



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Draft ordinance on Home Sharing.

1 message

susan maltby <susanmaltby@gmail.com>
To: etta.armstrong@lacity.org

Fri, Jun 3, 2016 at 3:24 PM

----- Forwarded message -----

From: **susan maltby** <susanmaltby@gmail.com>
Date: Fri, Jun 3, 2016 at 3:06 PM
Subject: Draft ordinance on Home Sharing.
To: councilmember.bonin@lacity.org

Council File Number, CF#14-1635-S2. ✓
Planning Commission File Number, CPC-2016-1243-CA.

To members of the council. I own my own home and have a part of it devoted to Home Sharing or to relatives coming to visit. (This flexibility is important). By my age, 69, I am supposed to have more than a million dollars in savings. I don't have anything if the truth be told; I am part of the 75% of people who live paycheck to paycheck. I get social security, not much. I work less than I did and I have to generate additional income; somehow. The bottom fell out of the market 8 years ago and it has not recovered. See NYT today, June 3rd-'Once again the Fed will likely not be able to raise interest rates in June due to a weak hiring report'. Please also look at NYT, 'Old and on the street: the graying of American Homeless', May 31st 2016. And one more, 'The mystery of the vanishing pay raise', NYT, Oct 15th 2015-' despite economic recovery the share of corporate income going to workers has sunk to its lowest level since 1951! Meanwhile prices continue to edge up. Home sharing has been a godsend, a lifeline. Guests bring in money that is earned elsewhere, and in a study conducted in San Fransisco ,2011-2012, each guest over a 5 day stay spent ,on average, \$1045. (see Wikipedia). Home sharing fills a lot of gaps that the old established model of employment is unable to do at this time. I absolutely need to be doing this year round just to keep up. 90 days only would cause extreme hardship. And the fine of \$2000 per day is wholly unrealistic for someone who doesn't have an extra \$2000. My experience of the guests is the following: Most of all they are quiet; they come and go like mice. They come for interviews. They come to see their children (for graduation for example) or their grandchildren and they want to find a spot close to them. Very close so they can walk. They come to look for apartments or to work. They come to do research or to relax. They come to see Los Angeles and to experience the American way. They have never come to party in my experience. I am hoping you will see Home Sharing in a positive light, as a well run, very organized business that truly spreads the wealth around , Sincerely,
Susan Maltby.

Home Sharing Is Not the Cause Of The Affordability And Availability Crisis

Council file number: CF#14-1635-S2

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

Good evening, thank you for reading this.

Somehow the idea that home sharing is impacting housing affordability and availability in LA is getting a lot of airtime. Widely quoted is a poorly conducted survey commissioned to try and substantiate this point - the LLANE report.

Whilst many factors add to housing affordability and availability existing ordinances and regulations contribute substantially. I'm not saying that they should not be in place, just that they all come at a price. **The price being housing affordability and availability.**

For example zoning. Large tracts of R1 could easily hold large multifamily residences. But who wants high density housing around them? I don't, **but the price is housing availability and affordability.**

The state government even wrote laws overriding city laws allowing R1 properties to build granny flats, yet this is currently held up in court. No-one wants their neighbor solving the affordability and availability crisis.

Building in hillside areas invokes multiple additional ordinances and can increase footing and retaining wall costs from \$5,000 to hundreds of thousands of dollars. We'll be happy for the over-design during the next earthquake, **but it comes at a price.**

In some cases the developer has to widen roads, put in street lamps etc. These are substantial costs but the next time a life is saved because the fire brigade can get to the fire, we'll be happy for them. **But this comes at a price.**

Want affordable housing? For under \$30,000 per piece containers can be decked out quite comfortably and stacked on top of each other. Structurally sound, coreten steel hurricane proof structures. *But who wants container homes all over the place - rusting?* I don't! **But this comes at a price.**

The permits for that sub \$30k container home will come to over \$6,000!!! Actually I want to put in some more exclamation marks !!!!!!! That's over 20% of the cost of the home! These fees may be necessary, **but they decrease affordability and availability.**

We could **easily solve the housing and affordability crisis in as little as a couple of years** by loosening the zoning rules. But who wants that happening in their neighbor's back yard? I don't.

So we pay the price.

But please, the argument that it is home sharing that is the cause is spurious. And even if it were a cause it is solved by keeping the "primary residence" requirement.

Thank you.

Peter Vroom

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

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



Etta Armstrong <etta.armstrong@lacity.org>

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

1 message

Marty Morisky <mamorisky@msn.com>

Fri, Jun 3, 2016 at 9:57 PM

To: "Cpc@lacity.org" <cpc@lacity.org>, "Planning@lacity.org" <planning@lacity.org>, "matthew.glesne@lacity.org" <matthew.glesne@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "justin.wesson@lacity.org" <justin.wesson@lacity.org>, "councilmember.we3sor@lacity.org" <councilmember.we3sor@lacity.org>, "Cc:" <sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Hello Council Members,

I am writing regarding the proposed Home-Sharing Ordinance (CPC-2016-1243-CA) that would impact Airbnb and other, similar home-sharing sites. I am not alone when I say this ordinance will impact me financially. As a host that depends on the extra income from hosting my Airbnb it will be difficult to support my family of 3 kids. Please, understand that the 90 day limit will be a great burden.

Short term rentals are an added value to our community for many reasons. Airbnb allows people from all over the world to stay close to their friends and family. Most homes do not have an extra bedroom or guestroom and residential neighborhoods do not have hotels close enough. I had a family from Australia visit their daughter who lived just a few houses away. Airbnb allows renters to experience the neighborhood before they rent. I had a guest stay at my Airbnb and decided to move here because she loved the neighborhood so much. It also allows business travelers to stay in a place with a cooking area. This allows them to have the necessities of their home while they are on travel. Limiting them to 90 days will not add value, it will divide families from being close together, it will have renters move into neighborhoods they are not happy with, and it will create a financial burden on business travelers.

Short term rentals provide economic growth for the community. The guests that stay in short term rentals spend money in the community resulting in job creation and businesses expansion. Many hotels are not in residential communities and do not provide the community spending that Airbnb does. Removing Airbnb would be removing a part of the community.

Short term rentals are the middle ground between hotels and traditional rentals. Airbnb does not compete with hotels because they don't provide the same amenities that hotels provide. If a guest wants amenities they find in hotels they will stay in a hotel. Airbnb offers a location for guest to stay that want to feel part of the community. it is a very different concept than the hotel industry. Airbnb does not compete with traditional apartment rentals because many are guest houses or mother-in-law rooms that are meant for friends and family to stay.

Short term rentals are what our country was founded on. Travelers crossing the country would

stay at peoples homes short term in what was known as a bed and breakfast. Advertising was traditionally done over the radio and travelers would look for signs on the highways to help them get to the bed and breakfast. Big hotels moved into the communities and pushed out the bed and breakfast. Many of these closed because they could not compete with the large hotel chains. Nobody was advocating for the mom and pop bed and breakfast back then. Now is your opportunity to advocate for those voices that were never heard.

So I urge you, please consider take my points into consideration and do not put a 90 day limit on short term rentals.

Thank you,

Marty Morisky