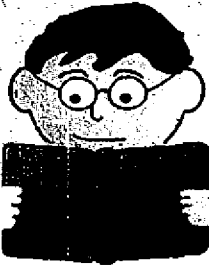
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  - Fair Housing Foundation (800) 466-3247
  - Fair Housing Council San Fernando (818) 373-1185
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- LA county Health Dept. (888) 700-9995 or 211
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 Edited 4/20/2017

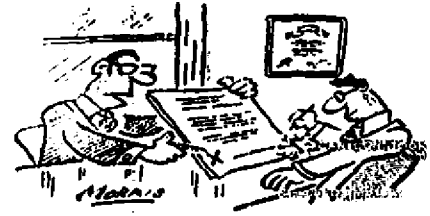
Shelter/food/financial assistance: 211  
 Refugio/comida/asistencia financiera: 211

**TENANT DO'S AND DON'TS  
INQUILINOS SI'S Y NO'S**



**DO:** Read and understand what you sign.

**SI:** Lea y entienda lo que está leyendo



"Sign here to indicate you have no idea what you've signed."

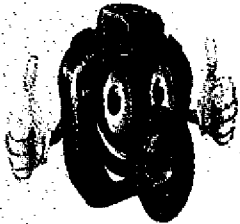
**DON'T:** Sign anything you don't understand.

**NO:** Firme documentos que no entienda.

**NEVER:** Sign these without a lawyer:

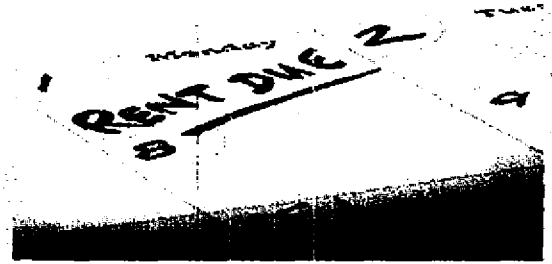
**NUNCA:** Firme estos sin un abogado:

- Estoppel Certificate
- Voluntary Vacate Agreement



**DO:** Take pictures to document the condition at the unit at moving in and if anything breaks. See numbers on reverse to report bad conditions to the right agency and to find a lawyer.

**SI:** Tome fotos para documentar las condiciones cuando se mudo y si algo se quebró. Use los numeros al otro lado de esta hoja para reportar malas condiciones a la agencia indicada y para contratar un abogado/a.



**DO:** Pay the rent on time.

**DON'T:** Pay cash.

**SI:** Pague la renta a tiempo.

**NO:** Pague en efectivo.

**DO:** Get valid receipts.

**SI:** Obtenga recibos validos

**WHEN YOU MOVE OUT**

**DO:** Give 30 days' written notice.

**DO:** Ask for a move out inspection and take pictures.

**CUANDO SE MUDA DE LA UNIDAD**

**SI:** De una notificación de 30 días

**SI:** Pida una inspección y tome fotos



**DO:** Talk to a lawyer at the first sign of trouble

**SI:** Busque un abogado a la primera señal de un problema



**LARSO Legislative Fixes**  
**6/17/2017**  
**Proposed by the Eviction Defense Network**

**Definition of Boarding House:** A Los Angeles Rent Stabilization Ordinance (hereinafter LARSO or the Ordinance) amendment is needed in order to ensure that tenants in Boarding and Rooming houses are protected as was intended by 2003 amendments to LARSO. Boarding and Rooming Houses are exempt from the LARSO except where a tenant occupies for more than 30 consecutive days. We have recently lost several cases (some are on appeal) where the judge ignored the testimony of Susan Gosden who is the HCID expert RSO Determinations. The problem is with the definitions section in the Zoning laws. Please see Tab 3 for additional information.

**Solution:** Definition fix to make it clear that a single family home where the owner chooses to rent up to five rooms or group of rooms become protected if a tenant remains for 30 days. Also make it clear that if an owner is renting more than 5 rooms in a single family home, the use is illegal and a hotel license is needed. Also clarify what kind of licensing is needed to rent rooms in your home.

**Protections for Tenants in illegally Subdivided Houses:** Tenants in illegally subdivided single family homes have no protection once the illegal subdivision is removed. Judges have ruled that tenants in what was once an illegal duplex no longer have protection because the use has been returned to the original use even in cases where the owner used illegal self help to tear down the offending wall. The owner, who has profited from the illegal use benefits and is not penalized in any way. The tenants are either evicted, face large rent increases or are forced to live in a single family home with shared kitchens even though they once rented

**Solution:** An Ordinance change that specifically states that once a unit is subject to LARSO, it cannot be decontrolled except under one of the 14 reasons for eviction.

**Protections for Tenants in the Legal Unit once an illegal unit is removed:** Landlords successfully argue that once an illegal/unpermitted unit is removed the legal unit is unprotected. Again, the owner, who has profited from the illegal use benefits and is not penalized in any way. The tenants are evicted or face large rent increases.

**Solution:** An Ordinance change that specifically states that once a unit is subject to LARSO, it cannot be decontrolled except under one of the 14 reasons for eviction.

**Additional/Replacement Tenant Regulations:** The Ordinance and the Regulations regarding Replacement and Additional Tenants are not clear.

**Solution:** The Ordinance itself must be changed to make it clear that a tenant CANNOT be evicted for adding an adult tenant that brings the total number of household members above the original number or for replacing a tenant. Approval that cannot be unreasonably withheld is needed to add a tenant. No such approval is needed to replace a tenant. The Regulations also need to clearly state that, while an owner may have a basis to sue a tenant for damages in a situation where adding or replacing a tenant violates a rental agreement, eviction is not their remedy.

**Los Angeles Rent Stabilization Ordinance**  
**LAMC Section 151.02 (Definitions)**  
**With Zoning Definitions in the footnotes**  
**Revised 4/2014**

**Rental Units.** (Amended by Ord. No. 157,385, Eff. 1/24/83.) All dwelling units,<sup>1</sup> efficiency dwelling units,<sup>2</sup> guest rooms,<sup>3</sup> and suites,<sup>4</sup> as defined in Section 12.03 of this Code, and all housing accommodations as defined in Government Code Section 12927,<sup>5</sup> and duplexes and condominiums<sup>6</sup> in the City of Los Angeles, rented or offered for rent for living or dwelling purposes, the land and buildings appurtenant thereto, and all housing services, privileges, furnishings and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities. (Sentence Amended by Ord. No. 170,445, Eff. 5/6/95, Oper. 7/5/95.) This term shall also include mobile homes, whether rent is paid for the mobile home and the land upon which the mobile home is located, or rent is paid for the land alone. Further, it shall include recreational vehicles, as defined in California Civil Code Section 799.29 if located in a mobile home park or recreational vehicle park, whether rent is paid for the recreational vehicle and the land upon which it is located, or rent is paid for the land alone. (Sentence Amended by Ord. No. 181,744, Eff. 7/15/11.) The term shall not include:

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<sup>1</sup> **DWELLING UNIT.** A group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

<sup>2</sup> **EFFICIENCY DWELLING UNIT.** A room located within an apartment house or apartment hotel used or intended to be used for residential purposes which has a kitchen and living and sleeping quarters combined therein, and which complies with the requirements of Section 91.4930.2 of this Code. (Added by Ord. No. 138,456, Eff. 5/30/69.)

<sup>3</sup> **GUEST ROOM.** Any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit. (Added by Ord. No. 107,884, Eff. 9/23/56.)

<sup>4</sup> There is no separate definition of "suits of rooms" in LAMC 12.03

<sup>5</sup> 12927(d) "Housing accommodation" means any building, structure, or portion thereof that is occupied as, or intended for occupancy as, a residence by one or more families and any vacant land that is offered for sale or lease for the construction thereon of any building, structure, or portion thereof intended to be so occupied.

<sup>6</sup> **CONDOMINIUM.** The same as defined by Section 783 of the California Civil Code. (Added by Ord. No. 151,432, Eff. 10/12/78.) 783. A condominium is an estate in real property described in Section 4125 or 6542. A condominium may, with respect to the duration of its enjoyment, be either (1) an estate of inheritance or perpetual estate, (2) an estate for life, (3) an estate for years, such as a leasehold or a subleasehold, or (4) any combination of the foregoing.

1. Dwellings, one family,<sup>7</sup> except where two or more dwelling units are located on the same lot. This exception shall not apply to duplexes or condominiums. **(Amended by Ord. No. 170,445, Eff. 5/6/95, Oper. 7/5/95.)**

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2. **(Amended by Ord. No. 176,472, Eff. 3/26/05.)** Housing accommodations in hotels, motels, inns, tourist homes and boarding and rooming houses<sup>8</sup> provided that at such time as an accommodation has been occupied as the primary residence of one or more of the same tenants for any period more than 30 days such accommodation shall become a rental unit subject to the provisions of this chapter. The computation of the 30 days shall include days in which the tenant was required to:

(a) move into a different guestroom or efficiency unit before the expiration of 30 days occupancy; or

(b) check out and re-register before the expiration of 30 days occupancy if a purpose was to avoid application of this chapter.

Evidence that an occupant was required to check out and re-register shall create a rebuttable presumption, which shall affect solely the burden of producing evidence, that the housing accommodation is a rental unit subject to the provisions of this chapter.

3. A dwelling unit in a nonprofit stock cooperative while occupied by a shareholder tenant of the nonprofit stock cooperative.

4. Housing accommodations in any hospital; state licensed community care facility; convent; monastery; extended medical care facility; asylum; fraternity or sorority house; or housing accommodations owned, operated or managed by an

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<sup>7</sup> **DWELLING, ONE-FAMILY.** A detached dwelling containing only one dwelling unit. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**

<sup>8</sup> **BOARDING OR ROOMING HOUSE:** A dwelling containing a single dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)** **DWELLING.** Any residential building, other than an Apartment House, Hotel or Apartment Hotel. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)** **DWELLING UNIT.** A group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**



institution of higher education, a high school, or an elementary school for occupancy by its students.

5. Housing accommodations owned and operated by the Los Angeles City Housing Authority, or which a government unit, agency or authority owns, operates, or manages and which are specifically exempted from municipal rent regulation by state or federal law or administrative regulation, or housing accommodations specifically exempted from municipal rent regulation by state or federal law or administrative regulation. This exception shall not apply once the government ownership, operation, management, regulation or rental assistance is discontinued. This exception shall not apply to rental units for which rental assistance is paid pursuant to the Housing Choice Voucher Program codified at 24 CFR part 982, and those units are subject to the provisions of this article to the fullest extent allowed by law. **(Amended by Ord. No. 177,587, Eff. 7/5/06.)**

6. Housing accommodations, located in a structure for which the first Certificate of Occupancy was issued after October 1, 1978, are exempt from provisions of this Chapter. If the property was occupied for residential purposes prior to October 1, 1978 and a Certificate of Occupancy for the subject building was never issued or was not issued until after October 1, 1978, the housing accommodation shall be subject to the provisions of this Chapter if relevant documentation, such as a building permit, establishes that the building was first occupied for residential purposes prior to October 1, 1978. This exception shall not apply to individual mobile home coaches, mobile home parks, individual recreational vehicles or recreational vehicle parks. **(Amended by Ord. No. 181,744, Eff. 7/15/11.)**

7. **Luxury Housing Accommodations.** This exemption shall only apply to housing accommodations which have been issued a certificate from the Department indicating that it has been proven to the Department's satisfaction that the subject housing accommodations were rented at the requisite rent levels on May 31, 1978.

8. **Substantial Renovation.** Housing accommodations for which renovation work was started and completed on or after September 1, 1980 which work cost at least \$10,000 for a unit with no bedrooms; \$11,000 for a unit with one bedroom; \$13,000 for a unit with two bedrooms; \$15,000 for a unit with three bedrooms; and \$17,000 for a unit with four bedrooms or more. This exemption shall apply only to rental units which have submitted an application for a certification of exemption to the Department prior to October 4, 1989, and which have been issued a certificate from the Department indicating that it has been demonstrated to the satisfaction of the Department that the requisite renovation work has been completed. **(Amended by Ord. No. 165,251, Eff. 11/20/89.)**

9. **(Amended by Ord. No. 181,744, Eff. 7/15/11.) Affordable Housing**

**Accommodations** are housing accommodations with a government imposed regulatory agreement that has been recorded with the Los Angeles County Recorder, or which shall be recorded within six months of the filing of an exemption pursuant to this Subdivision with the Department, guaranteeing that the subject housing accommodations will be affordable to either lower income or very low income households for a period of at least 55 years, with units affordable only to households with an income at 60 percent of the Area Medium Income or less. None of the subject housing accommodations shall be affordable only to households with incomes greater than 60 percent of the Area Medium Income, as these terms are defined by the U.S. Department of Housing and Urban Development. "Lower Income or very low income households" is defined in accordance with California Health and Safety Code Sections 50079.5 and 50105.

This exemption shall apply only to housing accommodations which have been issued an affordable housing exemption by the Department indicating satisfaction of the following conditions:

(1) the subject housing accommodations are only available to lower income or very low income households with none of the subject accommodations affordable only to households with income greater than 60% of Area Median Income;

(2) rent levels conform to the amounts set by the U.S. Department of Housing and Urban Development, or the California Department of Housing and Community Development, as applicable, based on the public funding source for the subject accommodations; except as follows:

Annual rent increases shall be in accordance with LAMC Section 151.06 D. for any tenancies established prior to the recording of the government imposed regulatory agreement where the tenant household has not received permanent relocation assistance in accordance with the Uniform Relocation Act, the California Relocation Assistance Act or LAMC Section 151.09 G., whichever is applicable;

(3) actions to recover possession of housing accommodations from a tenant shall be limited to the grounds set forth in LAMC Section 151.09 A.;

(4) the landlord shall comply with the provisions of the Tenant Habitability Program, pursuant to Article 2 of this Chapter, if applicable;

(5) relocation assistance shall be provided to an eligible tenant

household based on the applicable provisions of the Uniform Relocation Act or the California Relocation Assistance Act; or the amount set forth in LAMC Section 151.09 G., whichever is greater.

The Department shall have the authority to revoke an exemption issued pursuant to this Subdivision for failure to adhere to any of the conditions for an exemption set forth in this Subdivision.

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10. Recreational vehicles which are not occupied by a tenant who has continuously resided in the park for nine or more months. This exception shall not apply to a lot or space which becomes vacant as a result of the park operator's terminating the tenancy on grounds other than those specified in Section 151.09 A. of this chapter.

11. Housing accommodations in limited-equity housing cooperatives, as defined in Health and Safety Code Section 33007.5, when occupied by a member tenant of the limited-equity housing cooperative. However, if the cooperative acquired the property pursuant to Government Code Section 54237(d), then all dwellings in the limited-equity housing cooperative shall be excepted from this chapter. **(Added by Ord. No. 157,723, Eff. 7/1/83.)**

12. Any mobilehome park for which a permit to operate is defined in Chapter 4 of Part 2.1 of Division 13 of the California Health and Safety Code was first issued on or after the effective date of this amendment (hereafter "**existing park**"). If acreage is added to a mobilehome park which park obtained a permit to operate prior to the effective date of this amendment, then any site located on such additional acreage shall be exempt from the provisions of this chapter. Any new home sites created within the boundaries of an existing park through increased density or elimination of open space shall not be subject to this exception. **(Added by Ord. No. 160,791, Eff. 2/10/86.)**

Google Groups

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## Letter for Council File #14-1635-S3 & #14-1635-S2

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**Anthony Rollins**

Jun 13, 2017 12:34 PM

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

Please see attached letter for the PLUM committee

Thank you!

.....  
**Mercury\***

Anthony Rollins  
Senior Associate  
444 South Flower Street | Suite 3675  
Los Angeles, CA | 90071  
213.624.1380 office | 310.801.8036 mobile  
213.624.1387 fax  
[www.mercuryllc.com](http://www.mercuryllc.com)

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June 13, 2017

The Honorable Members of the Los Angeles City Council  
200 North Spring Street  
Los Angeles, CA 90012

CC: The Honorable Mayor Eric Garcetti  
Vince Bertoni, Director of the Los Angeles City Planning Department

**Re: CF #14-1635-S2 & CF #14-1635-S3 - Supporting the innovation economy and economic growth in the City of Los Angeles**

Dear Members of the Los Angeles City Council,

TechNet, which represents over 70 members, including breakthrough startups and the most storied, life-changing technology companies on the planet, keeps America's innovation economy growing and creating good-paying jobs. TechNet is committed to supporting Los Angeles' economic growth and prosperity. We are proud to have many of our member companies contributing every second, minute, hour and day to the city's economy, providing thousands of high-skilled jobs for Angelenos. We write to you today to ask for your support of the innovation industry and its contributions to the economic growth of the city of Los Angeles. A critical component to this is the sharing economy, which is pivotal to creating a 21st century economy that works for everyone.

Too often, we see well-intentioned regulations stifle innovation. As the City of Los Angeles begins to consider changes to its short-term rental rules, we hope the Council will take into consideration the consequences both for middle class families who share their homes to make ends meet and for companies that do business in Los Angeles.

Fostering innovation in the peer-to-peer economy is important to the prosperity and longevity of the Los Angeles economy. Home sharing in particular has helped democratize income for middle class families in Los Angeles by providing them with additional income to make ends meet and help them stay in their homes as the cost of living in the city rises.

Short-term rentals also play a vital role in the local travel and tourism economies. Last year, more than one million visitors stayed at Airbnb listings across the city and generated over a billion dollars in economic activity. These visitors support small and emerging businesses and bring much needed economic opportunity to

neighborhoods that have not traditionally benefitted from the city's tourism industry.

In addition, since enacting the tax agreement with the City of Los Angeles, hosts and guests on the home sharing platform, Airbnb, have generated \$24 million in taxes that give lawmakers the flexibility to support programs that benefit Angelenos.

We recognize the benefits that technology and the sharing economy can have for residents of Los Angeles and we strive to promote sensible innovation and rules that democratize economic prosperity, foster innovation, and empower individuals.

We look forward to working with you and industry leaders, community advocates and other elected officials who share our commitment to building bridges between technology and public policy to find workable solutions that will better serve the future of Los Angeles.

Should you wish to discuss TechNet's request here or our perspective, I can be reached at [adeveau@technet.org](mailto:adeveau@technet.org) or on my cell at (805) 234-5481.

Sincerely,  
Andrea Deveau  
Vice President, State Policy and Politics



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## Home Sharing Ordinance: CF 14-1635-S2 / Westwood South opposes

Barbara Broide &lt;bbroide@hotmail.com&gt;

Tue, Jun 13, 2017 at 7:51 AM

To: Sharon Dickinson - PLUM &lt;sharon.dickinson@lacity.org&gt;, Alan Alietti &lt;alan.alietti@lacity.org&gt;

Cc: "Councilmember Jose Huizar" <councilmember.huizar@lacity.org>, Councilmember Mitch Englander <councilmember.englander@lacity.org>, Councilmember Gil Cedillo <councilmember.cedillo@lacity.org>, Councilmember Marqueece Harris-Dawson <councilmember.harris-dawson@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, Paul Koretz - cd 5 <paul.koretz@lacity.org>, Faisal Alserri <faisal.alserri@lacity.org>, "jack.sripona@lacity.org" <jack.sripona@lacity.org>

The Board of Westwood South of Santa Monica Blvd. Homeowners Association is strongly opposed to the short-term rental/homesharing ordinance currently under PLUM's consideration. Our position remains unchanged that no short term rentals should be legalized. We cannot understand how the City can consider adoption of a measure that will reduce the supply of housing needed by our current and future residents. While the City claims to be concerned about those at risk of becoming homeless, it seems inconceivable to legalize a practice that will continue to remove housing stock. The reduction in available units will only serve to increase rents of those remaining units. What sense can this make? No amount of taxes collected can offset the cost to replace these lost units in houses, apartments and condo buildings. You know roughly how many units have been removed from the permanent rental market now when this practice is illegal. How many more will be removed when the practice is fully sanctioned by the City?

Sadly, given that the City of Los Angeles is far along in the process of authorizing short term rentals pursuant to its draft Home Sharing Ordinance, we wish to submit the following suggested changes to the Home Sharing Ordinance in order to attempt to mitigate some of the negative impacts of the Home Sharing Ordinance on neighbors and neighborhoods, as follows:

\* **Maximum 30 day limit.** Permitting short term rentals for 180 days in a year is excessive; a maximum of 30 days better balances the competing interests of persons wanting to derive income from their Primary Residence as a host, and the neighbors of such host who are inconvenienced by the additional stresses these short term rentals place on a neighborhood. It is perfectly legal to rent a property for more than 30 days which all can do. It is illegal to rent for less than 30 days under current LA City law;

\* **Host must be on premises.** It is critical that the Home Sharing Ordinance include a requirement that the "Host" (as defined in the Home Sharing Ordinance) live on site in the Primary Residence (as defined in the Home Sharing Ordinance) during any period when the Primary Residence is being used to provide temporary lodging for compensation; this requirement will help ensure accountability of both the Host and the renter to neighbors and curtail the use of the residence for disruptive activities in the neighborhood. After Santa Monica adopted its regulations on short-term rentals, a home on one of our blocks was rented out for use as a short-term rental by an individual no longer able to conduct her business in Santa Monica. She is not living on the premises and has removed a home from the permanent rental market as many others have done.

\* **Private Right of Action.** Because neighbors and neighborhoods are directly impacted by any violations of the Home Sharing Ordinance, the Home Sharing Ordinance should include a private right of action so that those impacted by violations of the Home Sharing Ordinance can seek to specifically enforce it, and so that violators are held accountable to those who suffer from

such violations. Such right of private action should also include a provision allowing the prevailing party to receive attorneys' fees and costs, in order to keep all involved honest in bringing actions; and

\* **Limit on number of renters.** The number of temporary renters in a Host's Primary Residence should be limited to two adults per bedroom (plus children under 16 years of age in the same family) so as to help minimize the strain of additional persons residing in the neighborhood and utilizing shared resources such as street parking. (We recently were told of a local home that was rented to 10 men for a week's time with very negative impacts on nearby neighbors.)

Thank you for your consideration,

Barbara Broide, President  
Westwood South of Santa Monica Blvd. Homeowners Association





Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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## Short Term Rentals/Home Sharing

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frer fifty &lt;frer50@yahoo.com&gt;

Tue, Jun 13, 2017 at 8:48 AM

Reply-To: frer fifty &lt;frer50@yahoo.com&gt;

To: "Sharon.dickinson@lacity.org" &lt;Sharon.dickinson@lacity.org&gt;, "alan.alietti@lacity.org" &lt;alan.alietti@lacity.org&gt;, "major.garcetti@lacity.org" &lt;major.garcetti@lacity.org&gt;, "paul.koretz@lacity.org" &lt;paul.koretz@lacity.org&gt;, "alserri@lacity.org" &lt;alserri@lacity.org&gt;, "huizar@lacity.org" &lt;huizar@lacity.org&gt;

Dear Mayor Garcetti, Council members, and PLUM Committee members

I am writing to ask you to support short term rentals and home sharing. I rent out my granny flat on Airbnb when family and friends are not visiting. I prefer using Airbnb rather than doing this on my own because of the screening and policies that Airbnb provides and enforces. I understand **the city collected about \$27 million dollars last year in revenue/taxes from Airbnb. What a great benefit to our city! I would like to see the city purchase apartment buildings with this money and provide affordable housing to our community. This would be a win/win situation!!**

With the increasing cost of living in Los Angeles many of us have to come up with creative ideas to increase annual income to meet expenses. I am retired and on a fixed income. With my part time rental, I am able to keep up with the increasing utility fees, help my grandchildren pay for college, help my children pay for quality after school programs, travel, and donate to my favorite charity. I have never had any problems with my Airbnb guests and my neighbors have never complained. I host people who are typically coming to LA to work on a short term project, students doing an internship in Century City, parents visiting their college students, and people taking a class at UCLA or attending a conference in the area. None of these folks could afford the cost of hotels in my area. Airbnb makes it affordable to visit West Los Angeles. Likewise, my guests take advantage of all the activities and small businesses in the area and dine at our local restaurants.

I hope you will join by supporting this new economy and agree that home sharing is good for Los Angeles. I see no reason to limit the number of days of shared housing. Together we can come up with a solution for those rare problems that do occur.

Thank you for your support.

Sincerely,

Pamela Frerichs, MPA, LCSW  
Century Glen



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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## Short Term Housing/Shared Housing

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frer fifty &lt;frer50@yahoo.com&gt;

Tue, Jun 13, 2017 at 9:02 AM

Reply-To: frer fifty &lt;frer50@yahoo.com&gt;

To: "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.krekorian@lacity.org" <councilmember.krekorian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, Paul Koretz <paul.koretz@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>, Alan Alietti <alan.alietti@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "councilmember.fuentes@lacity.org" <councilmember.fuentes@lacity.org>, "councilmember.harris@lacity.org" <councilmember.harris@lacity.org>, "dawson@lacity.org" <dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, Councilwoman <councilmember.greuel@lacity.org>, "councilmember.weiss@lacity.org" <councilmember.weiss@lacity.org>, "councilmember.ofarell@lacity.org" <councilmember.ofarell@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Dear Mayor Garcetti, Council members, and PLUM Committee members

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I hope you will join by supporting this new economy and agree that home sharing is good for Los Angeles. I see no reason to limit the number of days of shared housing. Together we can come up with a solution for those rare problems that do occur.

Thank you for your support.

Sincerely,

Pamela Frerichs, MPA, LCSW  
Century Glen

## Google Groups

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**Public comment on short term rentals for today's meeting**

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Matt Agnello

Jun 13, 2017 9:20 AM

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

## Short term rental ordinance

- Barring the practice from rent stabilized units removes a potential source of income from those who are often more economically disadvantaged
- If there are specific practices LA wants to avoid with rent stabilized units, regulate them directly; don't remove the rental opportunities entirely
  - RSOs already have eviction protection.
  - Specific terms in regards to short term rentals are better handled by the market: landlords using lease terms for approval, etc., just like sub-letting
- If we really care about elevating people out of poverty, fixing homelessness, etc., we shouldn't keep people out of the economy of the future
- The more people are participating in new economic streams, the more the city benefits directly through fees and the more they pull themselves out of poverty, which reduces the draw on city services and improves communities over time
- Incentives need to be aligned between community members, the city, renters, and owners

Hi, my name's Matt Agnello, I'm a homeowner in Koreatown and an alternate board member on the Wilshire Center Koreatown Neighborhood Council with some concerns about the current draft of the short term rental ordinance. Specifically I wanted to comment on the Rent Stabilization Ordinance section that bans short term rentals from rental stabilized units.

Barring those in rent stabilized units from getting involved in short term rentals removes a potential source of income from people who are often

more economically disadvantaged. The FAQ lists two reasons for this: concern about incentivizing evictions and removing long-term rentals from the market. This is a far too heavy-handed way to accomplish these policy goals, and the trade-off effectively eliminates an entire class from participating in the economy of the future.

Rent stabilized units already have eviction protections, and issues with short-term rentals can be better-handled by lease terms exactly like sub-letting. If there are particular behaviors the committee is concerned about, I think it's more prudent for the city to regulate them directly: limit specific eviction behavior, or limit the upside a landlord can capture such that it doesn't make sense to take a unit off the long-term market entirely. To that end, I'd also recommend lowering the rental limit from 180 to 120 to better match average annual rental usage.

I sympathize with the committee's challenge to balance all the interests involved; there are many, and the path to maximize all of them while mitigating risks is far from obvious. I think it's important for the city's long-term health to keep as many people participating in these new economic experiments as possible, and the committee should make full economic participation a priority when crafting ordinances. The more people are participating in new economic streams, the more the city benefits directly through fees and the more those involved pull themselves out of poverty, which reduces the draw on city services and improves communities over time. To that end, I hope the committee will adopt the following:

- Allow rent stabilized units to have short term rentals
- Regulate specific bad behavior the city is concerned about
- Reduce the rental limit from 180 days to 120 days

Thank you for your time!

Best,  
Matt Agnello

Google Groups

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**agenda item number 14-1635-S2**

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**Maddy Talbot**

Jun 13, 2017 9:40 AM

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

To Whom it May Concern,

Unfortunately I cannot make the meeting today but wanted my voice heard regarding **agenda item number 14-1635-S2**

*I am a supporter of home sharing but agree that certain regulations are required to prevent abuse, namely legitimate renters being evicted so their apartment can become a Short Term rental. True home sharing should not be criminalized nor should it be capped. Many of us who rent out a room (and are living on the same premises) depend on the income. As responsible hosts we hold our guests to a standard that insures the neighbors are not disturbed. Capping our ability to rent out a room to 180 days a year will not only put a financial hardship on us it really serves no other purpose. It will not put more full time rentals on the market but it will lessen the Occupancy Tax revenue coming to the city that could go towards an affordable housing solution. I implore you to please consider dropping the 180 day cap or maybe grandfather us in. We are dependent on teh income and will most likely lose our house if the cap goes through.*

*Sincerely,*

*M. Leighton, District 11*

## Google Groups

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### agenda item number 14-1635-S2

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**Bobby Martinez Jr.**

Jun 13, 2017 10:49 AM

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

To whom it may concern-

I'd like to request the city not limit the amount of days for short term rentals.

This would be a job killer and lost TOT revenue. This in turn would mean less money in LA economy, which highly thriving as it is with money spend from tourists.

Please do not limit the amount of days an individual can rent out their home for short term rentals.

Thanks,  
Bobby Martinez

Google Groups

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## Written Comments for today's PLUM Committee agenda - Hollywood Chamber of Commerce - Short Term Rental Position

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Shahenian, Nicole

Jun 13, 2017 10:57 AM

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

Please find the attached correspondence from the Hollywood Chamber of Commerce in regards to today's PLUM committee agenda items no. 6 and 7.

Thanks you.



[CLICK HERE TO REGISTER FOR THE ECONOMIC DEVELOPMENT SUMMIT](#)

Warmest Regards,

*Nicole Shahenian*



**Nicole J. Shahenian**

Vice President, Government Relations

Hollywood Chamber of Commerce

6255 Sunset Blvd, Ste 150, Hollywood, CA 90028

323-469-8311 ext. 28 | [Nicole@hollywoodchamber.net](mailto:Nicole@hollywoodchamber.net)

[hollywoodchamber.net](http://hollywoodchamber.net) | [walkoffame.com](http://walkoffame.com) | Chamber events

**PREMIER INVESTORS CLUB** The Hollywood Chamber of Commerce appreciates the support of our largest member investors. The Premier Investors Club for their help in furthering the Chamber's advocacy agenda.

**PLATINUM LEVEL**

**GOLD LEVEL**



**SILVER LEVEL**



**BRONZE LEVEL**







May 19, 2016

Los Angeles City Council  
Economic Development Committee  
200 N Spring St,  
Los Angeles, CA 90012

**RE: City of Los Angeles Short Term Rental Policy**

Dear Los Angeles City Councilmembers:

On behalf of our members and board, we would like to formally express our support for specific provisions to be included in a future short-term rental ordinance, issued by the City of Los Angeles. Numerous studies, in addition to the Hollywood Chamber's own survey results from our members, have shown support for short-term rentals, along with the implementation of some common sense regulations.

As an organization that is committed to promoting the well-being of our community, we believe that short-term rentals will provide numerous benefits to our tourists, our residents, and our city as a whole. However, the lack of proper legislation has led to an abuse of rental listings, and is causing concern in many communities throughout Los Angeles.

Considering the growing market of short-term rentals, the amount of economic and community related benefits short-term rentals could provide for the City of Los Angeles, and the survey responses received from our members, the Chamber believes the following regulations should be established to ensure a successful short-term rental program:

First, we believe a clear definition of "short-term rental" needs to be established. Short-term rentals should be defined as a residential structure which is rented for a period of 30 days or less. In addition, short-term rentals shall include any type of residences, such as single family homes, condominiums, and secondary residences. Units which are covered by the Rent Stabilization Ordinance (RSO) or lease agreements previously prohibiting short-term rentals should be excluded from eligibility.

Second, hosts who list their residence on a short-term basis should be required to register with the City. By creating a registration process, the City will be able to collect small fees from hosts and also monitor the listing to ensure their compliance. Successful examples of this registration system can be seen in the City of San Francisco. The registration process could include a requirement for hosts to provide proof of insurance, to include local contact information in case of emergencies, and to sign affidavits agreeing to abide by all applicable laws and regulations.

Third, all short-term rental listings should be required to pay a Transient Occupancy Tax (TOT). TOTs could potentially be integrated with the registration system to streamline the process of listing residences.

*Very truly yours,*  
\_\_\_\_\_  
Cynthia A. Berman, President  
Hollywood Chamber of Commerce

Los Angeles City Council

Page 2 of 2

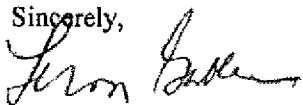
May 19, 2016

Fourth, fines should be enforced in order to penalize those individuals who are non-compliant. In addition, a three-strike program should be implemented where hosts who receive complaints from neighbors or fail to pay their TOT and/or annual registration fees are fined and will become more closely examined.

Lastly, maintaining the integrity of all local communities is a priority for the Chamber. As a result, we support the implementation of a Good Neighbor Policy program, where short-term visitors agree to abide by the various regulations and restrictions that are set forth by each community.

The Hollywood Chamber of Commerce, our Board of Directors, and our members thank you for your consideration. Please contact Nicole Shahenian ([nicole@hollywoodchamber.net](mailto:nicole@hollywoodchamber.net)) if you have any questions regarding the Chamber's position on short term rentals.

Sincerely,



Leron Gubler

President & CEO

Hollywood Chamber of Commerce

## Google Groups

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### Council File: 14-1635-S2

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Jon Hobbs

Jun 13, 2017 3:58 PM

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

Hello,

I hope that you can accept my comments for the record even though the meeting has started already. I am a supporter and member of Keep Neighborhoods First, but I cannot attend the meeting today. I am a resident of Los Angeles, (CD11), and I am strongly opposed to legalizing short-term rentals. My neighbor runs a short-term rental business in his home (through Air BnB; see below for reference), and this has caused numerous problems in our neighborhood, including: decreased safety due to high speed traffic (outsiders/renters are not aware of the children, etc, who normally play freely on our block), decreased parking, and the potential safety issues related to having countless strangers exploring our block.

My neighbor has renovated his home and yard to create a "spa-like destination," a quote from his Air BnB ad (see below). He is not interested in occasionally renting- he is turning his home into a business. His short-term rental brings in dozens of outsiders into our small dead-end street. Dawes Ave (90230; my block) is a dead-end street without a cul-de-sac to turn around in. There is no outlet on its southern border, nor can we park on an adjacent street because there is not one on its southern border. Drivers who are unaware of our street's layout will frequently drive at increased speeds, only to reach the end and decelerate rapidly, and in an unsafe manner. This puts children who play on our street at risk. Prior to the Air BnB Host, most people access our street live on it- there is no other reason why to access Dawes b/c it does not connect to any other street. Now, however, his renters zoom up and down, having little care (or paying little attention) to the specifics of the neighborhood. In addition, nobody has any idea who these short-term renters are (except the host, who knows very little except that they have an app and paid him through it). Who takes responsibility when one of these outsiders acts inappropriately? What if they commit a crime? These are not friends or family of residents, they are paying customers with no tie to the short-term rental business except the fee they pay.

Our parking was so limited that the block opted to have preferential parking permits installed. But now the short-term renters also take up precious parking spaces (he gives them temporary permits). We worked hard to go through the permit parking process, only to now see that the City is creating another process that would increase parking issues on permit/preferential parking streets.

The above issues are impacting my block with ONE resident running a short-term rental business. If you legalize it, my wonderful little block will be crippled by the combination of a dead-end (one way in/one way out and the congestion that comes with it) and increasing the vehicle throughput.

If you cannot stop short-term rentals, and you feel that the only strategy is to regulate the industry (your current approach) then you must keep the number of days down to a minimum. No more than 30 days at most. Otherwise, there will be such strong financial incentives, that everyone will begin to turn their homes into "destinations", "spas" etc, and the concept of a residential neighborhood will become fossilized in the amber of LA City tax revenue scheming and a lack of protection for our communities and the families that live in them.

Thank you for your time.

Best,

Jon Hobbs

4468 Dawes Avenue

Los Angeles, CA 90230

CD11

Illegal Air BnB Host on Dawes (it is being illegally rented today):

<https://www.airbnb.com/rooms/15149374?guests=1&s=VPzxMDGy>

Jon Hobbs, Ph.D.

President | Evaluation & Training Institute

---

<http://www.eticonsulting.org/>

(310) 473-8367, ext. 1



Google Groups

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## BizFed comments to PLUM on 6/13 Short Term Homesharing hearing

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**Jerard Wright**

Jun 13, 2017 4:09 PM

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

*Speaking on behalf of BizFed which is a grassroots alliance of over 160 diverse business groups mobilizing 325,000 employers who employ over 3 million people in LA County.*

*At this time, BizFed has no official position on this issue as the details are complex and the various private stakeholders from realtor and apartment organizations have been supportive of various home sharing industry efforts to legalize, collect taxes and produce economic vitality to tourism and homeowners with the exclusion of rent stabilized units.*

*However we will be watching and tracking the diverse interests and details on how this ordinance will be administered and implemented and will give more detailed comments at a later date when our full board has had time to vet them.*



**Jerard Wright, Policy Manager**

323-919-9424 - [jerard.wright@bizfed.org](mailto:jerard.wright@bizfed.org)

[BizFed.org](http://BizFed.org)

Los Angeles County Business Federation

A grassroots alliance of 160+ diverse business groups mobilizing 325,000 employers

Google Groups

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## Agenda Item 14-1635-S2 for 6/13/2017

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Andrew Marton

Jun 13, 2017 5:49 PM

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

Planning & Land Use Management Committee

Tuesday, June 13, 2017 2:30 PM

John Ferraro Council Chamber, Room 340, Los Angeles City Hall

200 North Spring Street , Los Angeles, CA 90012

To whom it may concern:

My name is Andrew Marton and I own a duplex in South Carthay Circle, 90035. I am deeply concerned about the proposed Homesharing ordinance. I purchased my duplex with no tenants and it has been operated as an AirBnB (prior owner did the same thing). Rather than stocks which are risky, I purchased the property and is my "pension plan" because I do not get social security benefits as I am self-employed and the AirBnB business provides me with an income stream. I think it is also important to note, that I have never had any complaints from the neighbors about our guests and in fact, a stay at home mother in the neighborhood is our greeter so we help her support her family. I also employ cleaners, a gardener, a painter and a handyman.

I am all for reasonable regulations but this ordinance is just not fair. My concern about the proposed ordinance is that the 180 day limit on short term rentals will jeopardize my ability to retire as planned and live off the income stream of my duplex. Moreover, this limit appears to be arbitrary and capricious. Is it based upon a study? If so, I would like it to be identified so I can review it.

I also challenge the proposition that short term rentals have an appreciable impact on affordable housing in Los Angeles. I work in downtown Los Angeles (since 1987) and developments are being constructed on a grand scale all over the city these days. Is the current construction boom being taken into account? For example, there is a seven story apartment building with entitlements based upon affordable housing that will be constructed adjacent to the duplex I own. (Nine of the 91 units will be designated affordable housing.) These high density apartment buildings are being constructed all over the city and West Los Angeles as well. So I believe the notion that short term rentals are creating an appreciable housing shortage is misplaced and not well founded. What is the rationale for this restriction? Is there a recent study of the Los Angeles market that supports the basis for the limitations? If so, please identify it so I can review it.

My other concern, is that this proposed ordinance tries to cover too much regardless of whether or not it makes sense (works as intended) for a particular situation. There is no opt out provision for short term rental properties that (1) do not take affordable housing off the market; (2) do not cause problems for the neighborhood (existing laws deal with this issue) and (3) support local businesses around us and the city by paying hotel taxes. Such is my situation. Our property is as far away from affordable housing as you can get. The fair market rental value of our units is \$5,000+, per month. Moreover, we spent lots of money to restore our property and I do not want traditional long term renters in it. Our duplex is beautifully maintained, painted and updated on a regular basis. There is no deferred maintenance. It is furnished with our old furniture (rather than being placed in storage or sold because we can't use it) and other estate pieces. All of this is only possible because we rent it on a short term basis which allows us access to keep it well maintained. I want to maintain full control and keep it up so I prefer short term rentals over traditional renters who may not take care of the property the way I would like it. Currently, I am in and out of the units between rentals and everything is cleaned and fixed by my cleaning crew (I support a lot of people). Also, unlike traditional long term rental properties we care about the appearance of our property, inside and out, even after it rents out and maintain it religiously as no one wants to spend time in a poorly maintained property. There is no such incentive in long term rentals as the tenant is tied to a long term lease. As such, the neighborhood and local vendors all benefit from our short term rentals. I have attached pictures of our property so you can see how much we care about it and for it. Short term rentals also create less traffic problems for the city as guests use cabs or services like Uber and a vacationing family will only have one car per unit. In contrast, a renter will have one car per person of driving age.

It is also important to note that my family stays at the unit when we want to get away (this includes my adult children). And we have friends and family from out of state that come visit us and stay at the duplex. All of this would end with your ordinance as I would have to convert it to long term rentals where I have no freedom to block off dates for my personal use. That's just not fair.

So in conclusion, I do not understand why there cannot be an opt out provision for people like me who are okay with reasonable regulations but do not want to be forced to rent their property for long periods of time for a variety of reasons. You have variances for zoning – why not here? Why should we be penalized with restrictions (that are not well founded) on renting our property in a reasonable manner (as property owners/small business operators) when our rental actually has less of an environmental impact, generates income for local business and tax revenue for the city. I look forward to your response.

Andrew Marton

P.S. Mike Bonin is my home district councilmember (90066) and Paul Koretz is my rental property district's councilmember (90035) and both offices are cc'd on this email.

Andrew J. Marton

**CHILD & MARTON LLP**



1055 W. 7th Street

33rd Floor Penthouse

Los Angeles, CA 90017

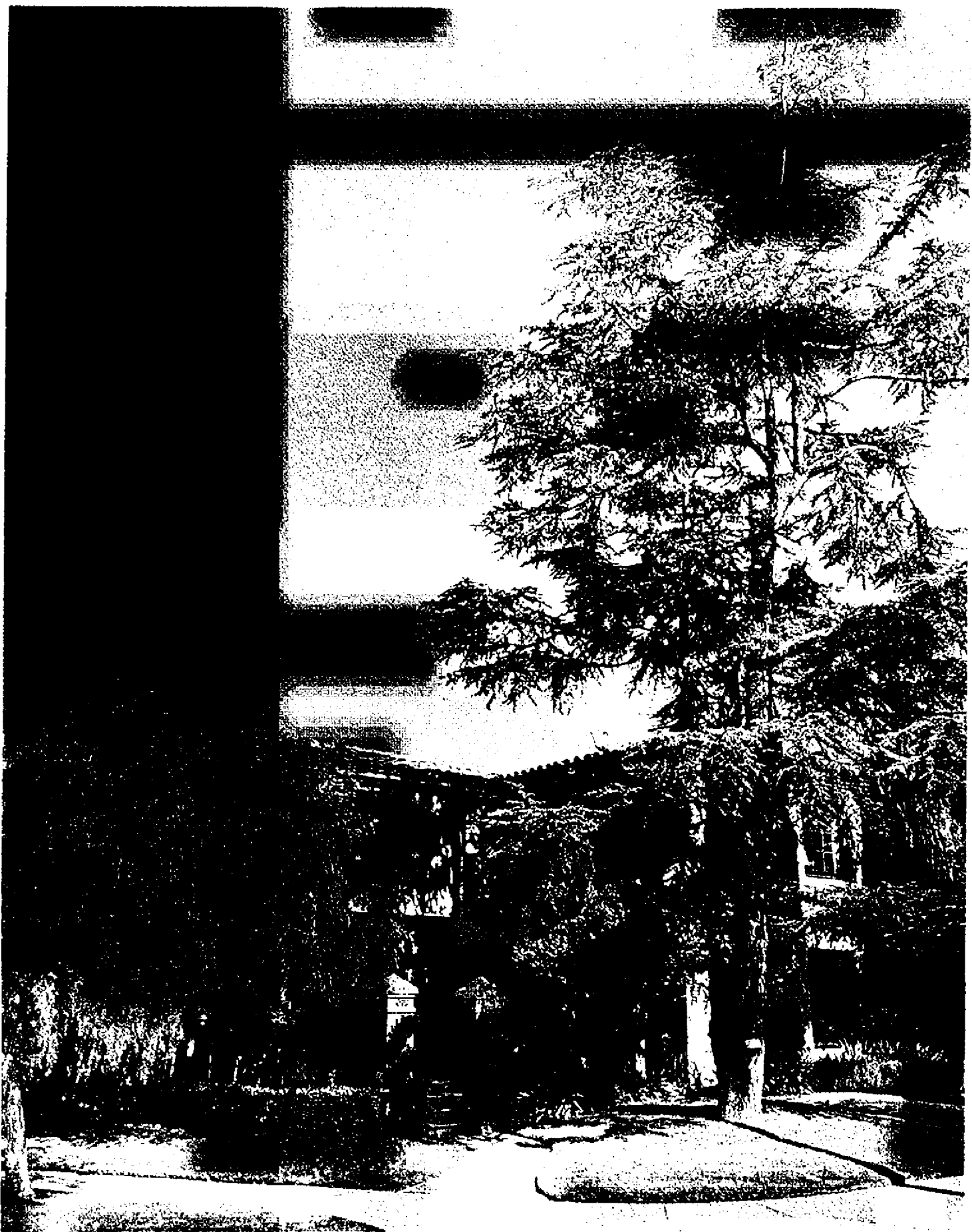
☎ 213-627-3113 📠 213-623-9237

✉: [ajmarton@childmarton.com](mailto:ajmarton@childmarton.com)

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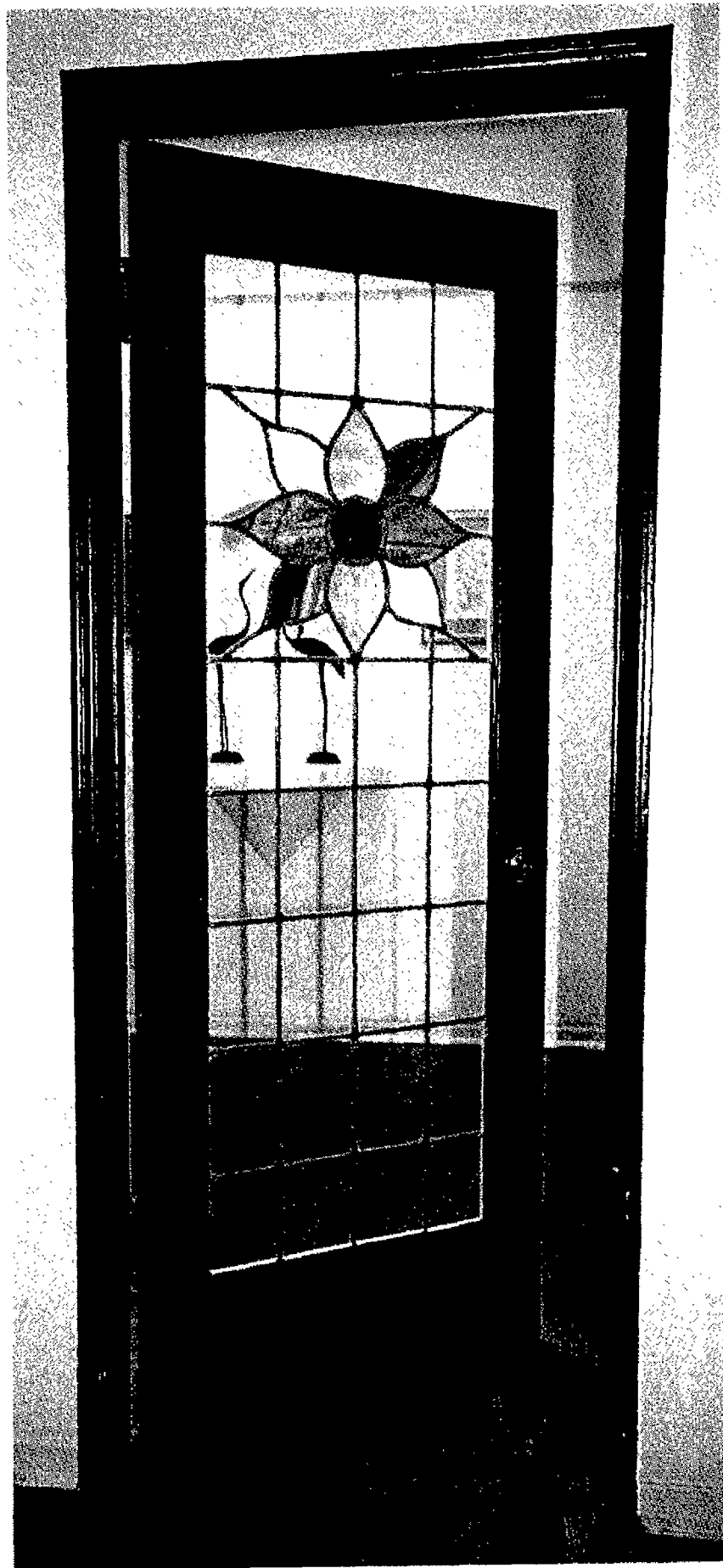


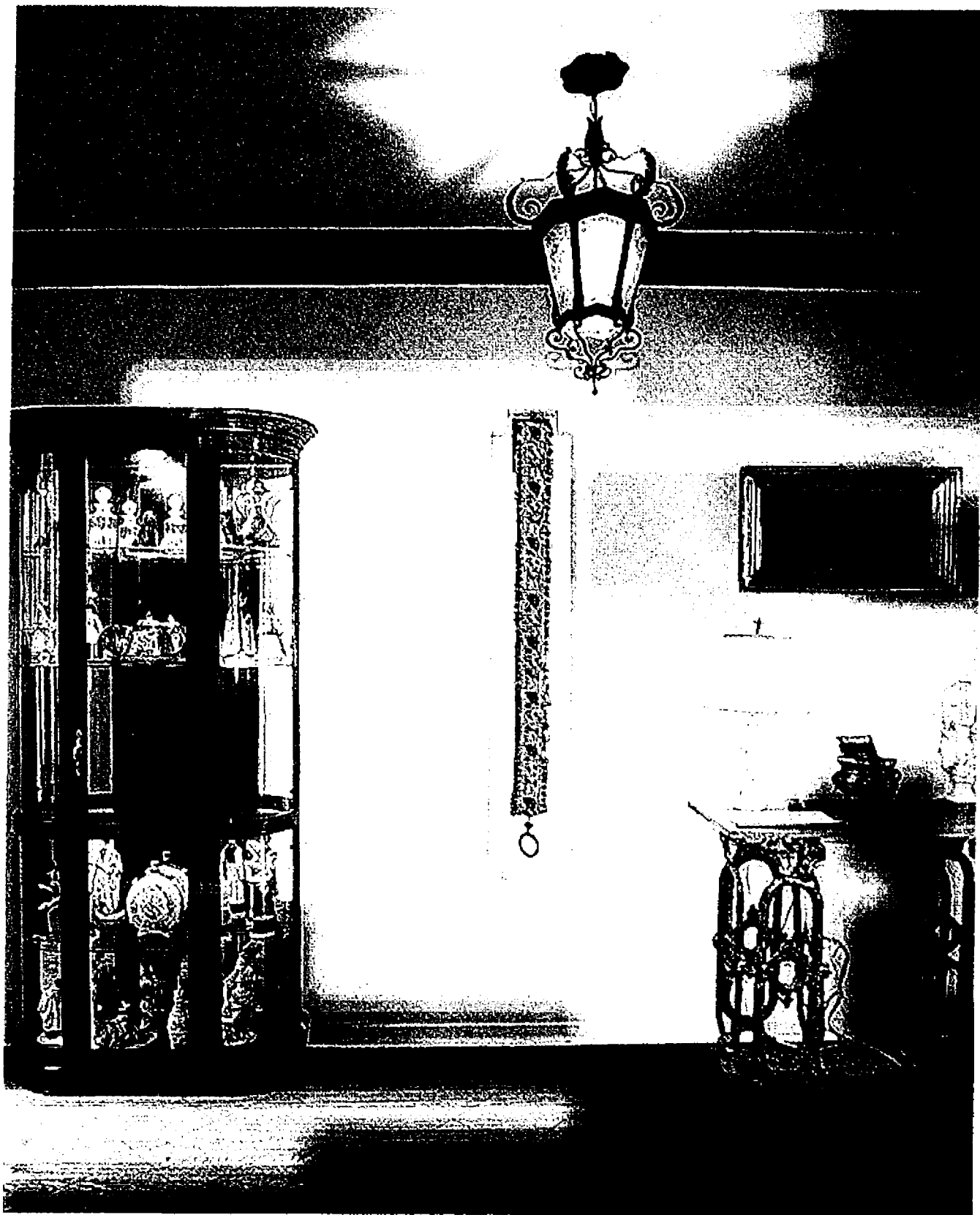






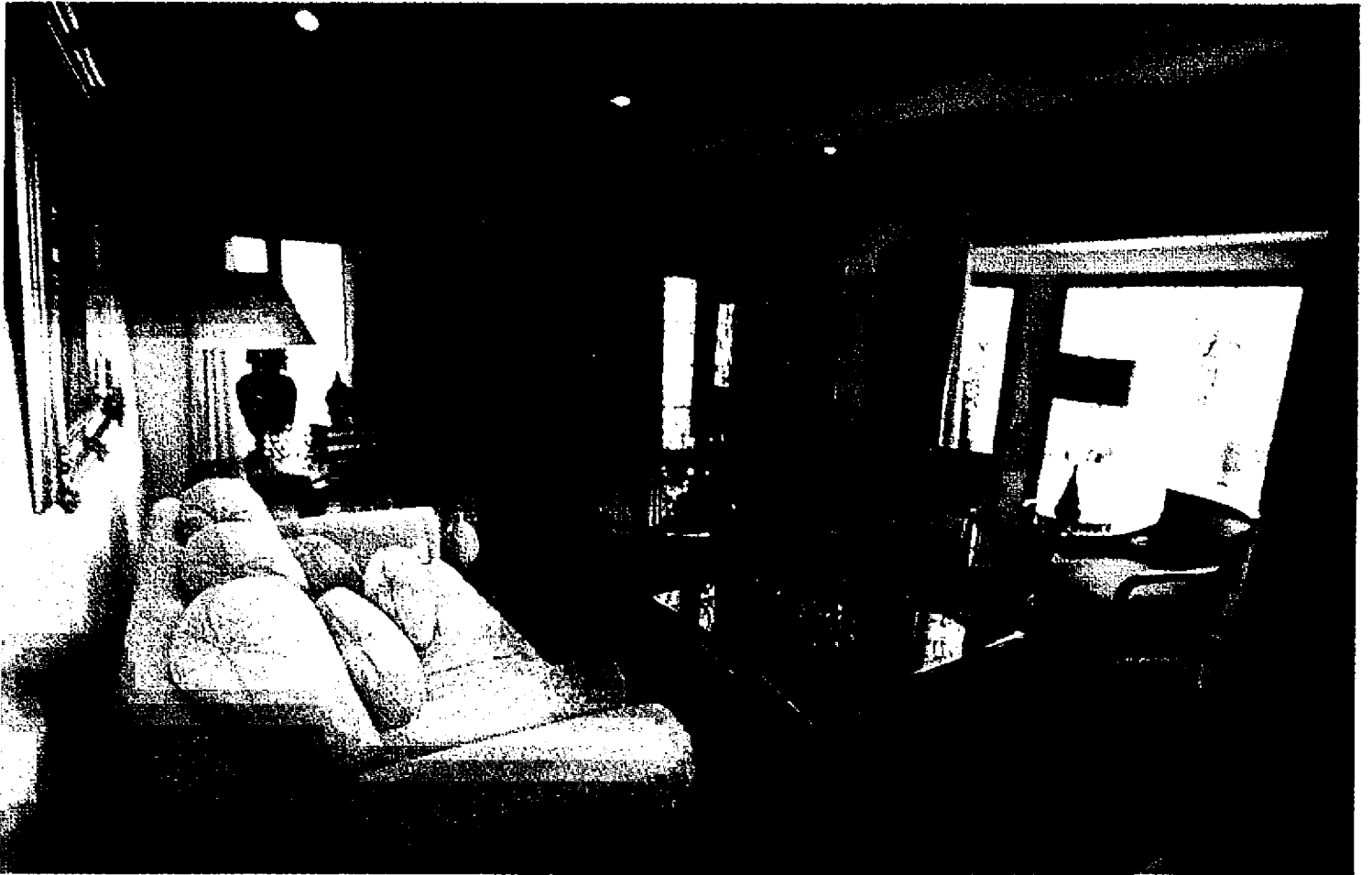


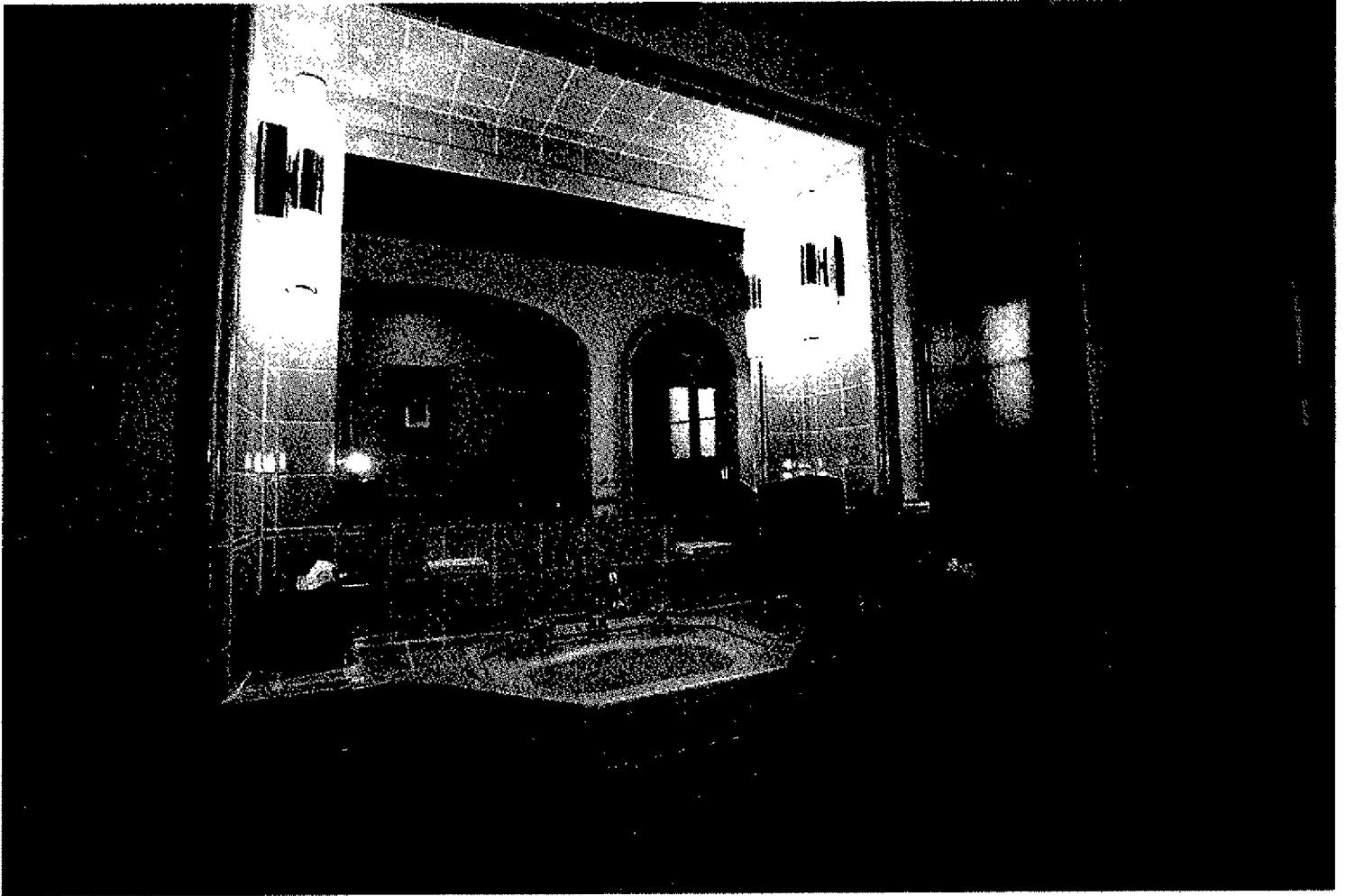














Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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## Home Sharing Ordinance: CF 14-1635-S2

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Linda Smedley &lt;lsmedley@nu.edu&gt;

Tue, Jun 13, 2017 at 9:54 AM

To: "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "alan.alietti@lacity.org" <alan.alietti@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "faisal.alserri@lacity.org" <faisal.alserri@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>

I and our WSSM position remains unchanged that no short term rentals should be legalized. I specifically oppose the following specific portions of the Home Sharing Ordinance, and urge the City to make the following changes to the Home Sharing Ordinance to mitigate some of the negative impacts of the Home Sharing Ordinance on neighbors and neighborhoods, as follows:

\* **Maximum 30 day limit.** Permitting short term rentals for 180 days in a year is excessive; a maximum of 30 days better balances the competing interests of persons wanting to derive income from their Primary Residence as a host, and the neighbors of such host who are inconvenienced by the additional stresses these short term rentals place on a neighborhood. It is perfectly legal to rent a property for more than 30 days which all can do. It is illegal to rent for less than 30 days under current LA City law;

\* **Host must be on premises.** It is critical that the Home Sharing Ordinance include a requirement that the "Host" (as defined in the Home Sharing Ordinance) live on site in the Primary Residence (as defined in the Home Sharing Ordinance) during any period when the Primary Residence is being used to provide temporary lodging for compensation; this requirement will help ensure accountability of both the Host and the renter to neighbors and curtail the use of the residence for disruptive activities in the neighborhood;

\* **Private Right of Action.** Because neighbors and neighborhoods are directly impacted by any violations of the Home Sharing Ordinance, the Home Sharing Ordinance should include a private right of action so that those impacted by violations of the Home Sharing Ordinance can seek to specifically enforce it, and so that violators are held accountable to those who suffer from such violations. Such right of private action should also include a provision allowing the prevailing party to receive attorneys' fees and costs, in order to keep all involved honest in bringing actions; and

\* **Limit on number of renters.** The number of temporary renters in a Host's Primary Residence should be limited to two adults per bedroom (plus children under 16 years of age in the same family) so as to help minimize the strain of additional persons residing in the neighborhood and utilizing shared resources such as street parking.

Our community is residential and shouldn't have business such as short term renters, board and care or sober living facilities.

Linda Smedley

19L39 Holmby Avenue LA 90025



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**CF 14-1635-S2**

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Walter Greenberg <waltgphd@gmail.com>  
To: Sharon.dickinson@lacity.org

Tue, Jun 13, 2017 at 11:53 AM

Ms. Dickinson,

Our WSSM position remains unchanged that no short term rentals should be legalized. However, given that the City of Los Angeles is far along in the process of authorizing short term rentals pursuant to its draft Home Sharing Ordinance, we also specifically oppose the following specific portions of the Home Sharing Ordinance, and urge the City to make the following changes to the Home Sharing Ordinance to mitigate some of the negative impacts of the Home Sharing Ordinance on neighbors and neighborhoods, as follows:

\* **Maximum 30 day limit.** Permitting short term rentals for 180 days in a year is excessive; a maximum of 30 days better balances the competing interests of persons wanting to derive income from their Primary Residence as a host, and the neighbors of such host who are inconvenienced by the additional stresses these short term rentals place on a neighborhood. It is perfectly legal to rent a property for more than 30 days which all can do. It is illegal to rent for less than 30 days under current LA City law;

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\* **Private Right of Action.** Because neighbors and neighborhoods are directly impacted by any violations of the Home Sharing Ordinance, the Home Sharing Ordinance should include a private right of action so that those impacted by violations of the Home Sharing Ordinance can seek to specifically enforce it, and so that violators are held accountable to those who suffer from such violations. Such right of private action should also include a provision allowing the prevailing party to receive attorneys' fees and costs, in order to keep all involved honest in bringing actions; and

\* **Limit on number of renters.** The number of temporary renters in a Host's Primary Residence should be limited to two adults per bedroom (plus children under 16 years of age in the same family) so as to help minimize the strain of additional persons residing in the neighborhood and utilizing shared resources such as street parking.

Thank you for your attention  
Walter Greenberg, Ph.D.  
2302 Glendon Ave  
Los Angeles, CA 90064

Google Groups

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**CF 14-1635-S2 - proposal to prohibit home-sharing on unpaved or withdrawn hillside streets**

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Jonathan Handel

Jun 13, 2017 6:32 PM

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

Hi -

Please accept and file the attached public comment on the HSO, CF 14-1635-S2. Thank you.

Jonathan Handel  
Entertainment/Technology Attorney  
<http://www.jhandel.com>

323-650-0060

[jh@jhandel.com](mailto:jh@jhandel.com)



**JONATHAN HANDEL**  
Entertainment/Technology Attorney

Add me to your address book: [download vcard file](#).

8569 Nash Dr.  
Los Angeles, CA 90046

JONATHAN L. HANDEL  
ATTORNEY AT LAW  
8569 NASH DRIVE  
LOS ANGELES, CALIFORNIA 90046  
(323) 650-0060 JH@JHANDEL.COM JHANDEL.COM

June 13, 2017

## PROHIBIT HOME-SHARING ON UNPAVED OR WITHDRAWN HILLSIDE STREETS

### PROPOSED AMENDMENT TO DRAFT HOME SHARING ORDINANCE REFERENCE: CF 14-1635-S2 AND CPC-2016-1243-CA

I am an attorney and journalist, and a homeowner in Laurel Canyon for 16 years. I am in consultation with about ten other neighbors opposed to certain Home-Sharing in Hillside Areas on unpaved or withdrawn streets.

I live on (and my neighbors live on or adjacent to) a narrow (7'), crumbling, unpaved, withdrawn dirt road in the hills (Very High Fire Hazard Severity Zone) called Nash Dr. on which a neighboring tenant couple has been operating two almost-always-occupied AirBnB units out of illegal, unpermitted conversions. They allow people to self check-in as late as midnight on the quiet street.

#### PROPOSAL

**1. Amend HSO Sec. 3 by adding a new Sec. 31(c)(2)(g) to the Eligibility Requirements:**

“(g) No Home-Sharing may be conducted on a lot located in the Hillside Area if the lot is located on an unpaved street or on a street withdrawn from public use at the request of the City or one of its agencies, unless all sections of the roadway 500 feet in both directions from the lot (i) are at least 26 feet wide and (ii) allow parking on at most one side of the street.”

**2. Amend HSO Sec. 3 by adding a new Sec. 31(e)(5) to the Host Requirements:**

“(5) If the lot is located in a Very High Fire Hazard Severity Zone or other area where smoking is prohibited outdoors, the Host shall prominently post a notice of such prohibition and include such a notice in all advertising, including the listing on the Home-Sharing Hosting Platform.”

**3. Amend HSO Sec. 3 by broadening the No Code Orders or Proceedings sec. (Sec. 31(c)(2)(e)):**

“(e) Any multi-unit buildings, and any single-unit buildings in the Hillside Area ...”

#### FYI REGARDING WITHDRAWN STREETS

Per the DPW Bureau of Engineering *Street Design Manual* (Sec. E 146.2, July 1986), “streets are generally withdrawn from public use at the request of the Bureau of Street Maintenance and with the approval of the City Council. *A withdrawal is usually requested for streets that are prohibitively expensive to maintain, in poor condition or hazardous to use, or when it is unlikely that the street will be improved to acceptable City standards in the near future.* Examples are streets in slide or subsidence areas, or hillside streets that are narrow, winding and steep.” (italics added)

Nash Dr. was withdrawn by Ord. 77302 (11/18/1936), CF 1936-4210, A636, v. 261, p. 614.

#### WIDTH CARVEOUT

26 foot roadway is the minimum required for a proper Hillside Limited street per the proposed City Planning *Complete Streets Manual* (p. 1-12, Feb. 2014). An alternate would be 20 feet, per the Hillside Limited requirement in the City’s *Great Streets for Los Angeles: Complete Streets Design Guide* (p. 26). The 500 foot range is intended to ensure that fire trucks can approach.

(continued on other side)

## RATIONALE

Not all properties are created equal. What's appropriate in a multifamily or even a flat R1 area is not necessarily fair or reasonable in the hills. This proposal affects a small subset of properties.

Home-Sharing on any Hillside Area street present risks related to fire, emergency access, traffic, crime, parking, roadway deterioration and quality of life that are not addressed in the draft Ordinance, but these risks are especially acute with regard to narrow unpaved or withdrawn streets:

\* **Fire.** Transients are much less likely to know or care that outdoor smoking is illegal in Very High Fire Hazard Severity Zones (LAMC 57.4908.5, .6). We've seen AirBnB Transients doing so.

\* **Emergency Access.** The increased occupancy increases the likelihood of a need for police, fire or EMT services, yet the increased volume of parked cars makes emergency access more difficult.

\* **Crime.** The presence of so many strangers in the neighborhood increases the risk of personal injury, mail theft and other crime, particularly where the road is dark and unlit, and mailboxes are located at a central location hundreds of feet away from the homes, as is the case on our street.

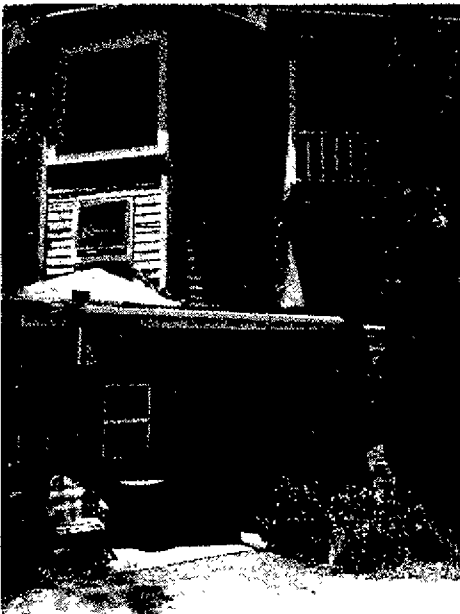
\* **Public Urination and Hygiene.** A dark, semi-rural dirt road is an invitation to public urination for a Transient, and indeed Transients have repeatedly urinated on private property on our street. Others have used a neighbor's garden hose while brushing their teeth.

\* **Parking.** The increased volume of cars worsens an already difficult parking situation. Indeed, I am told that the AirBnB Hosts on our street have intimidated a neighbor not to park on the street so that there would be room for Transients. In addition, Transients are more likely to park haphazardly, in a fashion that juts out into the road and further narrows the substandard roadway.

\* **Roadway Deterioration.** The increased traffic causes the road to deteriorate even more quickly than before, affecting properties on the road and those downslope from it. This hastens the day when the road, poorly maintained by the City, will collapse, leading to municipal liability.

\* **Quiet Enjoyment.** The dramatically increased number of strangers — many asking directions or confused by the dirt road — reduces the peace and solitude that led most of us to move to the Hillside Area.

\* **Property Values.** All of this reduces property values.





## Google Groups

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### Home Sharing Ordinance: CF 14-1635-S2

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**Margie Sebolsky**

Jun 13, 2017 9:06 PM

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

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

Any permissive Ordinance in Los Angeles should contain the following:

1. Maximum of 60 days in a year
2. Host must be on the premises during any short-term rental; in other words, no entire house rental by absentee host.
3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees
4. Limit on number of guests to two adults per bedroom plus children under 16 in same family.

Sincerely,  
Margie and Steve Sebolsky

## Google Groups

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### Home Sharing Ordinance; CF 14-1635-S2

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**Michelle Schoenfeld**

Jun 13, 2017 1:31 PM

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

It is well documented that short-term rentals have many adverse impacts on residential neighborhoods. Many other cities ban or severely limit short-term rentals.

Any permissive Ordinance in Los Angeles should contain the following:

1. Maximum of 60 days in a year
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3. Enforcement requires a private right of action by impacted neighbors, with the prevailing party recovering attorneys fees
4. Limit on number of guests to two adults per bedroom plus children under 16 in same family

Yours respectfully,

Michelle Schoenfeld  
Homewood Rd