

Google Groups

Fwd: Urging your support and action to regulate short term rentals

Sharon Dickinson

May 23, 2017 4:13 PM

Posted in group: **Clerk-PLUM-Committee**From: **Becky Dennison** <bdennison@vchcorp.org>

Date: Tue, May 23, 2017 at 12:46 PM

Subject: Urging your support and action to regulate short term rentals

To: "Councilmember.huizar@lacity.org" <Councilmember.huizar@lacity.org>, "Councilmember.harris-dawson@lacity.org" <Councilmember.harris-dawson@lacity.org>, "Councilmember.price@lacity.org" <Councilmember.price@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "Councilmember.englander@lacity.org" <Councilmember.englander@lacity.org>, "Councilmember.wesson@lacity.org" <Councilmember.wesson@lacity.org>, "Councilmember.bonin@lacity.org" <Councilmember.bonin@lacity.org>

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Dear LA Elected Officials and staff,

Attached and below please find a letter from 15 community-based housing and health organizations from across the City, urging your support and action to ensure a strong ordinance is enacted as soon as possible to regulate the short term rental industry and protect both tenants and much needed housing units. Please contact me or any leadership from the organizations below with any questions, concerns or feedback. We are also happy to meet with you to discuss this issue further.

Thanks,

Becky Dennison

Executive Director, Venice Community Housing



May 23, 2017

Via E-Mail

Councilmembers Price, Harris-Dawson, Price, Cedillo, Englander, Wesson, and Bonin

Los Angeles

200 N. Main Street

Los Angeles, CA 90012

Via Email: Councilmember.kuiper@lacity.org, Councilmember.harris-dawson@lacity.org

[via email: councilmember.nuizar@lacity.org](mailto:councilmember.nuizar@lacity.org), councilmember.norris-dawson@lacity.org,

Councilmember.price@lacity.org, councilmember.cedillo@lacity.org,

Councilmember.englander@lacity.org, Councilmember.wesson@lacity.org, Councilmember.bonin@lacity.org

Re: Regulation of the short-term rental industry

Dear Councilmembers,

We write to you as a coalition of housing justice advocates in support of a citywide ordinance to regulate the short-term rental industry in Los Angeles. While the proposed ordinance is a good step forward to preserving the current rent controlled below market-rate housing stock, we still are concerned with the "cap" of days that a unit may be rented. The housing justice community takes issue with any provision in the ordinance that would allow the "cap" of days to rent to be increased beyond 75-90 days. The proposed 180 days is far too many and City Council should consider a cap of between 75-90 days. A cap over 75- 90 days will be difficult to enforce and without enforcement by the city this ordinance would be rendered as meaningless.

In this current moment the city of Los Angeles is experiencing both a housing and homelessness crisis. According to studies published by both UCLA and Harvard, Los Angeles's housing market is the most unaffordable market in the country. Short term rentals have removed thousands of reasonably priced rental units from Los Angeles's housing stock and have caused real estate speculation throughout the city of Los Angeles. Even worse, short term rentals have the potential to exacerbate homelessness, overcrowding, and displacement by decreasing the housing available to ordinary working families. These social problems cost taxpayers millions of dollars a year while leading to the destitution and poor health of our most vulnerable neighbors.

Short term rentals reduce reasonably priced housing in some parts of the city more than others (see LAANE's 2015 report "Airbnb, Rising Rent, and the Housing Crisis in Los Angeles"), but the effects reverberate elsewhere as residents priced out of those local markets seek housing elsewhere, increasing demand for housing in other parts of the city. Additionally, a recent report from New York ("Inside Airbnb: The Face of Airbnb, New York City") found that in predominantly black neighborhoods, Airbnb hosts were five times more likely to be white, and that the loss of housing was more likely to affect black residents. Short term rentals hasten gentrification both by creating pressure for rents to rise in some neighborhoods and by creating incentives for newcomers to exploit housing stock in other neighborhoods.

Fortunately, the City Council is considering legislation that would do much to mitigate this pressing problem by removing units covered by the Rent Stabilization Ordinance from the short term rental market, by limiting rentals to primary residences, by limiting the number of days a unit could be rented (creating a "cap") and by implementing enforcement through the short term rental platforms themselves. Again, we urge decision makers to take a stand and limit the number of days a unit can be rent to 75-90 days.

We support these efforts wholeheartedly. The city has an opportunity to put thousands of units of housing back on the market at a time when they are desperately needed. This legislation is vital to the health and

well being of tens of thousands of vulnerable Angelenos, and we urge you to keep their health and safety

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Sincerely,

Coalition for Economic Survival

Community Health Councils

Esperanza Community Housing Corporation

Inner City Law Center

Inquilinos Unidos

Keep Neighborhoods First

Koreatown Immigrant Workers Alliance (KIWA)

Los Angeles Alliance for a New Economy (LAANE)

People Organized for Westside Renewal (POWER)

Strategic Actions for a Just Economy (SAJE)

Southeast Asian Community Alliance (SEACA)

St. John's Well-Child and Family Center

Thai Community Development Corporation

Tenemos que Reclamar y Unidos Salvar la Tierra South LA (T.R.U.S.T. South LA)

Venice Community Housing

cc:

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Venice Community Housing

Via E-Mail
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