

## Google Groups

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### 14-1635-S3, 14-1635-S2

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**Luminita Roman**

Jun 15, 2017 9:56 AM

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

Dear Chairperson Huizar and PLUM Committee:

My name is Luminita Roman, and I live at the Rubix Hollywood, located at 1714 N. McCadden Place, in Hollywood, CA 90028. I was recently elected as the Housing Chair for the Hollywood Hills West Neighborhood Council, and I am also a voter.

I came at your PLUM meeting on June 13, 2017, but was unable to be in the same room with all of you due to the many people organized by AirBnB. I waited in line outside to speak, however, I left about one hour into it as I was disgusted and very disappointed of all the speakers who were advocating for AirBnB.

Rubix Hollywood is a newer property of about 216 units located in the hearth of Hollywood walk of fame one block east of Hollywood and highland intersection. This property was built in 2010. I used to live right across from the Rubix, at the Jefferson at Hollywood (1724 N. Highland Avenue, Hollywood, CA 90028), which was also built in 2010 and has 270 units, from October of 2010 through September of 2013. I moved at the Rubix on February of 2015 after one year absence from the Hollywood area.

From 2010 through 2013 we barely had anybody renting to AirBnB at the Jefferson at Hollywood Property, or at least they were not that visible. However, when I moved back to Hollywood in February 2015 at the Rubix, I was assaulted by tourists with luggage in the Rubix,

and at the pool area there was no longer a place to sit because of all the tourists who rented through AirBnB.

People were asking me while I was sitting on my balcony, where is the hotel's reception, because their AirBnB hosts were not there to meet them in time, people were trashing, the BBQ area, and the pool area, and the Jacuzzi area. They were yelling screaming, getting drunk, vomiting, smoking (where there is no smoking in the commune areas), playing music very loud, using Rubix as a big Party house. One asked me how to rent a room at the Rubix just to party. When asked to be respectful for the tenants they would be in utter shock as they were at a hotel in Hollywood and they were there to party!!!!

It is my understanding that the previous manager of Rubix knowingly rented to Genoshi which had about 40 % of units rented for AirBnB specifically. The owners then change the management company and the

new management company started a very long and arduous process to evicting Genoshi from the Rubix property. Genoshi had people coming in their units at the Rubix from AirBnB while they had eviction notices posted on their doors. Posters went up on the property and e-mails to residents that no subletting is allowed under their leases and they cannot sublet to AirBnB their apartments. None-the-less, the majority of tenants still did it and they are still doing it to this day.

After being finally evicted, Genoshi moved across to the Jefferson at Hollywood, and from my balcony the see of tourists were going into the Jefferson at Hollywood.

Then in October of 2016, the Rubix was sold and they changed the management company as well. The AirBnB exploded once again, even if there were posting everywhere throughout the Rubix property that they are prohibiting residents to rent to AirBnB. The manager knows that there are currently at least 60 apartments that are still subletting to AirBnB here at the Rubix, but nothing is being done. The profits for the AirBnB hostess are to great to care about violating the lease or that you might be evicted.

We are surrounded by Homelessness. Few years ago, I was heartbroken seeing homeless people sleeping on the pavement and would do anything that I could to give them food or anything to alleviate their sufferings. Now, since I see they everyday outside my window, or when I walk through the Hollywood neighborhood, it feels normal. This is shocking! I became immune to human suffering, similarly like one that lives in a war zone and would be OK to see people dying. But this is NOT Okay!!!! This is Dehumanization!!!!

In short, AirBnB is a cancer that started to become highly malignant, and therefore, it needs to be treated as a cancer and use major surgery. The majority of the new buildings that go up in Hollywood including Eastown, are used as hotels, all at the expense of actual residents. We do not need more Hotels or AirBnB hostess. We need more affordable housing. San Diego has attempted to ban AirBnB for a reason, and so should Los Angeles ban them over here.

Best,

Luminita Roman

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