

LA City Council File #14-1635-S2

re: Airbnb Proposed Restrictions

Dear Councilmen,

My wife and I have lived in our home for 23 years and have raised our three daughters here. We are now both retired. When our eldest daughter moved out recently, we opened her room for rent using Airbnb to advertise and book the space.

This has been very successful for us and our guests. Many people prefer to stay in private homes instead of hotels. It is often less expensive and is a more comfortable environment for them. We enjoy meeting people with different backgrounds and from different places around the world. We have had a number of guests from Europe where being guests in private homes is quite common. We live in Northridge, and there are very few hotel or motel accommodations nearby.

We still have two daughters living at home. One attends CSUN and is planning to go to graduate school. The other is going the College of the Canyons and plans on completing her education at a University. As you know, the costs of attending college is quite high. We are hoping to spare our kids the burden of large student loan debts, so common today. This is hard to do in today's economy, especially as we are retired. The Airbnb income has been a boon to us.

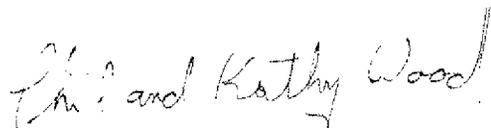
Our family is sharing the effort of maintaining our rental. The parents did the initial set up and organization. One of our daughters has recently taken charge of all booking and communication with our guests. This is a big job and she has risen to the task and has become a great communicator. Both daughters clean and restock the room with occasional help from their mom. Dad handles the maintenance as required.

We share in the income from the Airbnb equally. We use the extra money to help pay for their tuition in college. We are also saving for graduate school which will be much more expensive. The girls are responsible for buying their text books, other school expenses and all living expenses. We provide room and board for them at home. We feel the Airbnb experience has also provided our daughters with a valuable life and business learning experience, while still having the time to pursue their education. This is very important to us.

If your council restricts the number of days we can rent our space, it will seriously affect our family's ability to provide a debt free education to our children. So many kids are being weighted down by crushing student loans that will take them years and years to repay. (There is now more than 1 Trillion dollars in outstanding American college student loans.) We do not want that for our children. And with our Airbnb rental, we now see that we may be able to avoid it.

Please consider your decision and consider how it will affect many small home owners who depend on the extra income.

Thank You:

A handwritten signature in black ink that reads "Phil and Kathy Wood". The signature is written in a cursive, flowing style.

Phil And Kathy Wood

I chose AirBNB because I wanted to "live" in a place and not just be a tourist checking in and out of hotels for my trip. I had a wonderful experience, had more space and amenities needed for ME than a hotel would have offered. Sure, I didn't have a gym I wasn't going to use, or a pool I wasn't going to swim in, but I had a kitchen and was able to feel like I lived in the city rather than visiting it.

Luckily for me, my host was nice enough to even let me use his personal appliances, to wash my clothes before continuing on my trip, for free. No hotel would EVER do this.

I had more money to spend on the rest of my trip because it was also much cheaper than renting a hotel where sometimes (most of the time) they charge you per person as well. I have continued to use AirBnB for my traveling needs because it is a good service that provides me the feeling of community, instead of the feeling of business like I do with hotels.

- Julio
Austin, Tx

Dear LA City Council,

I would be very sad to see a service as great as Airbnb to be made unavailable in cities as beautiful as Los Angeles. Thanks to short-term housing options Airbnb provides, I was able to find a place big enough that can fit me and my friends comfortably in a home-like environment.

Also because Airbnb is a more affordable option, my friends and I were able to explore the city more and spend the rest of our budget on all the amazing attractions LA has to offer. Airbnb also allowed us to get to know the local residents and understand the city and its people in a more direct way. Without Airbnb, our travel options would be a lot more limited and our experience wouldn't be as rich.

I really hope to see more cities adopt Airbnb as it offers such an intimate and friendly way to build relationships between locals and travelers.

Sincerely,
Julie C
Vancouver, Canada

To whom it may concern;

I'm writing this letter because the city has been talking about voting on an ordinance that will regulate short term rentals. I'm here to share with you how AirBnB has brought security and stability to me, my family, and to my community.

In 2008, my parents were in their late 60's, retired, owned 3 homes, and were supporting my sister who was attending college. My sister was the first one ever in our family to attend and finish college. And I had just purchased my first home in Hollywood. Then in the blink of an eye, the recession caught up to my family. Within months, my parents had lost all 3 of their homes and couldn't afford to pay for my sister's tuition. I had to take on all the burden to support my family. I worked 2-3 jobs at one time just so my sister could attend school and help pay for my parents, food, medicine, rent for their elderly living apartment, and then on-top of all that, all my bills that I had to pay. I was struggling for years to make ends meet and to make sure my family was taken care of. Then my friend told me about AirBnB. I was skeptical at first but thought that I would try it out. Now I can't say enough great things about AirBnB. It has helped me get back on track and helped me to support my elderly parents and get my sister through college. It was the first time in a long time that I felt financially stable. I can't thank AirBnB enough for giving me the opportunity to help my family.

I have always been a big supporter of small businesses in my community. It can't be easy to be up against these huge corporations and chains that are making our mom & pop businesses a struggle to stay open. Most AirBnB host give recommendation to their guest of restaurants, shopping, theaters in the area that we personally enjoy going to. And most of these recommendation are small businesses. I was speaking to a lady named Margaret that owns a convenience store at the end of my block of my house. She always tells me how much she appreciates me sending my guest her way when my guest need to get different toiletries and supplies for their stay. That's just one of many stories that help our local communities thrive. It's very remarkable how much commerce and revenue AirBnB brings into our communities and our city. Most of the time many of these hotels are full or are so expensive that tourist that want to come to our city can't afford it. AirBnB is an outlet for these people that struggle financially. They are able to stay somewhere that is affordable and comfortable and in turn helps bring revenue to our small businesses, to our communities ,and to our city. It's good for everyone.

I hope this email finds you well!!! Please take into consideration how many lives that short term rentals help with. Without it many of us will struggle to pay our mortgage, property taxes and support for our elderly parents with a failing healthcare that does nothing for them. Please don't let our families down.

Sincerely,
Johnny M.

Dear powers that be,

I understand that the city is looking to vote on imposing substantial restrictions on the ability and option to home sharing or short term rentals. I wanted to share my situation and the critical need I have to maximize my investment for myself and my family's survival and wellbeing. I know many other hosts in similar situations and we would all suffer greatly if not be faced with complete financial ruin if we were penalized or not allowed share our spaces and raise sufficient funds to cover our expenses. Please look at the big picture and how this would cost the city a fortune to police and inforce restrictions that would at the same time generate a lot less revenue for the city. This could be such a win-win situation all around if properly structured in a fair and equitable way.

My experience in the short time I've been involved with hosting has been very positive. I've met many hosts who depend on this additional income as single parents or to help their kids further their educations.

As a side note of something I see as an opportunity for the city to generate substantial additional revenue by allowing hosting or maybe re thinking the current rent stabilization ordinance as it stands.

Example: I have a duplex in Silver Lake. I live on the property and my long time tenants moved of their own free will. Under the Stabilization Ordinance I pay the city annually a registration fee and code enforcement fee for one of the units totaling \$55 or there about. If I'm allowed to host and Airbnb collects Temporary Occupancy Tax of 14% from my guests the city could collect around \$600-\$700 a month on just my little space. \$55 a year or over \$7000?

This might give the city the money to pay relocation fee in units where the owner want to occupy. Or money to buy affordable land in nearby neighborhoods and build affordable housing

The reality is that none of these properties around here are anywhere near affordable units even being held to the ordinance.

From the beginning of time in tough times to feed or keep a roof over their families head people have rented out a room or taken in boarders to make ends meet.

I am nearly 60 support my partner of 16 years and a business we are trying to get off the ground and I help my 83 year old mom with expenses since SS does not come close to covering her very modest minimal expenses even though she is living with my niece. I have been a self-employed realtor here my whole life. I don't have a 401K or a pension so this property is the only thing that I hope to have help me not become the statistic, dependent on and another burden on our already taxed city services.

Sorry to be going off topic and thank you for listening. Just a thought from one case on a not so black and white problem with a not so black and white solution.

Although I am relatively new to hosting and am just hoping things change to allow us to continue. I am having a tough enough time keeping up on the bills and expenses that come with living in our wonderful city. None of this comes easy and without a great amount of effort and hands on time and work on my part. For me to make a little more money and the city to make more money than they were getting I have taken on substantial additional expenses and commitments in utilities, internet, TV, maintenance,

furnishings, linens, accessories, appliances, cleaning and the list goes on. All of this that is my responsibility to cover and maintain whether I have a guest contributing or not.

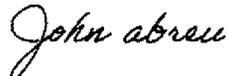
In addition to the benefits for me I think that all the guests I've had contribute greatly to all our local businesses and establishments. The stay here while they look for permanent house having come out for a job. Or because their kids who live in the neighborhood are expecting and they want to be close. To work on a project for a couple of months. They eat out and cook and shop and get to experience what it's like to live here as we do.

I live here and respect my neighbors and making sure they are not inconvenienced by me or my quest is of course at the top of my list. Ultimately we all benefit. The more funds I have to improve my property and the more income I collect since this is a duplex and an income property as most of my neighbors, the more their properties are worth as well.

Parking is limited in our neighborhood. In the 20 years I've owned and rented out my other unit that comes with a garage for one car most of the tenants I've had have had more than one car so always at least one car on the street. Most of the guest I've had at most have a car and most of the time don't have a car at all and walk and Uber where they need to go. So freeing up parking in the area and even allowing for my visitors to have a place to park if my guest is not using the garage.

Thanks again for giving this your consideration.

Sincerely,

A handwritten signature in cursive script that reads "John abreu".

John Abreu

Dear Mr. O Farrell,

I have recently learned that the city is getting ready to vote on an ordinance to regulate short term housing in Los Angeles. I understand there has been a lot of mobilization in support the regulations from the hotel industry and unions as of late, and I'm writing this letter to share my story in opposition of the ordinance as it is currently drafted.

I'm a single professional in my late-30s supporting myself without the help of a spouse or parent. Both my parents have passed away (1998 and 2009) of cancer, and I am completely self-reliant and without any other income except my own. So, after a lot of hard work and saving, when I was able to purchase a property, the first goal I had in mind was to secure my retirement via a future in real estate – I don't believe one can depend on Social Security or the stock market anymore in this volatile world we are living in. I recently purchased a fixer property in the Hollywood area where I currently reside as the primary resident.

There are two separate buildings on the property, one is a single, family 2 bed, 1 bath house, and there are two small 1 bed apartments behind the house. I have been renting out the main house on Airbnb and living behind it after deciding it was too big for just one person – this has been a blessing because with a mortgage of \$5K/mo, including property taxes and insurance and living in two buildings built in the early 1900s and 1950s, I am constantly fixing major things – concrete, plumbing, gas lines, termite, landscaping, drywall, etc. I have made large investments to fix up the property and this could not have been done without the income from renting on Airbnb – it has been a lifesaver, for example, when I needed the extra money to fix an unexpected broken gas line and water heater (after spending \$3K on termite fumigation). I greatly depend on this income to help me pay for my mortgage every month and it is vital to my survival as a homeowner in the city of LA.

My guests are mostly families of four from all over the world who stay anywhere between 3-15 days at a time on average. I meet them all and love sharing stories about travel; they often share how they would not be able to afford to visit LA without Airbnb. To rent multiple hotel rooms for a two-week visit is astronomical. I don't even bother to have digital cable in the house because my guests are hardly ever there, they are out and about touring the city! I've definitely kept in touch with a few guests who are like extended family to me now, and I value this so much given that I don't have my parents around anymore. My guidebook is also full of local restaurants and places to shop and visit in my neighborhood, and guests feel like they are right at home while staying in my house

Now you may have already put two and two together – my property like many others is technically under RSO. RSO is needed to some degree, but it can be a burden at the same time. I have RSO tenants paying below market rent; they barely make a dent in helping out with the mortgage. If something unexpected were to break at the house in the future, I would not have the means to fix it without Airbnb to help compensate for the below market rent my current tenants are paying. Without being able to utilize Airbnb year round, I would be losing money every month on this property and my operating costs would be in the negative because of RSO.

I recently read a story on how the industry is still seeing record profits across the country and in desirable destinations like San Diego and Los Angeles. There are high end, expensive (not family-friendly) hotels popping up all over the city (The James, Waldorf Astoria, Dream hotel). The industry is still thriving because these hotels are catering to an entirely different type of traveler. Many middle-class Europeans, Australians and Chinese have extended holidays where they are able to tour the city/state/country for weeks at a time; they're able to do so because of hosts like me and because of Airbnb. As a responsible host, I ask you to please consider creating fair laws that support and protect people like me, so I can stay in this city, and keep my home. I urge you to please consider fair, non-restrictive hosting regulations (365 days of hosting), and opening the ordinance up to RSO for homeowners and smalltime/independent landlords who are primary residents and not operating commercial building/units (3-4 units or less). Thank you!

Sincerely,
J.A.

Dear Mr. O Farrell:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A. and create severe restrictions.

I have lived in Mt Washington for 7 months now and Airbnb has allowed me to be financially stable and able to pay my mortgage, bills, and preschool tuition for my daughter.

My Airbnb guests contribute to the economy of NELA and Los Angeles as a whole. I have heard time and time again what a special experience it is to be able to stay in a unique neighborhood instead of a hotel. My guests have ranged from a Japanese father and son running the LA marathon to a German family visiting to see the LA Kings. All of these people are upstanding and being afforded an experience that only home sharing through Airbnb can offer.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me.

Thank you

Jim W.

Dear Mr O Farrell:

It has come to my attention that the city has been working on creating an ordinance that would

regulate short term rentals in L.A.. As the city is working on the ordinance, I feel it is necessary

to voice my opinion in this matter.

I have a 3 bedroom house in Silverlake. I have a guest house in the back of my property that I

set up as an air bnb unit. I created the unit in order to supplement my mortgage payments and

make it so I can actually save some money each month.

Airbnb allows me to choose who I want on my property and for how long. It helps me greatly with

the payment of the mortgage, the utilities and property taxes which I could not afford otherwise.

Most of my guests have been coming to Los Angeles on vacation, to spend time in Silverlake

and contribute greatly to the economy of the Eastside. They also use the local restaurants,

hairdressers, night clubs, grocery stores, bars and music venues which help all these small

business owners make money. There are very few hotels in my neighborhood and the ones that

are there are quite frankly substandard.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect

community members like me. I feel like I shouldn't be punished for having a guest house on my

property. According to the proposed new rules I would not be able to rent it out on air bnb at all.

Sincerely

Jason M.

To Whom It May Concern,

I am writing to urge sensible legislation regarding the renting of our spare apartment in the Silverlake neighborhood. My wife and I are freelance writers and we have owned a legal duplex home for the past 6 years. We love using Airbnb to rent half of our home to (usually) out of town guests on a short-term basis. With very few hotels in this neighborhood I'd estimate that half or more of our guests are parents of young people living nearby. They contribute to the local economy and we steer them towards neighborhood stores and restaurants, which help this part of town thrive. Our neighbors love it because we provide a nearby place for loved ones to visit nearby.

The income we take in helps smooth out the peaks and valleys, which are an inevitable by-product in our line of work.

We use the apartment about ¼ of the year to put up family and friends when they are visiting Los Angeles. This is the reason we purchased a duplex home.

Some might argue we are keeping a perfectly good apartment off the market – and we are – but that's our choice. It's our property. We want to keep it available for our use and Airbnb provides a great service to us and the neighborhood in the meantime. If we are unable to rent it short-term it will remain empty ¾ of the year or be rented to people on a monthly basis.

All our neighbors know what we do with our unit and are happy to have it as a resource. We never allow parties or other disruptive behavior. This is our home. We love it and I hope you will allow us to continue to share the apartment.

Please do not overregulate the homesharing industry.

Kindest regards and thanks for your time,

Jared Mazzaschi

Silverlake home owner.

Dear LA city Council,

I chose to use airbnb because it was cheaper than a hotel, easier to access, and allowed me to stay the night in LA and be safe and not drive. In doing so, I was able to stay in LA another day and yes, patron more businesses in LA and also conduct more of my own business in LA.

Gillian

Laguna Niguel, Ca

To: Los Angeles City Council, Los Angeles, California

Subject: HOME SHARING

Dear Council Member:

My name is Francisco M. and I am a resident of the city of Los Angeles for the past 40 years and a resident of the Highland Park neighborhood since 1977.

We primarily started Home Sharing because of financial reasons. Our combined family income before Home Sharing was at slightly above the poverty level and at the time, with a family of a retired spouse, two-2 daughters and a grandchild living at home; we had problems making ends meet. The Home Sharing income has helped us tremendously. The Home Sharing income has allowed us to live and pay our bills as never before. In addition to our financial betterment, we find that we are better neighbors. Our immediate neighbor helps us clean the rental unit when we are not able to do so which helps our neighbor financially as well.

We have had so many great positive experiences hosting people from all over the United States as well as Europe and Asia. All our guest(s) have contributed to the local economy in a big way.

Occidental parents that stay with us comment that there aren't any nice motels to stay when visiting their children and greatly appreciate having the Home Sharing alternative. Out of State parents and student that come to check out U.S.C., Occidental, Whittier College, etc. decide on Occidental due to the positive vibes they experience staying nearby.

We recommend and our guest(s) spend monies at the neighborhood stores, restaurants, gold line (metro) and buses to name a few places.

Francisco M.

Los Angeles city Council,

I have traveled quite a bit and have stayed in hotels before I discovered Airbnb. Before Airbnb, I was restricted to a room with a bed or two, microwave and mini fridge, and a bathroom for the same price I pay to have an actual home to stay in.

Now, I am able to rent someone's lovely home with all the amenities I need for the same price.

I do not like going to hotels due to past bad experiences with dirty bedding, rooms not being cleaned properly, smell of smoke/funk from the previous tenants, rude staff, I have had bugs in my rooms at so called "best of the best" hotels, and no feeling of home away from home.

With Airbnb, I was skeptical at first but figured it couldn't be worse than the over priced hotels I have stayed at. I was pleasantly surprised because the homeowners are always kind.

Their homes are clean. And they charge affordable prices for a nice room or even a home!

The trust you build with these homeowners who are willing to share their home with me as a renter is incredible. I love taking care of their home as I would my own.

Actually, more like how I would treat the home of an elder. I enjoy the communication before my visit and while in their home. It's like you are forming a temporary friendship with someone you may have never met outside of Airbnb. Every experience I have had so far has been pretty awesome.

I don't want to be forced to stay in a hotel again if I can have the option of finding a home to stay in and help the homeowners earn extra income in return.

It's like supporting a local business, but it is members of the community I am visiting. I like that.

I hope you are able to see that this is something many travelers benefit from and allows us to spend more time enjoying the location we have traveled to.

Heck, the places I have used Airbnb with on my own or with friends have become favorite spots that I now visit because I know I can find a place to stay that allows me to feel like I am "home".

Fran C
Tempe, AZ

To the Los Angeles City Council,

I would like you to consider allowing short term rentals in your city. My family and I enjoy the experience of meeting residents of the cities we visit and one wonderful way is through short term rentals. These providers act as hosts who are filled with knowledge that bring a much more enjoyable experience to the visit. Clues about the best time to visit the most popular attractions, ways to beat traffic, and the best grocery stores/markets/restaurants is always welcome and useful. These are things that seem to rarely happen at a standard hotel.

These hosts also provide things that can make traveling difficult. Things like bicycles, beach towels, sand toys, umbrellas, etc. Another benefit is the kitchen space. Often a full kitchen not just a mini-fridge and microwave which is such a help with our dietary restrictions. Hotels that provide this are out of our price range.

The short term rental we found in LA was at a price that allowed us to extend our trip two days and add going to a Dodger game and to the La Brea Tar Pits. Both of these activities are now possible because of the price of our short term rental.

Please, please allow these rentals to continue they are such a benefit to your city AND its visitors.

Thank you for your consideration,
Erica A

Dear Council member:

I am 37 year old artist and have lived in my present home in Little Armenia for the past 5 years. This is my primary residence and I have never rented it out on a long-term basis. I am also a home sharing host and welcome people to stay in my residence, a space I have worked hard on to make beautiful, warm, safe, and filled with art and light. In my opinion, the proposed ordinance goal for Reduction in Housing Stock is achieved by limiting the number of listings a host may have and by making it their primary residence.

The problems I see in the system are property managers not releasing multiple units to would be local residents and only hosting transients. These two rules should root out those that abuse the home sharing model, because these were never truly homes to begin with, and free whatever housing stock is available for primary residents. However, limiting rooms inside a single home or severely limiting the rental of a house to 180 days a year for neighborhood residents only hurts the community. It hurts those people that live in your districts and hurts the community where that money is spent. In my view home sharing in concept helps fit more people in smaller areas it doesn't reduce housing stock, because the residents are allowing people to stay in a home they occupy or are temporarily away from.

As an artist living and working in Los Angeles I have to have an art studio. I, like many other artists I know have turned to home sharing to help with everything from studio costs to production costs. I have equipped my Art studio - gallery with an inflatable mattress and sleep there on long work nights, allowing me to host my home. My photography practice also has me traveling quite a bit to shoot. So I am often out of town working. So I make it available when I can. If I can't rent my space I will lose my studio and gallery, where I work and where I host art shows for other artists as well.

Maintaining a studio and gallery is very expensive, but it is an important part of my life and work, and it's important to the cultural fabric of Los Angeles. Furthermore I live in a pre 1978 building. People that live in these building are struggling as much as anyone. I don't see how banning them helps the community at all. During the times I am not in Los Angeles, I have rented my house on Airbnb. I check out prospective guests carefully and have never had any problems with guest being a nuisance.

Thank you for your consideration of my issues,

Doug C.

Dear Los Angeles City Council,

The convenience, cost-effectiveness, and uniqueness that Airbnb has brought to my travel experiences are things that staying in a hotel could not have provided.

From extended trips to Tokyo, quick trips to Los Angeles, and everything in between, I have used nothing but Airbnb for the past 4 years and have had only positive experiences. I have more flexibility with my money since Airbnb is much more affordable than hotels, and I have more space in which to stretch out.

I have made friends with many of the people who rented to me and will return again and again to their homes, as well as discovering others! There is a sense of community that is created through Airbnb and even though I'm sure there can be negative experiences, such as in life, I would be very sad to see strict regulations bring down this amazing part of culture that is being created world-wide through Airbnb. I am forever an Airbnb-er!!!

Sincerely,

DeAnna D
San Diego, Ca

4/27/17

Dear City of LA,

It's come to my attention that you've been working on creating an ordinance that would regulate short term rentals in L.A.

I bought my house in Echo Park in 2005 with my ex. At the time we were a double income household. When we split up it was just me and the household income was halved. Then my loan adjusted in 2015 and went up significantly. Each year it continues to do so.

I'm self employed and my income is sporadic and I can't qualify for a new loan or refi. I love this property and neighborhood and would like nothing more than to be here for the rest of my life.

My ex and I built a small studio in the backyard, just a 10x12 room with a ¾ bath. I would never be able to rent it out to a long term tenant because it's very small and there's no kitchen. 2 years ago I got the idea to put it on Airbnb. I put a bed and mini fridge and coffee maker in there and the rest is history...

The income has saved me and allowed me to stay in my home. The most wonderful people have come through from all over the world and gotten to appreciate the magic of this wonderful little neighborhood. And my dogs and cat and myself get to still live here and not lose my house.

Upon deliberation of home sharing in L.A., please let homeowners like me continue to share our homes, enabling us to stay put in this extremely expensive city. I've been in Echo Park since 2000 and don't want to get kicked out. Renting my backyard studio out for as many days as possible allows me to do this. Please don't uproot me. It isn't right.

Thank you for your time and consideration.

Sincerely,

Coley Sohn

May 5, 2017

Dear City of LA Housing Commission,

I have a property near downtown Los Angeles now, but initially I lived in Hollywood for 5 years. I have had roommates, but I never quite got along with many people that I had in my home. It wasn't until my last roommate moved out, that I was told by my friends that I should homeshare the other bedroom because I had the personality for it.

I will tell you, I have not looked back! I have had so many wonderful people stay with me in my spare bedroom from other countries. They have had a profound effect on learning about other cultures, and truly connecting with them. We have made dinners together, gone hiking together, and I have showed them around the city just for fun. I was also told by many of them that hotel prices were so high, and also very unavailable, that if it wasn't for them finding my affordable Airbnb, that they wouldn't have been able to come to Los Angeles. MANY people have told me this over the years.

It appears every summer that more and more people are here visiting LA (spike in tourism), and I feel that it has a lot to do with the fact that there are more affordable places for them to stay.

My boyfriend moved out from his place downtown, and we have since decided to sleep there occasionally, and also rent it out on Airbnb when we aren't there. This has afforded us to be able to stay in the loft because we love it so much, but still move into a large place that worked better for us as a couple. I really love that we can have that flexibility, and have little "stay-cations", yet being able to share our beautiful loft with others who are looking for a different experience than a typical boring, expensive hotel. A place where they have a full kitchen to cook, large living room with bedrooms, and a full balcony.

I really love my life so much more being able to open up my homes to guests, to give them their privacy, but also be able to share my day-to-day life with them. Every guest is different, and they have different needs. I am glad that I can live that flexibly that they can have a great stay and enjoy their time in Los Angeles.

I love this city, and one thing I love about it is the open-mindedness that most of us have here. I work in fashion, and it really doesn't pay well, even as a manager. This has helped me stay afloat and be able to make it in a city that has a high debt-to-income ratio. And I get to meet so many awesome people, to boot!

I have lived in Los Angeles for close to 6 years now, and I will say that my happiest years have been the last 2, which is how long I have had my Airbnb up and running.

I believe that if anyone opens up an Airbnb, and guests get rowdy or loud, it is up to the neighbors to complain and create a case to shut one down individually. I don't think every host should have to "pay" for another host not being able to manage their guests appropriately. I really don't think homesharing has caused any major issues, much more than what the average neighbor would cause.

I really hope that you will consider the profound effect it has had on hosts to be able to open up our homes to new guests, and to learn more about their culture. I would never have these experiences otherwise. And I probably never will again if this right gets taken away from us.

Thank you so much for your time and consideration.

Sincerely,
Chrissy Pauluk

April 11, 2017

Robert Chris Ganser
966 Manzanita Street
Los Angeles, CA 90029

Mitch O'Farrell
1722 Sunset Blvd.
Los Angeles, CA 90026

Dear Mr. O'Farrell

I have been using Airbnb and other platforms, to rent out the extra bedrooms as well as the in-law (first floor) of my house for short term. It has enabled keep my home from falling into foreclosure, but also to maintain and even make improvements to the property. I am very concerned about the proposed limits for short-term rentals. I'm familiar with some of the problems caused by this new business, but I assure you, that people in my situation actually help the community and the city as a whole. And if this proposal passes as written, it will put an end to my livelihood, and put me back on the path to bankruptcy. Here's my story.

I came to Los Angeles 27 years ago to work in TV production. 17 years ago, I saved just enough money to buy an old (1918) foreclosure house. It was a crumbling 2 story with a listed "servants quarters" on the first floor. Due to its dilapidated condition and the crime rate in the area at the time, it sat empty for over a year and a half, until I spent the next 10 years rebuilding and repairing the property. This left me with a \$650,000 mortgage.

I had to supplement my income by renting out whatever space I could. Through the years, roommates and tenants would never last, sometimes as short as 2-3 months, so often I found myself with empty rooms listed on Craigslist or West Side rentals. Then, in 2007, I got really bad news. I was diagnosed with stage IV, Non-Hodgkin's Lymphoma. I had to have major abdominal surgery plus 6 months of chemotherapy. It wiped me out financially. I could not work for almost 1 year, and to make matters worse, I was already aging out of the 'biz' so by the time I headed back to work, the last 2 or 3 contacts that I had were no longer in the business. Rental income wasn't enough to cover the bills, and I was spiraling into debt. And if that wasn't bad enough, it was now the middle of 2008, and my mortgage was upside down by \$73,000, so selling was not an option. I watched over the next 2 years as my neighbors lost their homes in foreclosures and short sales. I couldn't even afford to maintain the property and it began to show. I fell behind in property tax by \$12,000, my 3 credit cards were maxed out to \$35,000, and I started getting letters from my bank telling me that my account was flagged as "Imminent default" and they were threatening to call the loan. And just when I needed money more than ever, in one week's time, 2 separate roommates gave notice, and there I was again, faced with absorbing another month of mortgage interest, and the arduous task of trying to find someone compatible to live with on Craigslist. Then I heard about Airbnb and it changed everything!

I immediately listed both rooms, and within the first week I had 2 bookings. The first was a young film director from New Zealand, who came here to meet with some independent producers in Echo Park. The other was an older couple from northern California here to visit their daughter who lives in Silver Lake, but didn't have enough room in her apartment for her parents. I immediately saw multiple benefits. The people in my house made less noise, made very little mess, and they weren't constantly using the appliances and utilities. They rarely had cars and that's a huge plus, because traditional roommates always had cars, and the city limits the number parking permits per household. Renting all my extra bedrooms, as well as the in-law on the first floor, financially empowered me to pay off all of my property taxes and high interest credit cards, and after about 2 years, I was finally able to start making the needed repairs, maintenance, and replacing worn out items, and completing unfinished projects such as:

- New sewer line
- Finish closets in for 3 bedrooms
- Carpet the entire 3rd floor
- Repair and replace all of the decking and rails on 3 balconies.
- Build over 80 feet of new cedar fencing on the perimeter.
- Replace 3 major appliances.
- Install solar powered roof vents.
- New paint on exterior is about halfway complete.

And there are numerous benefits to the neighborhood and the local community as well:

- Property is better maintained
- Property is improved.
- Property is solvent. (All taxes paid and mortgage is current)
- Property owners equity improved (Able to pay down additional principal)
- 50% of short-term guests don't have cars. They take Uber, Lyft, or Metro.
- Local businesses get significantly more business because guests prefer to go out exploring, shopping, eating, and drinking.

And since I am finally able to have family members stay at my house, I see a lot more of my family which is a big deal because they all live on the East coast. My father and stepmother have stayed in the unit on the first floor times already. And my mother was just here for 2 weeks in March. My actress niece stayed here last summer for 2 weeks so she could meet with agents and managers, and my nephew, who recently moved to Los Angeles, was able to stay with me for 3 weeks while he looked for an apartment in LA.

Please allow residents and homeowners like myself to continue renting out short term, so that we may continue on the road to financial security, keep our homes, and stay in Los Angeles, the best city in the world!

Thank you,

Robert Chris Ganser

Hi my name is Chris and I'm an airbnb host. I moved to silver lake in 1991, and in 2001 I bought an old house off Sunset Blvd. that was literally falling down. It took 12 years and \$500,000 borrowed from the bank to rebuild the house. I was able to make payments by working on TV production and renting out the three extra bedrooms. Then, cancer took me out of work for 2 years, after which I discovered that trying to get back into the business when you're almost 50 is extremely challenging. I've even been passed over on jobs just because the stigma of cancer.

My house fell into disrepair, and I got behind my property tax payments by \$12000. My lender wouldn't work with me because they now listed my account as "eminent default". I was going to loose the house that I built with my own hands.

Since I starting hosting short-term rentals, have been able to pay off all past and current property taxes, make over \$25000 in repairs and improvements to the property, and pay down my principal by \$27000. Currently I am preparing to paint the exterior, do some additional retrofitting, and add two additional parking spaces in my back yard.

I depend on the income from listing ALL THREE bedrooms not just one. And listing for only 90 days out of the year would be a total disaster. I would not be able to work this rule into the successful rental of rooms in my home, and this proposal would end my ability to host short-term rentals and would put me back on the path to foreclosure.

Thank you.

To Whom It May Concern,

I realize an ordinance is being debated to put strict restrictions on short-term rentals by owners. While I understand the need for regulation, and thoroughly support the current occupancy tax, I feel a limit of six months/year short-term rentals is punitive and counter-intuitive. If the goal is to keep full-time rentals on the market, restrictions should be put on multiple-unit buildings to prevent that from happening. In our case, our short-term rental is an in-law without a kitchen, unsuited for full-time rental. Limiting us to six months/year would only serve to make this arrangement economically unfeasible. No roommate would want a 6-month rental and, at our age, we wouldn't want a roommate.

Since the passing of my mother, AirBnB has allowed my wife and I to meet our mortgage payments. Without this income, we would lose our home. I urge you to reconsider the restrictions on the number of days per year owners may rent out their space.

Thanks for your consideration.

Yours Truly,

Chip P
Los Angeles

Dear Councilmember O Farrell,

Good evening Sir.

My name is Kristine Oquendo and I am one of the hosts in AirBnb that my friends and I set up last year in the city of Los Angeles. I have heard that you are drafting the proposed legislation to limit the number of days that we can do business with AirBnB. I am strongly opposing this Mr. Huiza. The hotel industry is earning billions of dollars a year and I do not think that any AirBnB host complains about it. They are doing a great job in their field. However, I do not agree that the hotel industry or owners of condo can just control how we do our business with AirBnB just because they see some "slight" decrease in their profit.

I believe that as hosts, we have every right to do business in this competitive industry. We want to make our guests feel at home as much as they can when they travel and I really believe that AirBnb hosts are excellent at it. Most of us just want to have an income or even make an extra income but we don't plan to be billionaires. This is our bread and butter. I hope that you do not take our right to do Airbnb business away from us. We will be deeply devastated and will be financially challenged if you do this to us.

Sincerely,
Kristine Oquendo

Dear Mr. O Farrell:

Mi nombre es Laura, vivo en N. Hollywood desde 1995, soy divorciada y tengo tres hijos que viven con migo, he tenido la bendicion de Airbnb desde hace dos anos, cuando limpiando casas descubri este servicio, en ese tiempo estaba a punto de perder mi casa pues me acababa de abandonar mi esposo, empese a limpiar casas pero lo que ganaba no era suficiente para pagar ni mis servicios utilitarios mucho menos el pago mensual del banco que financia mi casa. Desde entonces comparto mi casa con huespedes que visitan esta hermosa ciudad de todas partes de el mundo. Son personas que prefieren usar este servicio en su mayoria porque les brindamos lo que los hoteles no ofrecen. Estos visitantes prefieren el ambiente de un hogar, y la comodidad de poder utilizar servicios como cocina, lavadoras, etc. puedo decir que todos poque así lo he observado vienen y contribuyen enormemente a la comunidad, ya que suelen visitar y consumir de lugares turisticos y centros comerciales que nuestra ciudad ofrece. En mi casa recibo a muchas familias, que prefieren estar en un lugar mas privado.

Agradesco mucho el tiempo que se tome en leer mi carta, y espero considere mi situacion y la de muchos otros que al igual que yo nos estamos ayudando por medio de Airbnb. Confio en que estudiaran y tomaran en cuenta la realidad de una nueva era, el mundo entero esta utilizando este servicio, si las grandes companias hoteleras nos consideran su competencia, pues los retamos a que mejoren sus servicios, la competencia siempre permite al cliente obtener mejores opciones. Por otra parte, todos tenemos derecho a luchar y a ofrecer nuestros servicios. No estamos haciendo un mal y considero que ustedes como autoridades estan para ayudar a la comunidad y proteger a los mas vulnerables y desprotegidos. Muchas gracias nuevamente por su tiempo.

Sinceramente:

Laura C.

To whom it may concern,

I am writing in support of the availability of short term housing in Los Angeles.

My family and I recently took a trip to California, and if we did not have short term housing available, we would have found the trip to be prohibitively expensive.

Having a young child and the need for two rooms instead of one, meant that we needed more space than what is provided by a hotel/motel, unless we were to spend double the amount.

As it stood, we were able to get the space we required for a reasonable sum, and were able to stay in areas we might not necessarily have seen, were we staying in a hotel.

The availability of short term housing makes travelling much easier and enjoyable, and I think brings benefits to areas of the city that traditional accommodation may not usually reach.

Yours sincerely,

Lee G

Auckland, New Zealand

Dear Councilmember,

It has come to my attention that the city has been working on creating an ordinance that would regulate short-term rentals in L.A. I wanted to share how Airbnb has helped me and is helping my neighborhood thrive.

I am a mother of two beautiful daughters 13 and 10 years of age and I am also a widow. My husband dies from a sudden death on March 2, 2013. For the last 4 years I have been working to keep my property as I own a triplex. I was able to modify my property for 2 years at 2% interest rate. Then right when my modification was coming to a close my tenant moved out on July 31, 2016. This was a beautiful reliable tenant who purchased a home nearby and was moving out. I did not know what to do. I began to reapply for second modification because I now had my tenant moving out and I knew would not be able to make my mortgage payments at 6 % outside my modification.

The idea of Airbnb came to me at the right place and at the right time. I would have to increase my income consistently and show a profit and loss to get modified again. I took a leap of faith and used the life insurance money that was left for me by late husband and restored and renovated my vacant back unit apartment.

Because of Airbnb community, tools and resources I was able to educate myself and increase my income during my second modification review. I not only got approved for a modification, I was approved for the life of the loan at 4%. I can only make my mortgage payments if I am allowed to be an Airbnb host. My daughters and I love our neighborhood and we have no other place to go.

As an Airbnb host I am able to offer guests from around the world who want to get to know this up and coming neighborhood called Echo Park a temporary place to stay. I am able to refer them to our local stores, restaurants and landmarks thus helping our local economy grow and thrive. I love what I do and so my guests look forward to coming back. These kinds of visitors desire a particular kind of experience that I feel Airbnb hosts can offer. These guests are looking to feel that they are home away from home.

In no way are we the Airbnb community looking to compete with any business who also caters to guests from out of town. We truly believe there is enough for all. That prosperity and abundance is for all us to in joy and to share with others.

Guests, visitors and tourists should have the power to pick and choose what kind of experience they would like to have when visiting Los Angeles, California and or any where around the world.

I worked have worked hard to keep my property and I forever grateful to Airbnb.

Thank you for your time and all that you do for our community, we cannot thank you enough.

Marisol G B

14 April, 2017

Dear Mr. O'Farrell,

I'm writing to you about the pending home-sharing ordinance, with hopes that you are in favor of fair regulation for our home-sharing community. As it stands now, the proposed home sharing ordinance is overly and unfairly restrictive. So many of us make ends meet and/or earn a living by sharing our homes with travelers from around the globe. By implementing this highly restrictive ordinance, the city of LA will prevent many of us from helping ourselves to make a living; it will prevent so many from working and being productive in a manner that works with disabilities; it will lead to many of us losing our homes, adding further burden to rental demand.

My husband and I started home sharing just over a year ago, when it was clear that my then-current job was in jeopardy. I was working for a very dear friend at his small 4-person garment import agency in DTLA. As business declined starting in 2014, he was forced to cut our pay in half, and eventually he had to close the business in June 2016 after a 6 year run. Luckily, our listings on AirBnB were successful and we projected that we'd be able to completely replace my reduced income.

As a 6 year survivor of a stage 4 GYN cancer, I have drastic limitations on when & how much i can work. (permanent pelvic radiation damage, with bowel & bladder incompetence and unpredictability.) My former boss was extremely flexible in allowing me to work from home when needed and to arrive at the office and to leave when it worked for me. He was also flexible with me regarding medical appointments. This type of arrangement is nearly impossible to find in the garment industry for a middle management person like myself, so I'm not be able to find suitable replacement employment.

My husband started a new career in the financial field just a few years ago so his income was not yet reliable nor predictable, being dependant solely on commission.

Therefore, it was imperative that we supplement our income. For me, this would require working from home. We decided to try home sharing, since we have a 6 bedroom home, no children, and we always enjoy hosting friends and family. We list 3 of our bedrooms on the AirBnB platform, and we thoroughly enjoy the experience. Since we live in the house, we're home to welcome our guests and to interact with them personally throughout their stays. This is what many of our guests are looking for; they want the experience of staying with someone who has been living in LA for a long time. (We've owned our home in Silverlake for 21 years)

We help our guests with logistical planning so they can fit the most into each day. Since we live in Silverlake, we have a plethora of fabulous restaurants and we direct our guests to so many of our local neighborhood favorites. **Almost all of our guests spend a lot of their money in our neighborhood.**

We have many visitors from China, who really enjoy staying with us because we both lived as expatriates in Hong Kong back in the 90's, and we've been to China many times. We are very patient in working with the language barrier so they really appreciate this.

Also, we have many retired empty nesters, whose adult children live in Silverlake but cannot accommodate their parents due to small homes and apartment size.

As it stands currently, the ordinance is much too restrictive and will prevent many people from continuing to do what they love, which is share their homes with travelers, while maintaining autonomy of their schedules and living situations.

- **The 180 day annual limit is overly restrictive. No other business model is restricted to doing business for only 180 days per year.** Capping earning potential to 18,000.00 annually (for a

100.00/night listing) is not workable. In today's economy, 18,000.00 is not even a break-even point, considering start-up expenses, increases in utilities, costs of consumables, linens, etc.

- **Limiting the number of rooms rented out at one time is also overly restrictive.** Often I have guests staying in all 3 of my listings and sometimes the guests never even see one another. There is no additional noise in the neighborhood, and most of the guests arrive by UBER or LYFT so there is no additional parking taken away from surrounding long term residents.
- **Fees & penalties must be in line with those imposed on comparable small businesses.** Those described in the proposed ordinance are exorbitant, compared to the potential income generation. This is actually discriminatory and appears to be a blatant attempt at blocking people from being able to share their homes.

We hope you will consider all of the hosts who manage their home sharing responsibly, and not regulate based on exaggerated reports of nuisance to neighbors. We have never caused any of our neighbors to file a complaint about any of our guests, as is the case with all of the other hosts whom I've met and gotten to know through the AirBnB Northeast Chapter - Home Sharing Hosts club.

We also hope that you will consider the thousands of tourists who visit LA specifically in search of a local host home-sharing arrangement, rather than choosing to stay in a hotel.

Of further note is the enormous revenue which home-sharing has generated for the city of LA. Since August of 2016, AirBnB has generated more than \$13 Million dollars in TOT tax solely for the City of LA and this number will continue to grow as more and more people engage in the business of home sharing.

In closing – please consider minimal restrictions when implementing fair regulations for home sharing and short term rentals. Many of us depend on this for income and because it is a career which we love – and the only one that we can perform due to physical limitations.

Sincerely,

~Maura Crisologo – Silverlake homeowner for 21+ years

Dear Los Angeles City Council,

Since having children, we've only been able to travel if there's an airbnb listing available for us.

The children don't sleep when there are distractions around (e.g. parents moving about since we don't want to sleep at 9pm, etc.), so we've needed at least a separate bedroom.

Also, with their milk and thermoses, etc., having a kitchen with a sink and fridge are required for us. Similar lodgings in a hotel (e.g. a suite) would be cost prohibitive and wouldn't entice us to travel there.

If we *had* to travel there for some reason (e.g. family obligation, etc.), then staying in a pricey suite would leave fewer funds for eating out or other entertainment.

Please continue to allow short-term rentals so we as a family can travel and visit your wonderful city.

Best regards,
Michelle W.
Bellevue, WA

LA City Council File #14-1635-S2

Dear Councilmember,

Getting by in today's housing market can be pretty tough. When I moved back to Los Angeles from Chicago, I had to take a loss on my condo because the value tanked right after the Great Recession hit. I lost my equity and it was difficult to rebuild and save again for a down payment on my new home.

Thankfully I was able to make it work and I have a nice home for me and my new fiancée. With an expensive wedding coming up, and a mortgage that really stretches the budget, I can't tell you in words how much my Airbnb income means to me. It means a lot.

The Airbnb income for the portion of our house we let out is heaven-sent. It's very unfortunate that so many Airbnb hosts are still forced to nervously live in the shadows, even though nearly all of us are responsible Angelenos who do nothing to negatively impact our neighbors or the city we love so dearly.

I really hope you'll reconsider curtailing the use of our home that has brought so much comfort and joy to both my family and the dozens of wonderful friends and family who have stayed with us.

Thank you very much for your consideration.

Sincerely,

K.C.G., Highland Park

To whom it May Concern:

Airbnbs home sharing platform has allowed me to financially benefit in ways that I would have never imagined. I've experienced a change of income from sharing my home that allows me to feed my three children, provide health care and dental care that is far better than what I had before, and take vacations that actually go outside the city.

I feel as though I am a part of the truth middle class because of what I'm able to do with my home through Airbnb. Airbnb and its methodology on sharing my home allows me to choose who I want in my home and for how long. I also get a chance to meet and network with many different people from many different walks of life. I read their profiles and chat back and forth with them which helps me decide who is the best candidate to stay in my home.

Thank God for Home Sharing and all that is done for my family and others.

Angela Lammie

Dear Council Member,

Let me express my gratitude for paying your kind attention to the matter.

We're a family of four- myself, Mila Inukai 41, my husband Yasunori Inukai, a creative director 43 and two boys, 21 and 13. We purchased our first home in May 2016, and instantly became dedicated and attached to it and to our new community in Highland Park. With one son in college (and another one is on the way to one), being a punctual mortgage payer is a pickle. And I tried to go back to work, but with our second son being on the autism spectrum, it isn't always easy. Airbnb appeared to be a very fitting solution to both meeting our financial goals and my professional ambitions. Taking as many as 185 days away would simply bring us to a different status, would we wish to keep our home.

I'd also like to add that it's thanks to projects like Airbnb, communities of Los Angeles found a new life. Not only does Airbnb help host families make ends meet, but also it's a great way to develop and invest into the local businesses. The York Blvd, the infamous Avenue 56- they're going through unbelievably positive changes, and it's mostly because Highland Park, thanks to its fortunate location, is a popular Airbnb destination. Would all our guests from Oklahoma to New York, from Italy to New Zealand, stay in Downtown Hilton, they'd never bother to stop by in our neighborhood and invest their time and money into our bakeries, breweries and pizzerias.

I take pride in being an Airbnb host. I am a good host. I am proud of my neighborhood which once was so troubled. It brings me to happy tears to see kids running on York Blvd to get a scoop of ice-cream freely because it's safe, and an old gentleman cleaning his street so it looks clean and proper because he wants his guests to like it. Airbnb helps to recover that sense of civil ownership in all of us, and help the local communities to see the value, to appreciate it and most importantly to put their own effort into making our city, area by area, town by town, a better place.

As a citizen of LA, you simply can't disregard how important this is

Thank you so much in advance for your consideration
Regards,
Mila Inukai

Dear Council member,

I am a Realtor, Interior Designer and Artist living in Eagle Rock for the past 3 and a half years, before that I was living and working in Echo Park and Silverlake since 2003. I love Los Angeles and the wonderful artists who come to create such a rich culture here in North East LA in particular.

Many of my home-owning friends are able to improve their quality of life, and to make it through tighter months as artists, artisans, musicians, crafts-people, small business owners and performers through the amazing gift of AirBnB.

My friends and I have found that by creating beautiful spaces for travelers to Los Angeles via AirBnB, that we are making great money, great connections, and improving the fabric of the City itself.

I created a beautiful listing on AirBnB inside of my vintage Airstream with an outdoor vintage clawfoot tub and shower, in a quiet corner of my yard that was otherwise unused. The location was perfect underneath a giant Oak tree. I met many wonderful people who came to stay in my beautiful creation, and they all LOVED it. It is a very different experience, a connected experience for travelers, to stay in part of a home created for them, by thoughtful hosts who know the city well and love to share their knowledge with guests.

I send my guests to all my favorite local businesses: Restaurants, Yoga Studios, Grocery Stores, Day trips and evening outings. It's a lot of fun for me, and really wonderful for the guests to be able to experience the City in this curated way. It brings a lot of business to my favorite places too, and I love that.

All of my guests are super delighted with the ability to stay in a gorgeously styled Vintage Trailer in this lovely way. It is so fun to see their absolute joy in experiencing what I have created.

I would love to be able to keep doing this, as a partial income boost, a local business boost, and a fantastic way to meet new fun and interesting like-minded people traveling here to Los Angeles, and to be their personal designer and guide.

I have heard the city is considering banning Recreational Vehicles and Trailers from being rented for Short Term Housing on platforms like AirBnB. I think this would be a real shame. The City of Los Angeles desperately needs more housing, and more welcoming places for travelers to stay. I understand wanting to keep property values up, and I have to say, that a Vintage Airstream is an adorable positive on any neighborhood.

Having my Airstream for short term rental on AirBnB has positively impacted my life in so many ways. It is my sincerest wish that I be able to continue to offer this amazing service moving ahead.

Thank you for your time,
N. Rosestone

Dear Councilmember,

I am deeply concerned about the ordinance that would regulate short term rentals in L.A. I am worried about the restrictions that will limit my family and neighborhood residents who are counting on this income to make ends meet.

As a full-time mother who works part-time and a part-time professional photographer with my own business, we rely heavily on husband's income to get us through our mortgage payments, groceries and other bills we pay each month. Since LA is so expensive it is vital for us to have additional income, especially while my daughter is young and not attending school.

Airbnb allows us to make the most of our space and has been beneficial to all of the local businesses here in El Sereno. We recommend all of the restaurants near us to our guests and they always comment on how good the local food is. We also host guests who are doctors in residency at USC Keck and visiting downtown LA for conferences.

Please take into account how much short term rentals and the money they produce are helping families and businesses in neighborhoods that are otherwise forgotten. These visitors have become a vital part of LA and bring people from different countries who prefer the relaxed nature of being at a home over the tight rules at hotels.

I urge you to create sensible, fair laws that protect community members like me, and encourage the Los Angeles board members to support the Bonin/Wesson Motion on short term rentals so that long term LA residents like myself can continue living in a place I've called home for many years.

Sincerely, Naheed Choudhry Caballero.

To LA City Council / Airbnb and to Whomever else is involved in the future of Airbnb in LA,

I am a 56 year old production designer living in East LA for almost 13 years. I am writing as i am gravely concerned for the future of Airbnb / Home Sharing as i completely rely on it to help me pay my bills when i am not employed by a production. If i had not been able to share my home, i probably would be in dire straights and possibly on the streets with the other 30,000 homeless in Los Angeles. I also have not worked since July and the money from homesharing has been my only form of income.

I live in my home and share it with other guests that are not your typical hotel guest. These are folks that come to East LA because they have friends or family in the area or possibly need to be close to the USC Keck School of Medicine. There are very few hotels in the area, and the ones that are here, are run down, unsavory and the equivalent of flop houses. My guests are looking for bargains as they cannot afford to stay in the pricey hotels that charge anywhere from 3 to 5 times more than your typical Airbnb accommodations. I feel that Airbnb allows many people that could not travel before, the ability to come to LA and stay longer, which also translates in to millions of dollars being spent in local neighborhoods and into the overall economy of LA.

I feel it is a travesty that the hotel lobby is spending so much money to change regulations and to spread negative disinformation regarding Airbnb. As i mentioned before, the guests that are staying in most airbnb's cannot afford the hotels and are looking for a more personalized experience, being able to cook, or need to stay somewhere for a longer period of time which would not be possible in a hotel.

I HOPE that the city will be examining the fact that there is a lot of money coming in that could go to help house the homeless and lower income families. I also hope the LA city officials also realize that if alter or limit the time for home sharing, a lot of home owners will not be able to stay in their homes. It is getting increasingly difficult to even buy into the home market in LA, and home owners rely on the money made from home sharing to pay their incredibly high mortgages.

I do understand that there are people who complain about no affordable housing, rent control buildings being affected or party homes in neighborhoods. Those situations can be remedied in other ways than making everyone else suffer. Greedy landlords of big developments with multiple rental units, should be monitored by the city to ensure they are renting their units long term the way they were intended. City Planning should also limit the amount of luxury condos that seem to be the only thing being built and allowing other affordable housing and new construction for low income and the homeless. As for party homes, there could be monitoring of sound levels and if the owner isn't living on the premises, there could be some kind of 3 strikes ruling if there are continuing issues.

I am pleading and begging the decisionmakers for the City of LA to take these things into consideration. These are everyday people just trying to make it. The Hotels are multi-million dollar corporations that are greedy and just another example of how the rich corporations are paying lobbyists, politicians and decision makers to change legislation in their favor and continue to monopolize the hospitality sector. Our country is founded on free-enterprise and capitalism, and we are fortunate enough to live in a city with a healthy tourism economy, there is PLENTY of money to go around to share the wealth with the small, home sharing, homeowner.

Please try to figure out a better way to use the taxes and all the money coming into the economy than putting time restraints and regulations on home sharing.

Thank you so much,

Kelly Van Patter

Dear Councilmember,

I am an enthusiastic airbnb guest and host here in Los Angeles. I started as a guest during my work on Geological field work and conferences- i.e. working gigs. Airbnb is an essential part of the gig economy and our representatives would be foolish if they killed airbnb or effectively killed it (as this draconian legislation proposes to do). This is why I hope my representative will vote against it and request a more intelligent and less draconian piece of legislation that puts no restrictions on home hosting.

I became an active hoster in 2015-2016 when my business took a downturn. I needed the extra money to get by until business conditions changed (which they have). This allowed me to avoid taking a contract in Afghanistan and being away from my 12 year old daughter who needs me. Like most hosters, I hosted because of financial difficulties.

In the process of hosting, I met many people I now consider friends. One of my guests became a long term tenant. Another stays with me 3 nights per week to work her job as an ER nurse at Huntington Hospital in Pasadena far from her home in Riverside (it's that gig economy again). By meeting and getting to know these people beforehand, I have longer term tenants who I feel good about being on my property around my daughter. This is a far better process than checking someone's credit score.

However, these tenants will not last as the places I rent out are very small, lack a kitchen, and are ideally suited for the type of short term rentals airbnb provides. My guests and I are not harming anyone. We are not taking housing from anyone. We don't bother the neighbors. So please mind your own business and don't tell me what to do with my home. On my street, we have a jeweler, a landscaper, a professor, real estate agents, and artists all working full or part time out of their home. Here in the 21st century, this is common so please create legislation for the 21st century not the 20th century.

Allow those occupying their homes to rent out multiple spaces. I read that one of the reasons for this draconian law is your people think they can't figure out who is occupying their home. I should not be punished for their investigative deficiencies. I have proved my residency on multiple occasions for various authorities and it really should not be that difficult to weed out the vast majority of home airbnb from investment airbnb where the latter may affect the rental stock and the former doesn't.

Sincerely yours,

Jeff Williams

Dear Council-Member,

I am writing, today, to talk to you about how homesharing has saved our family and kept us in our home. It is my understanding there is legislation in the works, and my husband and I are terrified we will lose the freedom to do as we please with our house (which we own).

Back in 2011, my husband, Ryan, and I both lost our jobs the same week we found out we were pregnant with our first child. We were out of work for months and ate through our meager savings, quickly. My husband found work, but I did not, and I stayed home with our son. A year later we found ourselves pregnant with boy number 2 (oops - and yikes!), and money became a serious issue. Our home is 90 years old, and constantly in need of expensive repairs and we began living on our credit cards to survive. A family of four, one small income, and an enormous mounting debt, I suggested to Ryan we rent our little space on Airbnb. Renting apartments what we've always done (in our lives before kids ;)) when traveling abroad, and we ALWAYS loved it. It feels like you're actually living in a place you're only visiting.

We have a small mother-in-law over our garage & we live in Los Angeles, on the border of South Pasadena, and both of us thought, "who would ever want to come stay in this part of town?". Boy! Were we surprised! We're rented an average of 275 nights a year. This god-sent income has allowed us to stay in our home, and gives us breathing room. Though, we're not yet able to recoup our savings, we're paying down some debt and are not constantly fighting about money and filled with anxiety. To say Airbnb has saved our marriage would not be an overstatement.

We've met the most wonderful people coming through here, some with whom we remain in touch! They come for Keck Medical Center, to visit family in the area, to go to games, or just to experience a neat neighbourhood outside of the hustle and bustle of the city and have a place for respite after a long day of sightseeing. We are always asked for recommendations for shopping and dining, and we are constantly sending our guests to our favourite local haunts, which soon become their favourites, as well.

I can honestly say, if our ability to do as we please with our home were diminished, even in the slightest, Ryan, my two small boys, and I could not afford to stay in our home. We would have to go back to Seattle, or Akron (where we grew up), and stay with family while we get back on our feet. This would be heartbreaking, to the extreme, to see our dreams shattered.

As you are deciding the fates of homeowners, like us, please keep our story as close to your heart as it is to ours. This means everything to us.

Thank you for your time and careful consideration,
Gretje & Ryan Angell

--

Gretje Angell
818-489-0521
info@GretjeAngell.com

www.GretjeAngell.com

April 20, 2017

Dear Councilperson;

I am writing this letter as a resident of Los Angeles, and also as a 'home-sharer'.

I have had the spare bedroom in our home listed on the website Airbnb since late-2013. My husband and I are both in the entertainment industry and as such often have to endure long spells of economic uncertainty related to the "feast-or-famine" nature of show business. We each love our careers, and moved to Los Angeles many years ago to pursue them; There is no other city on earth that we could do the work we do here in - nor would we want to live anywhere else if there was.

Having the ability to let out our back room to short-term renters has been a boon for us. The income is steady, far exceeds what we could ask of a full-time room-mate, and has at many times bridged the gaps to allow us to afford to stay in our home and in this city.

The people that have stayed with us over the years number in the hundreds, and have ranged from tourists from California and across the world, to doctors doing their residency at nearby hospitals, to out-of-state schoolteachers investigating Los Angeles as a land of better opportunity for them. When these guests stay with us, they enjoy the local businesses of our neighborhood of Highland Park - an area underserved by the hotel/motel industry.

I have heard arguments that home-sharing removes full-time housing stock from the market. While I agree with the accuracy of this consequence, I feel it unfair to ignore the positive benefits home-sharing provides to short-term residents - who are technically 'residents' nonetheless - and to the local businesses that benefit greatly from them. I also object to the idea that individual residents of Los Angeles are somehow responsible for maintaining the housing stock of the city merely by virtue of the fact that they reside here. All economic activity displaces some other economic activity; For example: Do parking lot owners face new ordinances demanding they commit part of their lots to build housing? I should think not.

I hope the City Council will take the time it needs to comprehend all the value added to our city by home-sharing; I hope it will see the dynamic and beneficial change home-sharing brings to many of the wonderful communities of Los Angeles.

Sincerely,

Duncan F.

May 1, 2017

To Whom It May Concern:

As the City of Los Angeles contemplates regulations for short-term rentals, I would like to offer my perspective as a property owner.

I am the owner of a live/work loft in downtown Los Angeles. My family and I use the unit parttime and I offer the loft for short-term rentals when we are not using it. The income helps me to maintain the loft and boosts the economy of DTLA. I am concerned about how short-term rental regulations will impact my property. My unit is in a commercial zone and is a live/work loft. It is located in a bustling part of the city, close to Pershing Square. As such, all types of business and activities are being conducted in close proximity.

Many of the concerns regarding short-term rentals are not applicable to my property. There is no free street parking, so public lots are utilized and paid for by me or my guests. My guests are often professionals who are working in the city for a short period of time, or tourists who want to experience downtown like a local. Short-term guests bring a much needed presence to downtown, especially on weekends. My guests use public transportation, including Metro, taxis, and Uber. They are patrons of downtown retail and restaurant businesses. Many of my guests have told me that they would not have stayed downtown if it had not been for my rental. Short-term rental guests are helping make the area more vibrant and are spending their dollars downtown.

I urge the city to be fair and forward thinking about any regulations imposed on short-term rentals. The city must be progressive and adapt to new ways of thinking. We are living in a new era and must accept innovation and changing paradigms. Please consider commercially zoned, downtown areas differently than residential neighborhoods and provide guidance that is reasonable, progressive, and conducive to the future growth and prosperity of DTLA. Thank you.

Sincerely,

Brian Godzisz



HUCK'S ENTERTAINMENT GROUP

RE: #CF: 1635-52

Dear Mr. Bonin,

I have lived in Venice since 1996.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect me.

I understand that regulation of STRs is necessary as the rampant speculation of commercial landlords has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on my wife me: the clause restricting STRs to 180 days per year.

Because of this I will have to vacate my present residence - I can no longer afford this place.

I have been unemployed for more than 2 years and I count on the income from my guest room to make ends meet. Plus my mom has been very sick and I have been helping out with nurses. Any limitation on the number of days we could share our home would have a disastrous impact on my finances.

Also my guests always help the local economy. It does seem you all are in bed with the hotels as well as the dot coms that are taking over Venice and offering landlords huge rent to get the little guys out... . Anyway there are many in my shoes who will have to give up their homes. I wish you'd reconsider. Best Gigi

RE: #CF: 1635-52

Dear Mr. Bonin;

I'm writing to you to give you some insight into my personal experience with the Short Term Rental market. I live in and own a 3 unit building on Sawtelle Blvd. in Mar Vista. I began renting out a 3rd bedroom in my home that was my daughter's before she went off to college. I got to choose when and how and to whom to rent it to help defray the exorbitant costs of having a child in college. Renting out the room allowed me to pay for her living expenses while she was hard at her studies. She is now an accomplished working artist. I have one more daughter that I would like to be able to offer the same assistance to as well.

We live downstairs in the aforementioned 3 unit building and there are 2 upstairs apartments. They are generally rented out to long term tenants however, when the couple in the unit in front got hired in Atlanta for a long term project, they gave us use of their furnished unit to rent out for short term use. This allowed them to be able to come back when they had vacation time and then to come home to their space when the project was complete. It covered their rent for them and gave us some extra money to help our younger daughter who is a serious travel team hockey player and wants to play in college. Hockey is a very expensive sport and we are not wealthy and really appreciated being able to offset some of those costs.

We love our home and our neighborhood and would never do anything to jeopardize anyone's well being. We have had only wonderful tenants from all over the country and some from foreign countries as well. It has been an enriching experience for myself and my family as well as all of the short term renters who have so enjoyed our family, our hospitality and our city. We were 5 star reviewed.

I am in favor of some regulation to stop some of the greedy landlords that buy up many buildings just to make money off STR and take viable apartments off the market when so much housing is sorely needed. We are not greedy. We rent out our home because we need to take part in a shared economy. We would really be harmed by the passage of this ordinance. Please keep us, your loyal, hard working constituents in mind when you cast your vote.

Very Sincerely,



Freyda Campbell
3556 Sawtelle Blvd.
Los Angeles, CA 90066

RE: #CF: 1635-52

Dear Mr. Bonin,

I have lived in my home in West Los Angeles for 17 years. I have worked over the years to improve the quality of the neighborhood. I strive to make our streets safer, to retain the unique character of the neighborhood, and have enjoyed cooperation from my neighbors and the community in these endeavors.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect me.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in one's home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on me: the clause restricting STRs to 180 days per year.

I rent out a room in my home as an STR, and use the income derived from this to pay my mortgage and health insurance premiums.

I am a contract technologist and sometimes go over a year between projects. Any limitation on the number of days I can share my home would have a disastrous impact on my finances.

I carefully screen my guests and to date have no incident or complaint. I also take great care to direct my guests to patronize local businesses bringing much needed revenue to our area and provides a completely different experience to my visitors. They are able to "live like a local" for the duration of their stay, rather than have a typical "hotel experience". My interaction with visitors has been entirely positive.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,

Frank Callari, West LA

Dear Mr. Bonin,

I have been a long-time resident of Playa del Rey - in fact, I emigrated to the United States forty years ago, almost to the day. I moved to this quaint beachside community as a young woman, and never left. I made a family here, went to the playground and later to the baseball field with my son, got to know my neighbors through the local school and the local coffee shops, and on my walks through the neighborhood. It is a pleasure to see how the neighborhood has thrived throughout the years.

I retired two years ago after 28 years of public service as a social worker. I found myself somewhat isolated after years of constant contact with children and families, and of course my income decreased substantially. With my son having moved out, I had an extra bedroom in my home, and decided to try Airbnb.

Within weeks, indeed days, I started to meet interesting people from all over the world. My life was again full, and it gave me great satisfaction to help my visitors develop plans for seeing Los Angeles, to orient them to the area, to answer their questions. I found that all my guests were responsible, quiet, curious people who appreciated the chance to stay in a real neighborhood and experience Playa del Rey. As you surely know, there is only one hotel, the Inn at Playa del Rey, in our neighborhood. It is an expensive lodging and none of my visitors could afford staying there.

Part of the experience for my visitors is trying out the various local coffee shops and restaurants, and I get frequent feedback about the pleasant times my guests have had following my recommendations for breakfast, lunch, dinner, or just a drink on Culver Blvd. Local businesses have surely benefitted from Airbnb in our neighborhood.

With my fixed pension and my husband's struggling business, the extra income from Airbnb has helped us manage our finances more comfortably, without worry about unexpected expenses.

I am alarmed to hear that a 180 day limit is being proposed for Airbnb rentals, and urge you to reconsider it, to allow responsible homeowners to rent out part of their home without restrictions on the number of days they can offer it to their guests.

Sincerely,

Eva Juhasz
Playa del Rey

Dear Mr. O Farrell,

It has come to my attention that the city has been working on creating an

ordinance that would regulate short-term rentals in LA. As the city has engaged

in this process, communities on the West side of LA have been attacking any

legislation in favor of short-term rentals and pushing for harsher restrictions.

I moved to LA four years ago and moved into beautiful and central Echo Park. I

love my neighborhood and its community. I have attended community council

meetings and made myself available to help the elderly and homeless. I support

my local businesses and would be known to many here. In four years Echo Park

and LA have become my home. Since moving here I have seen the rent in my

neighborhood skyrocket as private investors moved in, gentrifying and

rebuilding the area. Thankfully this has not affected me, but if I was moved out

tomorrow I couldn't afford to rent in Echo Park. The fact is that for a multitude of

reasons, LA has become a more desirable place to live than New York or San

Francisco. And with so many new residence coming in, so too have come the rise

in rents and generally the costs of living in this great City.

I began using Air Bnb as a traveller. I could never afford to travel to places I didn't know people to house me or be prepared to stay in crowded and messy

Hostels. Air Bnb provided not just an opportunity to travel, but also an opportunity to meet new friends in my hosts and have a unique experience with

those people. From a traveller's perspective you couldn't have an idea more

conducive to the openness and welcoming heart of Los Angeles as Air Bnb. As a

host I began using Air Bnb to pay my bills and to keep my property in good

order. As a private citizen it is my right to rent out rooms in my house. I rent out

a room to people in order to cover my costs of living in this ever more expensive

city. I have so thoroughly enjoyed the opportunity to share my home with new

people. It has also been an unmitigated pleasure to introduce more new faces to

this wonderful city. If you look at my account online you would see I have had

many very satisfied guests. Many had made the plunge and moved to Los Angeles

and had found me their first stop in their new journey. It has been wonderful to

be a part of these experiences and to provide people a safe and happy

environment to start their new life. Without Air Bnb I would find my quality of

life in LA greatly diminished.

So as you can imagine, I was outraged when I heard the hotels association had

banded together to fight short-term rentals, because of their loss of share in the

tourism market. This shameful act of self-service at the expense of so many

private households, who are struggling to get by, was galling beyond belief. All

the while decrying a “holler-than-thou” rhetoric that short-term rentals are

costing the city millions in lost tourism trade and adversely affecting and sullyng

neighborhoods. This had to be a joke? Surely these multi-million dollar

businesses weren't crying poor because they were losing monopoly of LA's

tourism market to family's and individuals who had taken to housing travellers

in their own homes? And what's more, in doing so had created an opportunity

not seen before that actually made it affordable for most working Americans to

travel here, without the exorbitant costs of hotel rates to deal with. How could

The City stand by and allow this kind of bullying to go on?

I understand that a relatively small and somehow more vocal group of residence

has made their case that short-term rentals adversely affect their community.

But what about the vast numbers of others who are actually benefited from it?

Not to mention the huge increase in tourism (and its income) that affordable short-term rentals have brought to this city. What is to be done about them? If

heavy restrictions are placed on short-term rentals, residence will understandably see it as an attack on their personal liberties, in favor of multi-million dollar businesses and their interests. At a time when activism in this country is on the rise, don't expect them to go away. I know I won't.

The one certain outcome of severely restricting or even abolishing short-term

rentals is to force the practice underground. The fact is people use short-term

rentals for each other's mutual benefit. Neither LA nor any city in the world can

abolish this concept. How in all honesty could the City police such restrictions?

And who would benefit from punishing those caught out for doing it illegally? Do

you see the picture that starts to form of a city council that would treat its

populace in such a manner? What IS available through short-term rentals right

now is safety, accountability and insurance. If you take these away as a deterrent,

history only shows you will be creating an unsafe and unstable environment for

the same practices to continue.

While I strongly disagree with restrictions placed on individuals in their private

homes, I strongly agree that there must be restrictions for those who take

advantage of short-term rentals. I have also been shocked to hear of large-scale

property owners kicking out families and tenants to make greater profit margins

on nightly rental rates provided by short-term rentals. These opportunists have

completely circumnavigated the spirit of short-term rentals. Short-term rentals

are about sharing and taking care of one-another. Whereas I doubt any of these

landlords have ever even seen a single tenant they have profited from. I believe

that these large-scale profiteers should be held accountable for the damage they

have done to communities. But this relatively small number of people – I would

not dare call them “hosts” - do not reflect the vast majority who need short-term

rentals to get by on a weekly basis. It is these people who will be made to suffer

for the actions of large-scale profiteers. Surely some rational legislation can be

proposed that would end one negative activity while supporting the positive practice that is being defended here?

As the fight for sensible and reasonable legislation moves to Westwood, myself

and many other LA residents will be watching. I urge you to draft fair and

sensible laws that protect short-term rentals and all the positive impact it has

had, and will continue to have on our communities. I strongly encourage you and

the Westwood board members to support the Bonin/Wesson Motion on Short-

Term Rentals. I am rooting for you to make the right decision.

Yours Truly,
Harry T

Kathleen J. Taylor
AirBNB Hostess effective June, 2013
Hollywood Bungalow Homeowner since March, 2004

May 2, 2017

Dear Mr. O Farrell,

My hope in writing this letter is that the City of Los Angeles in its wisdom will create a short-term rental ordinance that is fair and just and that will reap benefits for both the home-sharing property owners as well as for the City coffers. I understand that currently AirBNB is paying the transient tax to the City each time a guest arrives at my bungalow.

I am sixty-nine years young, a retired court stenographer, writer, and an active SAG-AFTRA union member. As a Screen Actors Guild BookPal, I read to three elementary school classes at Vine Street School each Thursday morning; this is my ninth year as a volunteer. My main income is my monthly retirement check and a small Social Security deposit, which almost covers my car insurance!

In 2013 my sister began to plan a three-week trip to a farmhouse in Italy in celebration of her remission from Stage Four lymphatic cancer. I could not afford to go. Thank goodness for the movie *Holiday*, in which two ladies living across the great pond from each other exchanged houses. This led me to AirBNB. My sister agreed to let me stay with her while my first guests stayed at my bungalow, a mother and daughter on holiday from Great Britain.

I am very picky about who stays in my one-bedroom/one-bath bungalow. It is my home; all my possessions are here for their personal use. I have strict "house rules." My home is one of twenty bungalows, and my closest neighbors are each given a printout of contact information with a picture of each guest. I communicate with the guest prior to their visit and meet them here to check them in and show them around. So far—knock on wood—I have had wonderful experiences.

A few of my guests: a soap opera producer/writer from Dublin; a married couple with two cats relocating from New York to Los Angeles; a film editor's elderly father who escapes from the deep snow of Michigan to visit with his son once a year (this year was his third visit); an Equity performer who performed in the cast of *The Phantom* at the Pantages Theatre (he walked to work!); various young women hoping to make it big in Hollywood and happy to be able to stay at a safe home while away from home; a French/American singer-songwriter here to record an album; a lovely couple from Brazil who left me flowers, candy, and a bottle of Prosecco; and a British couple, the wife attended classes at the Beverly Hills Playhouse to tune her craft, while the husband beat out another script.

Due to the income derived from occasional home sharing, I have been able to install a

new A/C unit, have the bungalow professionally painted, accompany my sister to Italy, add earthquake insurance, and to take my small mountain cabin back. Unable to keep up both mortgages, I had been renting it full time beginning in 2012. My elderly mother lives in San Bernardino, just fifteen minutes down the hill from my cabin in Crestline. Because of AirBNB, I am able to enjoy the mountains and help my mother with daily living while guests enjoy my Hollywood bungalow.

The "Walk Score" of my property is 100. My guests stroll up to Sunset and Vine and on to Hollywood Boulevard for all things touristy. They rarely have an automobile, but use taxis and Uber and Lift when necessary.

Thank you for allowing me to earn income from home sharing and to enjoy my senior years.

Sincerely,

Kathleen

To whom it may concern:

I am writing to ask you to help write a clear fair legislation regarding home sharing. I'm a contract flight attendant and I will sometimes go for months without work, because I work as a contractor I am not eligible for unemployment. This past August my boyfriend broke up with me, left me with \$30,000 in debt and moved out, the next week my dog, Holly, was diagnosed with IVDD (Intervertebral Disk Disorder) a disease that has left her paralyzed. The vet told me that with proper care Holly had a 50/50 shot at walking again. I was already struggling to make ends meet and when that happened it made it nearly impossible for me to work as a flight attendant because of the massive amount of travel. I try and work as much as I possibly can to make ends meet but not having any help from family and being single makes it impossible to leave Holly with a friend or dog sitter, as she can not get around herself.

Thanks to Airbnb, I've been able to keep a roof over my head and give Holly the care that she needs. I honestly don't know what I would have done had I not been able to Airbnb my home. This experience has allowed me to make friends all over the globe and primarily has allowed me to slowly get out from under the massive amount of debt my ex boyfriend left me with.

Airbnb is allowing individuals to keep a roof over their heads while taxes and utilities are getting higher and higher. It has been the best thing that has happened to me and I don't know where I would be if I was suddenly unable to Airbnb anymore.

Please consider my story and my situation when you draft a legislation regarding home sharing.

Sincerely,

Lauren Habeeb

My name is Linda Pearl, I live in Hollywood Heights and have owned my house for 30 years. I have been an AirBNB host for 3 years.

I am currently an artist and recently retired production designer. I depend on my income from my AirBNB to help with home maintenance and to supplement my daughter's college tuition.

If the city imposes any yearly rental restriction I will have to consider moving out of my home for financial reasons.

I rent a suite attached to my house. This unit would not be suitable for a long-term rental; it does not have a kitchen. Included is off street parking.

The house behind me has become an airbnb party house. I have had to call LAPD a number of times because of noise. A management company runs the property. I fully understand the objection to this type of short-term rental where the owner is not on the property and would be pleased to see this type of listing terminated.

My rental is posted as a " Quiet Oasis in the Middle of Hollywood. I direct guests to local restaurants and shopping that they would not ordinarily find on their own. I am often told that staying at my house was the high point of their trip to LA.

I enjoy hosting and meeting people from all over world and sharing experiences.

Thank you taking the time to read my letter.

Sincerely,

Linda Pearl

TO WHOM IT MIGHT CONCERN:

I am writing to ask you to help write a clear fair legislation regarding home sharing.

I'm a Social media Analyst in Los Angeles, originally from France.
I got divorced back in 2013, and found myself having to pay a full rent on my own.

I was able to keep up with all my bills thanks to the home sharing system.

Thanks to Airbnb, I've been able to stay afloat. Airbnb has allowed me to remain in my house.

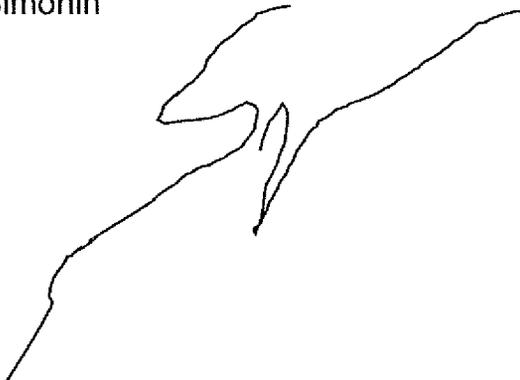
I am also an international individual who love to share the beauty of L.A. with my fellow guests. Thus, having people from all the USA & abroad is a chance for me to share how much I love living & working in Los Angeles.

I love to have people around and I feel more secure connected rather than being alone in the apartment. This new experience has allowed me to move forward with my divorce, be independent and make new friends all over the globe.

Please consider my story and my situation when you draft a legislation regarding home sharing.

Best regards

Nicolas Simonin

A handwritten signature in black ink, appearing to read 'Nicolas Simonin', written in a cursive style.

dear councilman ryu,

my partner and I have both been unemployed since we lost our jobs. having the ability to share our home through Airbnb has allowed us to keep a roof on our head while meeting interesting people from all around the country and the world. I believe these kinds of exchanges also contribute towards a more harmonious world and by welcoming people into our home, we often end up with good friendships.

thank you for considering my thoughts.

waseem jafar

Dear Mr Ryu,

I am father of two, working 7 days a week, to be able to give my kids a good education, and a good life, i bought my duplex to be able to leave in the front and rent short termes the back, i think we should have the freedom on deciding how do we want to rent a property that we bought, and paying 1.25% taxes each year.

Without the short rental i wont be able to pay my loan, to put my kids to nice school.

I meet so many new people, we sharing our neighborhood, local store work with all those persone who need basics product every time they move in.

I think the freedom of be able to rent the time that we want, can't be decide by anyone but us, home owner.

Sincerely,

Rene Hagege

This letter is in reference to Council File Number CF#14-1635- S2 regarding the Home Sharing Ordinance. We need your support and your voice to help us.

I live in Los Angeles and I am also currently a host for the Airbnb Short-Term Rental Program and concerned about the Home Sharing Ordinance.

After learning of Airbnb in 2013, I became a host for financial assistance needed monthly to help maintain my home in Los Angeles.

Home-sharing brings all nationalities of people to our neighborhood that are now supporting our local businesses. I have personally hosted guests from China, Spain, Germany, Paris, Austria, Taiwan, Canada and the USA. We are centrally located and our guests do/can walk to the local mom and pop markets, small shops and stores; they order food from local eateries, they use our buses and metro lines, as well as Uber and Lyft too.

Airbnb is a financial blessing to our neighborhood; to us as host, as well as to our guests. When travelers visit Los Angeles they need a nice, safe, clean, friendly and affordable place to stay. Why must they stay near the airport to feel safe? I venture to say more people visit South-Central Los Angeles (which brings new money to our neighborhoods) now that they can afford lodging and food, and they are experiencing and staying in areas and supporting with businesses they never would have heard of, nor visited if not for this short-term home-sharing program.

We are eager to have the necessary support and a voice in City Hall and we pray you understand our need to do what we can, when we can. Please give this your thoughts and we pray you can see the need for Short-Term Housing even in our South-Central neighborhoods.

Respectfully Submitted,

Eldad M. Alfi

Honorable Councilmembers,

My spouse and I purchased a second home in an upscale Los Angeles neighborhood which we visit once or twice monthly. Eventually we hope to be able to reside in the home full-time. For now, renting the property through Airbnb helps us pay the mortgage and to care for and upgrade the home.

In addition to buying the property, we have spent a considerable amount furnishing our home with purchases from Los Angeles retailers – beds, linens, couches, tables, kitchenware, carpets, art, etc.

Our home is located in the Hollywood Hills area. It is not affordable housing by any stretch of the imagination. Our home has been rented by families on vacation to visit Hollywood, and frequently by members of the entertainment industry seeking a residence (with a full kitchen) rather than a hotel environment for stays ranging from a week to a couple of months.

We screen guests very carefully and have never had a complaint from any neighbors. Our home has 3 bedrooms and we have never had more than 6 guests at a time. The home has a garage, so our guests do not create parking issues.

We're happy to pay short-term occupancy taxes, and do so now via Airbnb.

Our request is that in crafting the vacation rental ordinance you take care to strike a balance that accommodates the interests of as many of your taxpayers as possible, rather than an overly broad brush which can create economic damage.

Many communities have created sensible ordinances to curb abuses without going overboard. We ask that you please consider responsible and thoughtful ordinances that don't cater to the vocal minority such as the powerful hotel lobby and neighborhood activists:

Don't Let the Hotel Lobby Confuse the Issue About Affordable Housing.

- Thousands of single-family homes – single family residences – aren't ever going to reasonably qualify or be repurposed as affordable housing in Los Angeles based on the location and size of property. Many are multi-million dollar properties. These homes - however they're regulated - aren't going to be converted to affordable housing opportunities.
- **Honor Visitors Who Love to Stay in Vacation Homes and Hotels.** Both serve different types of short-term lodging needs, but the world-wide popularity of home sharing is here to stay. The millions of bookings by Airbnb and other sites demonstrate that there are short-term housing needs hotels do not satisfy.
- **Keep it Balanced!** Recognize that most property owners will welcome

compliance with reasonable regulations. An overly restrictive ordinance will simply drive short-term rentals underground. Underground vacation home rentals won't pay lodging taxes and will be challenging to regulate.

- **Focus on the Additional Millions of Lodging Tax Revenue Opportunities for LA** – Hundreds of millions of extra tax dollars can be generated from short term home rentals over the years ahead with sensible ordinances.

We appreciate your consideration of our views.

C.R. Hutchinson

The issues expressed could not be any clearer as to the problems and stakes involved. These distinct voices suggest a clear path forward which would be a 'win-win' solution to satisfy and benefit all parties.

I am a host, who dutifully pays his TOT taxes, and I believe that those who vocally demand the retention of affordable housing really want us(hosts) to flourish as I want to retain affordable housing for struggling working people who feel stepped on by the pace of development and feel excluded from the shared economy. You have heard our stories (hosts) and the devastating effects of a 90 day restriction on thousands of struggling middle-class families who will be forced on to the overburdened ranks of thousands of renters if we cannot continue to pay our mortgages. 90% of true 'hosts' own Single Family Residences (which do not fall under rent control) & 5% own duplexes/triplexes (an small portion of rental inventory). The problem clearly is with real estate investors & developers who are forcibly evicting or paying off tenants, to vacate their apartments, and converting 'commercial' apartment complexes to hotel suites (lenders view any housing over 4 units as 'commercial'). This is the 'dirty' & 'illegal' side of STR's, while hosting is the 'baby' that should not be thrown out wth the 'dirty' water but must be supported and allowed to grow.

Both sides have accurately questioned: "how will any regulations be enforced?", which I, respectfully, believe can not . The evidence of this is 2 'rouge hotels' in my neighborhood: sober living facilities that continue to litter their front yard with old furniture & broken vehicles with no enforcement of community standards despite our outrage.

If the TOT tax money were used to create a task force to investigate and exact penalties on STR's of converted larger unit (5 or more) then this would preserve 'hosting' and 'rent stabilization'.

Hosts prevent 'party houses' because we are engaged with our properties, our neighbors (friends), and our guests (we read their reviews and physically greet them); investors only care about profits and the bottom line. Investors have no interaction and do not greet travelers which is a vital component of 'hosting': a warm welcoming individual who creates an emotional 'anchor' to the city and serves as a quasi-concierge, directing them to local businesses.

Communities who have banned STR's or put 90 day caps have done nothing to create affordable rents and have stopped the flow of millions of dollars going to their businesses from the influx of tourists. I think if the City of Los Angeles exhibits the courage and wisdom to adopt these measures, to appease both sides, then these communities will follow suit sooner than later and all will benefit.

Nicholas Gervay
nickgervay@yahoo.com 310 699 9713
2821 S. Greenfield Ave., Los Angeles, Cal. 90064

STR's creates financial stability & retention of long-term community members by allowing them to afford health insurance, pay their mortgages, and prevents their displacement into the rental market. Seniors, physically challenged, unemployed homeowners, and single/divorced parents have additional income to afford such community assets as christmas decorations, beautification of their homes, and maintenance of their landscaping. These promote good online reviews which attract new renters. Homeowners & long-term rentals have no such incentives.

The effect on jobs

Presently, there are approximately 25,000 STR's in Greater Los Angeles

this equates into 25,000 on-going house keeping jobs,

15,000 + on-going gardener jobs,

1,000s of electricians, plumbers, contractors jobs

\$\$ 1,000's being spent on hardware, carpeting, and furnishings

STR's promote Tourism and create extra discretionary cash which will be spent at local businesses. Hotels are doing very well but many working families can simply not afford to stay in them and STR's create an affordable and practical alternative. My home rents out 3 bedrooms and all of my guests, so far, have been: 1) Grandparents, parents, 2-3 children; 2) 3 couples sharing the rental; 3) 6 workers on a temporary work assignment or professionals attending a symposium;

At 225 per night this equates to 75 per night for hospitality per couple.

I have surveyed the local hotel/motel rates and the nightly rate for 2 persons:
Azul Inn, Westwood \$109 x 3 rooms = 327/night - 225/nt = \$102 extra
Holiday Express, WLA \$161 x 3 rooms = 483/night - 225/nt = \$258 extra
LA Airport Marriott \$219 x 3 rooms = 657/night - 225/nt = \$432 extra
Omni LA Hotel \$269 x 3 rooms = 807/night - 225/nt = \$ 582 extra

A typical stay is a 5 day minimum, so there is \$510 - 2,910 money saved which can and will be spent on the local businesses which is an additional benefit to job creation & retention.

Hi,

My name is Lindsey. I am writing to let the city council know how much I love air bnb. I moved here 3 years ago for school. Air bnb had helped my family come visit me. I usually work durring holidays. With Air bnb, my family has been able to affordably visit me. It's is affordable, comfortable, and a great way for me not to be alone during the holiday season. My family would not be able to afford, travel and visiting me over Christmas and thanksgiving if they did not stay at an air bnb. They use it so much they now have their favorite places to stay.

Dear Councilmember Ryu,

My name is Inga Bogomolny, I have been a happy Airbnb host since 2011, and would love to continue to be, as it helps me and my mother to keep our home.

Getting paid for house-sharing with Airbnb's service enables me and my mom to make timely mortgage payments and tax payments, which without this wonderful service would be very difficult for us financially.

House-share is popular in hollywood, because of real-estate prices being so high, most people I know have roommates.

We had a roommate as a permanent tenant once, her name is Mary Catherine Griffin, she was irregular in paying us her share of rent for her first 6 months of living with us, and eventually refused to pay completely, threatening to sue us for harassment if we evict her.

We had to go through a very painful eviction process, took us 9 months to get this person out of our home, even with judgement in hands, as a former lawyer Griffin have been working the system by filing odd forms that delayed the eviction process.

We were then sued for wrongful eviction in court for a million plus dollars by Griffin. Hosting with Airbnb is painless, safe and pleasant, we never have to worry about getting someone like Mary Griffin as a tenant, we don't worry about being conned, our home being usurped, and/or our name being slandered in court.

Instead we are simply being paid for house-sharing, while getting great reviews for our hospitality from happy guests from all over the world, and that is not only financially, but emotionally rewarding.

We truly hope this service will continue to help us keep our home.

Thank you in advance for considering

Kind regards

Inga and Anna Bogomolny

Dear Members of the Council,

I am a home owner in the Hollywood area. I am an actor and I own a small business in Santa Monica. I have worked a great deal in commercials and I took this income and invested it in my home. I have owned this property for nineteen years. The commercial work and my small business continue to ebb and flow, but it is the income from renting out my home that remains constant. To lose this steady income would be detrimental to my finances.

We also have a strong community and we look out for each other, and I know that any regulation in this area would severely and negatively impact many of us. Letting out my home has helped me meet new people and foster long and meaningful relationships with people that I never would have met otherwise. If you read the reviews on the site about the people I have hosted you can see that this helps build our neighborhood up. And some of the money that we have raised we have put towards beautifying our street and increasing our curb appeal. I hope that you will take all of this into serious consideration before passing any harmful legislature.

Reagrds,
Ele Keats

hello

airbnb

I just want to explain my experience with airbnb before renting the apartment I felt very stressed all my payments after starting to rent foreigners I started to be able to do

My payments and get up to date with everything i feel alive with peace and I do not take any medication for the nerves iam so happy and relieved thanks airbnb..... this is the best time of my life

Dear Mr. Ryu,

My name is Alisa. I am from Ukraine. My mom lives in Sherman Oaks, CA and has been sharing her house in the USA for more than two years. After divorce (two years ago), she didn't know how she could handle her payments. My father left a lot of debts. My brothers are college students and can't help out. They need money for their education. I have two kids, 4 and 6 years old. My life in Ukraine is not easy, so I can't help my mom.

When she started AirBNB her life changed. She is happy now. The rooms that she shares with guests brings money and help to pay her mortgage and other bills. I like to see my mom happy. She is not lonely. She is independent.

Sincerely,
Alisa K.

The council file number: CF#14-1635-S2

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

Hello,

My name is Alison Deyette and I am an Airbnb host. I have some comments on the draft ordinance for which I am submitting for consideration.

While there are some items included in the draft ordinance that I am happy to comply with, there are some items that deeply concern me, specifically, Item #3 under Section D – Prohibitions: the limitation of Home-Sharing to 90 days per calendar year. I don't understand the reason for this limitation. It seems arbitrary and unnecessary. My guest studio was rented 152 nights in 2015 and provided additional income for my family. I am not a salaried employee as I run my own business that can have its highs and lows for income. The 90-day limitation unfairly discriminates against people for whom home-sharing is a business and allows us to pay help pay our mortgage. A hotel does not have to limit their rentals to 90 days, why does a home sharing host have to?

Our guest studio is approximately 250 square feet and contains a bed, bathroom and mini kitchenette and would not be suitable for long-term rental. It is listed on Airbnb as an "entire house" because it is separate from the main house with its own entrance and provides privacy for our guests. There are many Airbnb listings that are just like ours, so the notion that Airbnb is removing long-term housing from the market is totally false, because many of the Airbnb listings (like ours) could not be used for long-term housing. We prefer the option of choosing the dates we offer the space so when we are out of town we don't host guests.

Guests who have stayed in our guest studio have informed me that they would not otherwise be able visit family and friends in LA or take classes or do business, if it were not for the affordable rentals on Airbnb. Home-sharing has allowed our guests to visit family and friends who live nearby, many times within walking distance from our home. Home-sharing has allowed a visiting professor from England to conduct the research and interviews for a book project over several weeks, which would have been impossible had she had to pay hotels costs. Home-sharing has allowed a grandmother from France an opportunity to visit her daughter, son-in-law and grandchildren and be within walking distance of her daughter's home. Their home was too small to accommodate her and a hotel was not within walking distance and she does not drive. Home-sharing has allowed a teacher from Syracuse, NY to expand his education with comprehensive courses found only in LA which would have been out of his reach if he had to pay higher hotel costs.

Thank you for taking the time to consider my comments. I appreciate the opportunity to contribute.

Thank you,
Alison Deyette

In Favor of Home Sharing

To whom it may concern:

We have been renting rooms in our home as a Bed and Breakfast for the past two years. We have a city license and pay our transient occupancy tax every month.

Renting our rooms has been a tremendous help for us. I had to stop working full time due to some health issues and needed major surgery. I can no longer work full time but definitely need an income. The work that needs to be done running a B+B is a perfect situation for me.

WE have lived in our neighborhood for over 30 years and have a wealth of information to share with our guests. I feel I have given so much business to so many of the local spots that most tourists would never think to go to. It is wonderful meeting people from all over the world.

People like how the price for accommodation at our place is so much cheaper than other places around so they are able to spend more time in Los Angeles visiting great sites and wonderful restaurants.

Limiting the amount of days a family can rent out rooms in their home seems ridiculous. I do not see how it is bothering anybody if I have a few guests in my house. We live in the house and always know whats going on here. People are respectable and never a problem for the neighbors.

Please Reconsider the new terms they want to put on short term rentals.

Thank you so much
Amy Ram

To whom it may concern:

As a former journalist and current Airbnb host I am writing to you to help supporting the home sharing community with a fair legislation. About 20 years ago I bought a beautiful house at 2311 St George Street, Los Angeles, 90027. After my daughter moved out I took my ailing mother in to take care of her. She is now 82 years old and depends on me not only financially but also physically. I am no longer able to hold a full time job in an office like I used to do, because I have to be at the house to look after my mother most of the time. So I needed a new source of income. A few years ago I became an Airbnb host to help pay my bills. This way I was able to keep my house as well as supporting my mother and myself.

Please consider this story when you draft a legislation regarding home sharing.

Best,
Birgitt Steinberg

DATE: 4.27.17
FROM: Mr. Christopher Franco
TO: LA BOARD
RE: VIRTUES OF HOME SHARING

Dear Board: I appreciate you considering the following (somewhat random) personal and professional observations developed during my many years as a rental room home-sharing host:

HOME-SHARING INCOME RAISES PROPERTY VALUES:

After saving for 23 years renting a tiny condo, I was finally able to afford a disheveled flophouse; it was the worst house in a descent neighborhood. The funds derived from home-sharing has allow me to improve the interior and exterior of my property – raising my property’s values – and that of my neighbors. My neighbors are overjoyed.

DOESN'T TAKE LONG-TERM HOUSING OFF THE MARKET:

Home-sharing shouldn't really affect long-term rentals. I've been able to offer more long-term rentals with AIRBNB than I ever did when my room was occupied by full-time rentals which took it completely off the market. My guests have used my rental room as a home base (for up two years) while they searched for their dream apartment, put down roots in L.A. and/or figured out what neighborhood they really wanted to move to.

And anyone can rent my guest room for as long as they want. My AIRBNB account offers a 25% discount on long-term rentals (over 1 month) over short term rentals (less than one month).

HELPS WORKING WOMEN:

The number of working women traveling on business has quadrupled over the last 20 years. My guests are overwhelmingly career women (who earn less than their male counterparts) who

have told me that they prefer staying in a private residence because: they feel safer than in a large anonymous hotel; appreciate being able to park right next to the house with no “scary long walks through a parking structure” to their car since they usually come home from work/meetings late; enjoy meal preparation in the kitchen, and cannot afford the pricey hotels in which they would feel completely safe. Limiting short-term room rentals would severely effect working women’s accessibility to affordable short-term business-related room rentals.

CHOICES NOT ORDINANCES

Hotels don’t offer the amenities of a private home. Period. Travelers should be able to have a large selection of housing choices. I’ve had guests chose to stay in a private residence for myriad reasons: a couple’s child needed plastic surgery from a nearby doctor and did NOT want to stay in a public hotel with a lobby -- the parents felt the child’s emotional trauma would be lessened in a small private home; proximity to family; dietary restrictions required that a guest’s special meals be prepared at home in a full kitchen; non-English speaking travelers wanted the assistance of a tri-lingual host – I speak English, Spanish and French; a family wanted their energetic boys to be able to play safely in our large, wooded, kid-friendly backyard; a couple with a newborn with skin allergies needed access to our upstairs laundry room to daily wash their baby’s diapers, bedding and clothes in special detergent; and more reasons abound. All of the aforementioned amenities are not readily offered at hotels.

GOOD FOR ME:

I used to travel but my illness now makes travel very difficult. Having visitors from around the world is good for my mental, physical and spiritual health. I rejoice in welcoming all people to Los Angeles and don’t understand why the city should limit my personal happiness.

NOT A PROLBEM PROPERTY:

I don't live in a destination city – I reside in Sherman Oaks; my house is on a huge single lot that borders on the freeway and not on anyone else's property; I offer private, reserved, on-property parking for my guest; people living nearby have never complained of any of my short-term guests – they don't even know they're there. L.A. is geographically too diverse a city for a one-ordinance-fits-all approach.

ORDINANCE WILL PERPETUATE UNAFORDABLE HOUSING CRISIS:

Frankly, I rent a room because I financially must. (I'm battling cancer, am unable to work full-time and will soon be on disability.) If only well-to-do people who do not need the full-time additional income are allowed to reside in Los Angeles, they will offer NO rooms to rent. So, a single room like mine could be taken completely off the market.

NOT EVERYONE CAN AFFORD TO LIVE IN LA:

Not sure why private citizens are commissioned with providing affordable housing. I'd like to reside in Beverly Hills -- but I do not because I cannot afford to do so. Yet, I'm not soliciting the Beverly Hills City Council to intervene on my behalf and facilitate my access to Beverly Hills rental rooms because market forces have driven the price of room rentals. That's government overreach.

When (mostly young) visitors ask advice on their moving to Los Angeles, despite their inability to be able to afford the rent, a car, the eateries – I find myself dissuading them from moving to here. I feel it's my responsibility to let them know that L.A. is not for everyone.

LONG-TERM RENTAL ROOM RATES WILL SPIKE:

AIRBNB and similar sites allow considerable discounts for long-term room rentals. I offer a 25% discount for long-term rentals thru AIRBNB> Without the short-term room rentals to offset the price, my long-term room rental price will have to rise at least 25% right off the bat.

HOTEL PRICES WILL RISE:

Limiting short-term home-sharing will precipitate a spike in already absurdly over-priced hotels; making the need for lower-cost short-term home-sharing more necessary, instead of less necessary.

I'M ONLY RENTING ONE ROOM:

Hosts renting out a single private room (such as myself) should be given consideration about the terms and duration of our rentals. We share our private living spaces and short-term rentals allow us frequent unoccupied periods where we can enjoy the privacy of our home. Long-term rentals DON'T allow this versatility. I need a more fluid rental calendar than a full time tenant will allow as I also sometimes reserve my rental room for friends and family. Long-term renters don't allow the host the versatility that short-term rentals do.

Thanks for your kind attentions in this matter.
Christopher Franco

Dear David Ryu,

I am a 50+ home-owner in Los Angeles and have been home sharing for a number of years. You must have read hundreds of stories about how Airbnb saved people from eviction or payed for their medical bills, took care off elderly parents and tuition for their kids. Most off the above applies to me but I rather list the amazing things that Home-Sharing does for our economy our self-esteem and the future of out lives, homes and cities.

While I am not a clairvoyant it is clear to me that Home-Sharing is here to stay, people want more authentic (and affordable) options in 2017, **its now part off our DNA.** The world has changed after the last recession, that coupled with the gigantic changes in how we are able to consume on these enormous international platforms like Airbnb, the Sharing-Economy is now a powerhouse world wide.

A whole new generation of entrepreneurs has woken up to the Sharing-Economy, the **greenest** way to create income, renting space we already have by welcoming visitors to Los Angeles with open arms! Home Sharers are all carving out a career or new skills while paying a few extra bills we otherwise could not afford, avoiding taking benefits from the state and paying millions into the TOT tax pool to Los Angeles, employing, housekeepers ,handymen, interior designers and many other services to run our "boutique hotel" I have nothing against Hotels but they often waste energy, there is no kitchen and I always feel lonely on my own and unless its 5 starts you rarely get the service you would like and deserve.

I love what I do, it is such a pleasure to be part of Home Sharing, it opened up my world and made me a better person, I am more involved with my neighborhood, neighbors and local businesses because I want us all to do well.

Los Angeles is ready for more Home Sharing, the influx of new people is overwhelming and the city should hug us for being so inventive and give homeowners an incentive for generating so much income for the City of Los Angeles!

Some off my guests actually relocate because they love my home, the ambiance I created, my recommendations and decided to live here after a few visits, I am not exaggerating:)

They now go to my doctor, dentist, car-dealer, bank, insurer, supermarket, dry cleaner, **I share all my recommendations and services with my guests.**

I understand that I may not be the average Airbnb listing, I am an interior designer and created an Oasis for travelers and traveled the world myself so I know what make people tick who travel.

But at the same time I helped some of my friends set up their listings and they became total **Pros at hospitality** in no time, some of them have cured themselves from depression simply because they now have interaction with guests and make new friends so easy.

Besides the money aspect, the whole experience of sharing empty space in our homes is so good for our souls. I don't want to sit by myself in a big home like so many home owners do these days, I want to be part of a community like AIRBNB.

I feel more safe having people around, my local business adore me because I recommend guests, my life has expanded beyond imagination and I have a steam of income and purpose that I can take into retirement age, I dont have a pension.

I am always here to meet and greet and make sure people respect the house rules, parking and neighbors. My number 1 priority is to communicate and make them feel welcome.

I am against illegal evictions, renting out rent controlled units, party houses and over crowding, but those situations do not apply to me and most of us at all.

If I cannot rent my rooms/house for 180 days a year it just creates **more empty units in Los Angeles!**

We do not need more empty space in LA. I also do not affect the affordable housing market in any way by renting my rooms, Los Angeles it self is responsible for building affordable homes, not home owners.

Please differentiate between responsible home owners and irresponsible ones but dont limit us to less then 365 days a year to do our business its in no once interest to cut a healthy steam of income in half, it benefits no one.

Thanks for taking the time to read my letter.

Kind Regards,

Adriana

Mr. Ryu,

I have lived in Hollywood for nearly a decade now and Airbnb has been a major reason why I have been able to stay and start my own business. By allowing me to offer my home when I am not in town (I travel a ton to be with clients) I've been able to save to rent out my own office and put my money back into the economy in many other ways. My concerns with the new proposal is that it would hurt the flexibility with which I am able to rent my bedroom. Last year I spent over 200 days on the road and if I would be limited to 180 days of rentals (which doesn't seem totally unreasonable) there would be a large part of my rent that I would be burdened with while traveling. It also would prevent me from wanting to upgrade my place to a larger apartment at some point, because I would be concerned that I would be limited in how I rent out one bedroom or another. I totally appreciate what is trying to be done as I too want affordable housing for all, but this proposal would limit my ability to afford my own home, and for that reason I ask that you not support it. Thank you for hearing me out.

-Darwyn

From
Elias Cortas
400 Hauser Blvd,
Los Angeles, CA 90036
Email: Eli.cortas@live.com

To
Mr. David Ryu
Los Angeles City Hall
200 N. Spring Street, Room 425
Los Angeles, CA, 90012

Dear Mr. Ryu,

I am a student of California State University Long Beach, and the student life is not easy especially the financial struggle. Changing career and trying to reach higher in society and in life, needs a lot of sacrifice and extremely hard work. People do get stuck at a certain level and they can't move forward, and the biggest reason is the financial hassle where individuals must have two and three jobs to have a roof over their head and the daily expenses life provide.

Airbnb was my solution that kept me stay in my place, helped me with my education, and gets me through the difficult time. More importantly are the guests who made me forget my long days by sharing a new experience, drink, conversation and much more. I have a close contact with my neighbors, and we care about each other, and I love my place and my community! Without Airbnb I will NOT be able to live here or anywhere close by.

With utilitarian we will go far, as I would like you to consider it and think of it while drafting a new legislation. And think how many individual who need this little extra push (Airbnb) to get where they should be or where they want to be.

Best Regards,



Elias Cortas

April 28th, 2017

Dear Mr. Ryu,

My husband and I live on a cul de sac in the Hollywood Hills with plenty of parking and neighbors who have much enjoyed meeting our guests from so many diverse places. We exclusively have guests for long stays. Most often they are here for three months at a time.

We are both in our seventies and we have been very grateful for the income from Airbnb has been able to provide for us.

The majority of our guests have been of college age and are coming to Los Angeles for an internship. These young students could not possibly afford a hotel for that length of time and their parents are relieved that they are staying in Los Angeles with caring people.

We have also enjoyed hosting guests from places such as India, Canada and the U.K. who are working in Los Angeles for a few months for companies close by to our home. It has been a rewarding experience for both sides.

Los Angeles is such a magnet for visitors and it is wonderful for people to have the affordable choice of Airbnb. These young guests spend most of their free time shopping, clubbing and enjoying the restaurants.

It is our hope that the city will make the choice to allow Airbnb to continue as it is. Home sharing is a huge benefit to so many and of course to the city itself.

Respectfully, Jacky R.

David Ryu,

This letter is in response to the creation on an ordinance that would regulate short term rentals in LA.

I am a 73 year old widower and wish to remain in my home of 17 years. The short term rental of a bedroom/bath is helping me accomplish this.

I do not understand the 180 day limit I have been hearing about. To what purpose is this suppose to accomplish. Does this mean LA would prohibit any rental from six months to a year. I think there would be a lot of professionals who would be disappointed to hear this.

I do understand the housing shortage situation and feel there should be some restrictions placed on the practice of removing long term rentals to become short term that are not owner occupied.

Please do not be to quick to change the laws regulating Real Estate as there are usually unintended consequences that occur down the road.

Sincerely,

James Cook

Dear Councilman,

I am writing to you to please write a clear and fair legislation regarding home sharing, and to embrace the extraordinarily necessary homesharing economy. Like many, I am an entertainer, and wearer of many hats for the past 30 years here in Los Angeles. I have been relatively successful, but work for me is always unpredictable and much more sparse recently. I purchased an amazing fourplex back in 2004, a building I have lovingly cared for and restored these 13 years since. It was something myself and many of my peers would never be able to qualify for in today's market because of my inconsistent income and always unclear future.

Once in the building, I was beset by terrible tenant after terrible tenant, who ravaged the building and treated the beautiful spaces like garbage, only to leave every year and leave me to pay for all the damage, which was never covered completely by the damage deposit, and then left the spaces for months empty while trying to find new tenants. Over and over I had tenants who often cost me more to have them in the building than to just leave it empty. I was at my wit's end, and the end of all my savings. During this time, I was with a partner who worked in the design/architecture industry. After several years of these tenants draining us, the housing industry crashed. His income and work prospects were suddenly gone as well, and I was forced to declare bankruptcy, but kept the building.

It is COMPLETELY thanks to Airbnb and VRBO that I have been able to stay afloat, pay the mortgage, the trustee plan (now complete), all bills and repairs and continued upgrades to my building. Once I began offering my units as vacation rentals, rather than long term, suddenly everything was making sense economically. Gone were the disrespectful tenants I had to deal with over and over, and in their place were wonderful travelers who were excited to be here and enjoyed and respected the space and the building and the care I have put into it. I've had many return guests who come year after year, and some stay for months at a time. I send them to all my favorite restaurants and stores and clubs, and provide home manuals with all the nearby merchants, attractions and amenities. I am also now able to fix any and every little thing in the building that breaks or goes wrong, because the building is checked and cleaned constantly by our housekeeper, and anything the guests break is covered by their damage deposits. Unlike the long term guests, however, the property is very rarely damaged with short term guests. I've kept ONE amazing famous and successful tenant long term to help manage the risk, and it's proven to be a very successful combination.

My property is an investment, but it's far more than that. Short term rentals allow me to treat it, repair it, and upgrade it like a home, not just run numbers on it like a slumlord. I don't rent to parties and events and crazy groups of kids looking for a party pad. I am able to share my building with amazing travelers who bring wonderful growth and energy to our city. My guests are people who want to have a more home-like experience when they come to our beautiful city, and not be gouged by hotel and tourist trap prices. Our neighborhood used to be home to some very bad elements, surrounded by helicopters and the occasional SWAT team raid. In the same years that my building and the few neighboring properties that split their buildings with long-term and short term rentals, that same bad element has completely disappeared.

Currently I'm in a very strange position for work in the entertainment industry, where I look too old to play young, and too young and hip to play old, so almost all of my living income comes from my building and it's Airbnb/VRBO income. I put everything I have into it, far above and beyond what a regular landlord would do, because it is literally my business and my home.

in one. The previous owner did all the repairs as inexpensively as possible with the cheapest possible materials. It left this building looking like a shadow of its former 1926 silent film star-owned glory. Over the years, I've been able to move from unit to unit, restoring as I go. When I've had more or less money I've been able to adapt my living situation accordingly because I've had them as vacation rentals, and already furnished with my own belongings. It's allowed me to be facile and malleable in an industry with ZERO certainty.

Please consider my situation when drafting your legislation!

Thank you for your time,
Best Wishes,
Kevin Stea

Dear David Ryu,

I am writing to ask you to help write a clear fair legislation regarding home sharing. I'm an airbrush makeup artist who works in the entertainment industry. Three years ago the company I work for got caught up in a lawsuit between each other and I found myself unemployed. My art is a very specialized Field and it's been difficult to find enough work to get by considering how expensive Los Angeles is the Live and do normal things. The little am putting together company and generating work but in the meantime AirB&B has been essential to me & ui value it greatly.

Thanks to Airbnb, I've been able to make my rent monthly (which is substantial) and stay in the neighborhood which I absolutely adore in Silverlake!!!! Maybe you have seen The Chandelier Tree, which has become a landmark in Silverlake; this would not have been possible without Airbnb as I would not have been able to afford to remain here. Basically, Airbnb has allowed me to remain in my house and have a transitional income while I work to get my profession back to what it used to be. It is also allowed me to host hundreds of people from around the planet; allowing them to experience our great city. Please consider my story and my situation when you draft a legislation regarding home sharing.

Best regards Adam Tenenbaum.

Attention: David Ryu

I have been both a host and guest of Airbnb on and off since many years. I help manage 2 other Hosts Airbnb listings for home owners that depend on the additional income to afford life. We are in the age of the sharing economy, I share my bikes and cars which helps pay for the resource of owning them. I have met some great people in the world thanks to the networking of sharing economies including Airbnb. I enjoy staying in a personal home when I travel instead of an isolated hotel room. This is the wave of the future as population grows and evolves, let it flourish without limiting the potential with regulations. Home sharing is crucial to help fill the void of housing in the cities. The more owners thrive the more the community thrives.

Sincerely,

Adrian Moussa

Dear Mr. Ryu,

I am writing you in regards of the policy change for the AirBnB business I run in Los Angeles, California.

My mom and I put a lot of effort into our guestroom and the sores of the apartment to make every guest feel at home. I've had travelers from all over the world stay here feeling like it was their home, experiencing LA in a far better way than if they would've in a hotel.

I immigrated to the United States last year in May and one of the reasons I was able to do so was that I had planned on having an AirBnB business with my mom who owns the condo but lives in Germany. We have payments of about 10.000\$ a year eventho the condo is paid off. Which means we need to make an income over AirBnB in order to pay for all these payments (HOA, taxes, LADWP, etc.) of at least 350 nights a year.

If you read some reviews on AirBnB you will see that his is an exceptionally great way to contribute to LA's tourist market.

I have a traveling blog and tell my visitors about the best spots in LA to eat, get coffee, check out an museum. Compared to a Hotel I have a personal relationship with them. I give them a ride sometimes, get coffee together or take a class with them. All in LA - contributing to LA's community.

Please be aware that this change is crucial to our personal destinies as artists (me included) and also your city as I know many travelers who simply cannot afford a simple hotel room for 140\$/night.

Thank you for your consideration

Best,

Anna-Lea Mende

Airbnb has been helpful for me when times are tough financially. I only use Airbnb to host a couple weekends during the warmer months for small extra cash. It's in no way a means for an income, but it's a nice cushion when I had lost my job or in-between jobs. I communicate with all guests before check-in so that I'm aware who is coming into my home or community. Overall, it's been a good experience.

=====
Diana Vu
//M 310.745.9005

RE: #CF: 1635-52

Dear Mr. Bonin,

I have lived in my home in Venice for 35 years. As one of the longest-time residents on my block I have worked over the years to improve the quality of our neighborhood. We continually strive to make our streets safer, to retain the unique character of our neighborhood, and have enjoyed cooperation from our neighbors and the community in these endeavors.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect my wife and me.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on my wife and me: the clause restricting STRs to 180 days per year.

We rent out a room in our home as an STR, and use the income derived from this to pay our mortgage and health insurance premiums. I am nearing retirement age, and will depend on that money to augment my Social Security.

I have been unemployed for more than 4 years and we count on the income from our guest room to make ends meet. Any limitation on the number of days we could share our home would have a disastrous impact on our finances.

We carefully screen our guests to ensure compatibility with our residential neighborhood, and to date have hosted hundreds of visitors from around the world without incident or complaint.

We also take great care to direct our guests to patronize local businesses, which brings much needed revenue to our area and provides a completely different experience to our visitors. They are able to "live like a local" for the duration of their stay, rather than have a typical "hotel experience". Our interaction with our visitors has been universally positive, and we have made many new friends with the people who have stayed in our home.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,
Ed Colman, Venice

'Dear Mike Bannon,

My name is Edward Hutchinson and I am a Venice resident. We use Airbnb to supplement our income and allow us to afford the expensive living costs of being in West LA. If the city were to ban this we would struggle to continue living where we do.

There are not enough Hotels in our area, and so Airbnb has been a great alternative for property owners and for travelers not wanting to pay high hotel rates. Since Airbnb's success this has come down.

We strongly urge you to reject this ordinance.

Best regards,

Ed Hutchinson'

Dear Mr. Bonin,

I recently purchased a small bungalow in Venice, CA. I've lived in Los Angeles for nearly 30 years, and have worked hard to become a homeowner. In order to cover my mortgage, I count on STR's for extra income. Restricting STR's to 180 days per year will cause an extreme hardship on my finances.

I am very thoughtful about the guest I accept and have hosted many guests from around the world without incident or complaint. I also encourage guests to patronize local businesses, which brings much needed revenue to our area and provides a completely different experience to our visitors.

I understand the regulation of STRs is necessary as the rampant speculation of commercial owners compromised the original intention of STRs. I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,

Elizabeth Cullen

To Whom it may concern,

Airbnb helped me financially during my transition from losing a job to obtaining another. I was able to stay afloat and also change my lifestyle to one that was more flexible that allowed me to travel and pay student loans more vigorously than before. Life actually got BETTER for me after that experience. I also changed my job title to fit the lifestyle I was newly accustomed to.

I never received any complaints from neighbors, nor guest during the process. It was seamless. Although I no longer do Airbnb due to my new job, I have recommended the service to numerous people in my circle and it has helped them during their hard times as well.

Best,

Ashley

I currently co host and working towards obtaining more rental units to do Airbnbs. I study full time at ucla and my partner Penyulak is a business owner which I am a co owner of as well. Airbnb has helped us financially and socially connected ourselves to the numerous people coming from all over the world. As my major is sociology and love socializing and networking, this is a great opportunity to meet with industry leaders and start ups. The financial blessing I received from Airbnb will help my father get more than 6 dental implants, health advisory for my parents and family. I am not the flaunting type of person who seeks to buy nice cars and things. I am a very frugal person and I would love to reinvest and support my family and future family as much as possible. Please support me and our loved ones as well as the Airbnb host communities to continue to follow our dreams!

Dear Councilmember Wesson,

I am writing to you in regards to the short-term rental regulations that have been proposed.

Please let me tell you a little bit about myself. I am an actor and writer, living in Los Angeles. Originally from South Florida, I moved to Los Angeles a little over five years ago to advance my career. I really love what I do. However, it can be difficult at times. It takes a lot of determination to get into a casting room. It also takes a great deal of flexibility to make the actual audition.

This is the flexibility that Airbnb provides me. It helps supplement my income, so I can continue to pursue my career. I've had some success over the years, but I've also taken a lot of hits. Last year, I was really down on my luck. I didn't have but five dollars to my name, and barely any food. I decided to try hosting.

I have lived in the same apartment in Koreatown since I moved to Los Angeles. I absolutely love my place, and take great pride in it. The thought of sharing it with new people and catering to their needs to give them a memorable Los Angeles experience was really appealing to me. At this moment, I have the nicest couple from New York. They stayed with me this past February. They enjoyed their time so much that they decided to return. They aren't the only ones. Though most of my guests choose to stay in my studio because of my hospitality, many stay because of the close proximity to other family members.

Five years ago I signed a lease with my building. There was no mention of home sharing. Nor has it been mentioned since. I really don't believe that it's fair to make me acquire a written letter from my building manager. I am solely responsible for my apartment and should not have these restrictions placed on me. Nor should anyone. I will be going away for the month of July. A good friend of mine wants to visit LA while I'm gone. They've offered to pay me, and look after my apartment. How is that any different than Airbnb, and how is it wrong? I don't think it is. Because I don't think it is, I also don't think that it's right to limit how many days we are allowed guests. If a restriction must be placed on the number of days, I believe the days should be no less than 182. That requires each renter to be in their apartments for half the year.

It is my hope that you will consider my story and help write a fair legislation regarding home sharing.

Thank you kindly,

Daniel Burress

Dear Councilmember,

I'm a constituent in your district, who is writing to let you know that I support home sharing and the Council's effort to draft fair and sensible home sharing legislation in Los Angeles.

Two years ago, I bought my first home in South LA near USC. Living in South LA has a great experience and offering me and opportunity to provide affordable accommodation to African American, LGBTQ, all people of faiths and races who due to the skyrocketing prices of traditional accommodation.

The fact that the city council is trying to limit this option of accommodation in a predominantly African American neighborhood where these housing options are needed most to economically disadvantaged is yet another issue with this country's broken system to benefit big business and punished working class people. I am a County of LA employee and look forward to spreading all over to my Union SEIU721 the names of city council members who vote to restrict shared housing and get you out of office.

I hope you will continue to advocate for home sharing in Los Angeles and draft legislation that supports your constituents who want to participate in the home sharing community.

James Lunsford, RN-LA County Department Health Services

Dear Mr. Wesson:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

My husband was laid off from his job the high tech industry because of companies merging and could not find a job due to his advanced age. As long as I had an income I could offered the mortgage and live comfortably. However, when I had to rely on my poor income as a teacher assistant alone, things became very difficult and I almost lost my house.

I have a 3 bedroom house in west LA. Since my children left home two bedrooms are always empty except for the occasional visitors. My friends knew I was struggling and that I was about to lose my home. They urged me to rent the other bedrooms to help pay the mortgage. I resisted taking someone on a permanent basis as I do like to have some privacy from time to time. That is when Airbnb came to save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at west LA and contribute greatly to the economy of the city. Some are here for seminars others are parents who come to help their children settle at UCLA or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people, come and spend money in the Los Angeles, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas. They also use the local restaurants, hairdressers, manicurists, grocery stores.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Westwood board members to support the Bonin/Wesson Motion on short term rentals so that long term Westwood residents like myself can continue living in a place I've called home all these years.

Sincerely,

Revi

To whom it may concern,

I'm writing this letter to voice my concerns regarding a new measure with proposals to limit my ability to host and rent out rooms in my house.

I am the single owner of a three bedroom house in the South Robertson neighborhood of Los Angeles. I've lived in this house for fifteen years. It's my primary residence, I'm a responsible, engaged community member.

I have been renting out one or both of my extra bedrooms as long as I've owned the house. As a professional musician with irregular income, it's the only way I can always be sure to cover my mortgage.

In the last few years, room sharing services such as "AirBnB" have been a godsend. Allowing me to easily schedule when the rooms will be used and to block them out when I need them for relatives or guests. But the most important advantage of these services is the ability to know and screen people before I accept them into my home. This has been fantastic, and I've truly enjoyed hosting wonderful people from around the world. I also like the assurance that the service provides insurance, so that if there ever is an incident I'm covered.

I take pride in offering a clean and quiet environment to my guests and one that is non-disturbing to my neighbors and the community. I don't allow any parties or events and all my guests park on my property so there is no impact on the neighborhood.

If the proposed measure limited me to only hosting in one bedroom and/or limited the number of days to 90 a year, this would be extremely detrimental to my lifestyle and cash flow situation.

I'd like to point out that with all the massive development of high end and upper class housing in this area there is a real shortage of affordable short and medium term lodging available. I am delighted to provide this service, and using a system like "AirBnB" allows me to do this conveniently and with confidence.

If the full measure went through I'm sure that many hosts would be forced to use unregulated service like "Craigslist", where there are no assurances, background verifications or insurance. Making the whole business of room sharing potentially dangerous, for hosts and guests, and of course, completely unregulated.

Ali Lexa
3231 Fay Ave.
Los Angeles, CA 90034

Dear Councilmember Curren Price

In my professional opinion, AIRBNB services are a great benefit for our community. Being in the Exposition Park community of Los Angeles, my guests usually attend activities at USC and/or downtown L.A. Quite often, they are world travelers who are touring through California on their way through the United States. I have also found it to be very educational and informative, especially regarding interstate and international affairs, meeting new people and sharing new ideas. I now have a progressive group of great people around the U.S.A and even around the world!

M.J. Parker
Los Angeles, Ca.

213) 379 - 3197

I've lived in Baldwin Hills for over 7 years. I've seen the area change from a neighborhood that you should be cautious of into a neighborhood thriving with new businesses and a growing diverse population. I am a taxpayer and a voter in your council district. I'm writing to ask you to consider my story when you draft the final legislation on home sharing.

I have been hosting on Airbnb for the past 2 years. It has been an amazing experience! Co-habituating with my partner in his Leimert Park home, my apartment unit was frequently available and the ability to utilize Airbnb has allowed us both to improve our quality of life. I also believe the revenue derived from my Airbnb guests who visited and patronized the local restaurants and shops has greatly contributed to the Baldwin Hills community, not only by providing revenue but national exposure contributing to the neighborhood's growth.

I'm asking you to help create clear and fair legislation regarding home sharing for our community. Please protect myself and my neighbors who list their extra available space. Airbnb is very positive for our community and I would like it to be here for the long term.

Best regards,

Sheldon R. Spriggs

La City Council File #14-1635-S2

Dear Councilman

Thank you for taking the time to read my letter.

I bought my home just about a little over a year ago. The only way I have able to achieve this was from the extra income I make off of AirBnb. It has come to my attention that there are possible restrictions on home share renting and this highly concerns me as I'm afraid I may not be able to continue paying my mortgage if these set restrictions go in place.

I moved out here 8 years ago for the entertainment industry and as you probably know it is very hit or miss. I have a bunch of other jobs I do to keep myself afloat. I have had roommates and dealt with the struggles of wondering if I was going to get my rent in time. With AirBnb I get to meet people from all over the world who rely on me to help guide them around. I actually have a binder with lists of local things to do such as mini golfing, the Hansen Dam, Aquatic Center, and more. I also provide them with local places to get a bit to eat and of course tourist attractions. I'd like to believe that being a little bit further away from Hollywood that I am actually helping my local community and businesses by recommending these places.

I've been here for over a year now and when I first started only had one bedroom. I've been able to make improvements to my home and buy things that I wasn't really able to before. Most importantly the income I've made has been helping me pay the bills and my mortgage. As of late I am no longer at my primary job and have had to do ride share driving. Some days are great and others are not. I've actually set up a second room in my three bedroom home because I needed the extra income. If this ordinance goes through I'm afraid that I will not be afford my home and will have to move elsewhere. Perhaps out of state. California is an extremely expensive state to live in and I am fortunate to have found myself somewhere to live.

I would also like you to know that I am very active in the Community of Pacoima and attend the my local community meetings to stay involved. I just recently participated in the Homeless count for the first time this year. I'm loving where I live. Please keep the restrictions of how many days I am allowed to rent my home for off of the ordinance.

Thank you again for taking the time to read this letter and please keep me in mind when making your decision.

Ronald Zambor
ronzambor@gmail.com
7325802085

Dear Mr. Koretz:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I live in the Los Angeles area and my vacation rental business has help me sustain my family and also help me help my younger son go through college. My husband has been laid off from his job after 25 years and the vacation rental business has help us pay for all the bills. As long as I had an income I could offered the mortgage and live comfortably which I believe is helping the economy as well as the real estate market. However, when I had to rely on my husband to pay the bills and things became very difficult and I lost my family home.

I have an apartment in Los Angeles. The second bedroom was always empty except for the occasional visitors. My friends knew I was struggling and I am getting older so unfortunately i don't have the same strength and energy I did when I was younger. They urged me to rent the second bedroom to help pay the mortgage and the rest of the day to day bills. I resisted taking someone on a permanent basis as I do like to have some privacy from time to time. That is when Airbnb and the vacation rental business came to save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage/rent, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my hoe and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at UCLA and contribute greatly to the economy in the Los Angeles area. Some are here for seminars others are parents who come to help their children settle at UCLA or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people, come and spend money in the Los Angeles, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood, West Hollywood, Hollywood, Ralph's , Westfield, Coffee shops, restaurants, all local businesses as well as help the city offer jobs to locals and families that work in city of Los Angeles. They also use the local restaurants, hairdressers, manicurists, grocery stores and city transportation.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Los Angeles board members to support the Bonin/Wesson Motion on short term rentals so that long term Los Angeles residents like myself can continue living in a place I've called home all these years.

Sincerely, Lina Asto

Dear Mr. Koretz,

I have become aware of the city's intention to regulate short term rentals in Los Angeles. I strongly oppose this regulation for both personal and economic reasons as I will explain below.

Personal:

I moved to the United States from the UK 9 years ago to open the Los Angeles office of a British based advertising agency. I couldn't wait to leave behind dreary old England and begin my new life in the land of opportunity.

After many years of saving I have been fortunate enough to purchase a home in Los Angeles. However after paying my mortgage and property taxes I cannot afford to travel back to the UK to visit my family. Renting out my home on Airbnb provides the vital finances needed to afford to travel to the UK and the piece of mind that my home is being looked after while I am away.

Economic:

In my time here I have experienced first hand how the entrepreneurial spirit and unwavering positivity of the American people makes the United States far superior to the UK.

To regulate this entrepreneurial spirit is simply counterintuitive to what America and Los Angeles is all about. Airbnb is a shining example of entrepreneurialism at it's finest and to regulate it would not only challenge the positivity of Angelenos but perhaps even discourage a future generation of entrepreneurs. (Silicon Beach is just getting started!)

Thank you for reading this, Paul. I trust you will do the right thing and not regulate short term rentals in Los Angeles.

Sincerely,

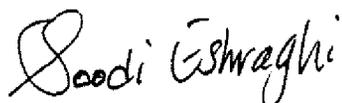
Howard Moggs

May 10, 2017

Dear Mr. Koretz:

It has come to our attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions. My husband and I are living off of his very small social security income of his retirement and I have recently lost my job due to downsizing of the company. Without Airbnb income, we would not be able to pay our mortgage, property taxes and other expenses. Our home is the only investment we have to retire on. It's a big house and by renting the rooms, we're sharing our home with others who enjoy spending time in LA during their visit. Without this extra income, we would be forced out of our house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than our mortgage and to be able to rent you have to show an income of 3 times the rent. With this low income, that would make us homeless. Most of our guests have been coming to Los Angeles, to spend time in LA and contribute greatly to the economy. Some are parents who come to help their children settle at UCLA or are here to visit their children. We host a lot of tourists who are spending thousands of dollars in the LA area. Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like us.

Sincerely,



Soodi & Roy Eshraghi
2535 Hutton Drive
Beverly Hills, CA 90210

May 9, 2017

Dear Councilman Koretz:

I am writing to ask your help write clear fair legislation regarding home sharing. I'm a nurse at UCLA. My neighbor in my building who is also a Nurse Midwife at UCLA told me about how she helps pay her mortgage with Airbnb. Luckily our CC&Rs are so old that they do not forbid such guests. I was extremely lucky to have bought a condo in my neighborhood so close to work. In the case of hospital emergencies or triage situations, I can be to UCLA in minutes. I am also a widow who is putting my last daughter through college. When she is away at college, I rent out her bedroom. Most of my house guests can't afford to stay in the luxury hotels around UCLA nor at the expensive new UCLA Luskin Center. They are mostly graduate students who are looking for a place to live, or student conference attendees who might not be able to present their work if they didn't have an affordable place to stay.

Thanks to Airbnb, I've been able to help pay for my daughter's college and stay on top of my bills. I love having interesting people stay with me. Most of them will contribute greatly to our society as doctors, scientists, historians, and linguists to name a few. I help them and they help me. I tell them about all the great places to eat and shop within walking distance from my home. They support public transit, the arts, the local rental market when they find a place to live and the economy of our neighborhood.

Please share my story and my situation when you draft legislation regarding home sharing.

Sincerely,

Diane Oran, MN, RN, CNS/NP-BC

May 9, 2017

Dear Councilman Koretz:

I am a resident of Los Angeles' Beverly Grove area and an Airbnb host. I have been hosting guests in our guest house for almost one year. This venture started as a way for me to contribute to our family's financials while remaining a stay-at-home mom because, no secret here, LA is an incredibly expensive place to live. Our thoughts were to try it and simply stop should we hate it. We don't. We actually love it.

By choice, we do not rent our space every day. We often have family visiting that otherwise would not come should they have to pay for a hotel, and occasionally we like our private family time. But during our 40+ guest visits, we have met lovely people from all over the world and have worked extraordinarily hard to give them a piece of home in this city that we love. I am endlessly proud of our home and what we have to offer. And I am so grateful that I have had the ability to stay home with my almost 2 year old daughter every day while continuing to contribute.

Truth be told, I suppose it would be lovely to not have to host, to be rich enough to pay off our house and take care of all of our family's needs without concern. But hosting has lightened our load, it's lessened our burden, and has made each day just a bit more breathable. Continuing to host via Airbnb likely means more to me than I can properly describe in this letter.

Sincerely,

Kathryn H.

Dear Councilman Koretz,

Thank you for reading my letter.

A resident of West Los Angeles for over 20 years, I have been an Airbnb host for about a year. I am also a solo mom (meaning I had my child on my own) of a wonderful 8 year old who attends public school in our neighborhood.

I started as an Airbnb host when I lost my job in 2016. It has been my sole source of income for over a year and has allowed me to stay in our house and provide food for my child. I have had difficulty finding another job and have exhausted savings and accumulated debt to continue solely supporting my family. In addition, managing the unit (which is part of my home) has allowed me to not only work from home and spend additional time with my child but has also given me the added benefit of acquiring new business skills which will help me to land a new job and make a better contribution to whatever my new job is.

As an on-site manager, I have been a wonderful host, providing a first rate experience to travelers from around the world, enhancing their enjoyment of LA. I also have a large yard and frequently welcome guests with pets who have few alternatives for lodging in Los Angeles. As a person of color, I also provide a safe, welcoming place so people of color from around the world can feel comfortable.

If you restrict the number of days guests are allowed to enjoy the experience I provide, I cannot afford to live in my house or pay off the mounting debt I am acquiring while I look for work. Airbnb hosting has been a lifesaver for my family. The space in my home is not space I could rent to a long-term tenant and it does not compete with hotels as I provide an experience not just a room.

Please take my situation into account when making your decision. Thanks again for hearing my story.

Kindest regards,

May 11th 2017

Dear Councilman Koretz,

I appreciate you taking the time to read my letter.

Back in July of 2015 I moved to Los Angeles to finish my bachelor's degree at UCLA. Moving to LA was one of the most exciting and meaningful experiences of my life. I remember the delight of finding a studio apartment and signing my very first lease. That apartment was—and still is—everything I'd dreamed of: bright and serene, with hardwood floors and a classic 1950s-style stove. I remember roasting my first chicken in that stove, and eventually hosting study groups and game nights.

But I was also scared. No one was helping me financially, and I wondered how I was going to pay for everything (rent, textbooks, transportation) on just my scholarship. As much as I adored my apartment, I couldn't afford it. That's when I decided to host with Airbnb.

Now, almost two years later, I've hosted dozens of people from countries all over the world. I love sharing my apartment with travelers, and helping them experience the beauty of West Los Angeles. I've hosted visiting professors, couples on their honeymoon, and parents visiting LA to attend the birth of their grandchildren.

The income also allowed me to stay in school and keep my apartment. In June, I'll graduate from UCLA, Summa Cum Laude. Without Airbnb, it simply would not have been possible.

That's why I ask that you please, please not restrict me, and other LA residents like me, from renting out our homes. Consider the impact your decision will have on young people struggling to make ends meet. It makes all the difference to us!

I'm sure you're very busy, but know that you're always welcome in my tiny kitchen for coffee & cookies to discuss the issue further.

Thank you so much,

Gabi London

Dear City Council of Los Angeles – I am a third Generation Los Angeles native and am very proud of my City. In fact, I am so proud that I love to host short term rentals as it allows me to share how wonderful Los Angeles is with my visitors. Additionally, I see no reason why the City of Los Angeles would restrict me from renting to short term visitors. Clearly the City is getting the taxation, and it would seem to me to be unconstitutional for the City to restrict my ability to make money. I offer a great service to my visitors. Furthermore, I believe that my actions are also very positive to the community. If the City is going to tell me how I can rent my property then where do they draw the line on other businesses? Are there too many Mexican restaurants? An action to stop short term rentals seems very unfair. Please reconsider your action to limit my ability to make money. Thank you for your time, Brad Stone

To Whom it may concern

I writing to ask you to help write a clear fair legislation regarding home sharing. I was working for a company named Avalon, I was layed off right after I bought my second house, the one where I am still living right now. I lost the first one to foreclosure, I was not able to find a job because of the great depression at the time. I almost lost this home too. Now because of Airbnb , I am working a solution with the bank after filing chapter 11, all the rental payments from Airbnb go to special account supervised by the trustee , Airbnb saved my life. In my street there is always 20 to 30 parking spaces available 24/7. No one in my neighbors ever had any issue against any Airbnb guests. They are respectful, all the vast majority of them are in for tourism or business. and are out most of the day. When they come back is for sleeping. I also love having people living in the house rather than living alone. I had my house broken into 4 times when I was living by myself. It has made me feel safer and made the neighborhood safer as well. Plus it is also great way to make friends all over the globe. And more importantly has allowed to pay my bills on time. I love my community and all my neighbors. And I feel the same from them. Airbnb has allowed struggling home owners to live with dignity, and helped us get back on our feet, while hosting guests and making friends from all over the planet.

Please consider my story and situation when you draft a legislatibonregarding home sharing

Best Regards,

Salaheddine Regragui Elmoqaddem
2568 Military Ave Los Angeles CA 90064
310-600-9991

LA City Council File #14-1635-S2

Dear Councilman,

Thank you for taking time to read my letter.

I am a hard working succesful student who support herself without taking student loans to pursue her education. After high school, I had to support my family financially. I was working so hard that I had to put my goals and career plans a side for years. Living in Los Angeles is expensive and mortgage payments were giving me a very hard time. I was looking for solution and then I heard Airbnb and it changed my life. I start sharing my extra space with people from all around to world. Sharing my home did not only helped me pay my bills, but also helped me create a network that is strong and trustable. Airbnb made it possible to start my education and feel like a strong business woman. Just because Airbnb I am now able to pay my school credits and my family expenses without any debt.

I am 28 years old now and I will be graduating from Cal State Northridge with communications degree in two years. However, I am scared now because of possible future limitations on Airbnb. I am already working on two different jobs and without the help that i am getting from Airbnb there is no way that I can support my family, pay the mortgage and go to school.

Your decision will effect my family and change my future.

Thank you,

Bilge G.

Dear Mr. Koretz:

Recently I got information that the city wants to regulate the short-term rental policy for Airbnb hosts in L.A.

I would say that Airbnb has been a great opportunity and lifesaver that helped me as an international student effort to live in Westside Los Angeles (Westwood). I have a 2b2b that by sharing time to time with people most commonly like me that are here but in a shorter time or perhaps their family coming with them to settle-down their children at schools, without the extra money from renting/sharing my apt I do not know what would happen to my economy and situation.

By this letter, I will give my support to members of LA's community to get down a fair legislation and regulation that we all can happily continue live here.

Sincerely
Samar Z.

Dear Mr. Koretz,

My name is Yossi Berrin-Reinstein and I am writing to ask you to help write a clear fair legislation regarding home sharing. I am a television producer and travel much of the year. While traveling, I much enjoy the fact that my home is not sitting empty but filled with someone who is enjoying my space, my city and, of course, helping pay my fairly expensive Los Angeles rent.

Appreciate your consideration,

-Yossi

To whom it may concern:

I am writing this letter to ask you to help write a clear fair legislation regarding home sharing.

- ✦ I am a widowed lady for 4 years. Since I lost my husband due sickness and of course losing his income. I found myself with no income. Since I have few disability that prohibit me to get a job, not mentioning my age of 63 years. I have found myself with no retirement and no help. I have lived in my house for 18 years in Palms area of Westside village, and I could not live in my home any more. Since few years back I could get to live in my home only from the help of Airbnb. I like to have different people who come to my home and this make me happy .

Airbnb is allowing home owners to keep a roof over their heads, paying increasingly high taxes, allowing people living within the home they love with dignity. I love my community and my neighbors and for that I , thanks to Airbnb I feel I will be able to remain here

Please consider my situation when you draft a legislation regarding home sharing.

Sincerely yours



Violet Khanmalek

April 10, 2017

Dear Councilmember :

It has come to my attention that the city of Los Angeles has been working on creating a new ordinance that would regulate short term rentals. As the city is working on the ordinance, I want to share with you my own story on how my short term has spared me during hard times. It is my every hope it might allow empathy towards the owners of such short term rentals, like myself.

I am recently divorced. When my husband moved out in January of 2016, I was left with a mortgage and property taxes in excess of 3.5k/ month on a home I had recently purchased for us to start a family in. Even though I work full-time producing and styling photoshoots for interiors, my salary of 85K was not enough to make the monthly payments on the home in addition to insurance, bills, and general maintenance. Selling the newly-purchased, circa-1904 craftsman would have resulted in a hefty loss. In order to make my monthly payments, I enlisted the help of my contractor neighbor and we converted my now ex-husband's office into a chic studio available for short-term rental. The office does not have a kitchen and therefore, it's not a viable full-time rental. The plan worked. :) Not only has the rental allowed me to stay in my home and helped me pay the mortgage, it's connected me with my neighbors, provided direct income for two neighbors, supported surrounding businesses, and given me an opportunity to host guests from around the globe, which is something that has afforded me great happiness.

My home is a three-bedroom, restored, single-family residence located in East Los Angeles in an SR-2 neighborhood of Highland Park. The house backs up to an unsightly apartment complex at the rear and is located on an alley to the side. Across the street the winter homeless shelter exists along with two more large apartment complexes. The rental space itself (a small 200-SF space consisting of only a bedroom, closet, and bathroom) has an exterior entrance onto the alley. Due to its size and lack of kitchen or living space, it is not a viable rental for people seeking long-term accommodations. I've loved decorating the space and making it unique and because the space is charming, I'm able to a range from 69-85/ dollars a night (not including LA 14% nightly tax). Most of my guests stay an average of 3 or 4 nights (I rarely have guests in excess of 5 nights due to the lack of a kitchen).

Not only does the rental help me greatly with the payment of the mortgage, but it has granted my neighbor a reliable income as well. My neighbor, Maria, is older and does not speak English. Nor does she drive. She cleans the unit between guests, which is lucrative. It has helped to allow her family to make payments on their house as well. Through AirBnB, I've gotten to know Maria, who I've come to love as a friend. This relationship has required me to learn Spanish, thus, ingratiating me into our neighborhood, which is mostly Latin. Her son, Erick, is a local contractor and has done all the remodeling to the space. He also helps me with general maintenance and upkeep.

Additionally, renting out a spare room has connected with people from all over the world. Because the house is situated one block from the metro and walking distance to dozens of shops, cafes, and restaurants on Figueroa, at least 50% of my guests are international (they can get around LA without a car). I've had guests from Japan, Hong Kong, England, Sweden, Brazil, Canada, El Salvador, Switzerland, China, Australia, Argentina, and more. Most recently, I had an artist from Hong Kong stay in the unit while exhibiting her work nearby at the 14th factory in Lincoln Heights. I've been a traveler

most of my life (and I still am) and I love the opportunity to host guests from around the world. I recommend places for them to eat, visit, etc and on some occasions, join them for a hike or a cocktail. There's a lot of new businesses in the area from restaurants and bars to coffee shops, cleaners, drug stores and local markets that my guests frequent, as well as some amazing Mexican standbys— all within a very short walk. I imagine that my unit helps support all of these businesses. The rental keeps me busy, connected, and happy. I feel less isolated when the unit is rented. Being an AirBnB host has been a very positive and unforgettable experience and one of the best things to ever happen to me.

I currently pay 1,000/ month in property taxes alone and without the AirBnB supplementing my income, I could not afford to live in my home. I fully understand that there are people and companies who have taken advantage of the home sharing system and am thankful that those rentals will now be eradicated/ controlled. However, I strongly believe my situation has only been a positive one for myself, my neighbors, and the businesses in my neighborhood. I urge you to consider hosts like myself when implementing any new regulations.

Very Sincerely,

Elizabeth Strong

To: City Councilmember Jose Huizar and the City PLUM Committee
RE: Proposed Home-Sharing Ordinance
Council No.: 14-1635-S2

Dear Chairperson Huizar and Councilmembers:

I am a retired educator, social justice non-profit administrator, a union member and I homeshare!

I ask you at the very least to send the proposed ordinance back to staff for further research, study and revision, or if you feel this needs to move forward, to direct staff to add language grandfathering in existing primary-residence-hosts.

For the past eight years my partner and I have opened our home to those who have paid no-rent, low rent, pay what you can rent. Last August we realized we could only continue to do so if we also opened up some rooms in our home via a home sharing platform.

We opted for short-term rentals, which includes temporary housing to people who are unhoused, and we would welcome a city wide voucher system for temporary homeless support. We registered with the City Finance Department to pay our Transient Occupancy Tax.

Home sharing has helped allow us to keep our home, maintain a paid staff of three at more than \$20/hour, providing health insurance and sick and vacation pay, contribute to our immediate community and support small local businesses.

In our case, the proposed ordinance, as written, will destroy the housing and livelihood of up to five people, contributing to the increasing housing crisis in this city. This is only one of the "environmental impacts" not mentioned in the staff's Appendix B declarations.

The staff report provides rationales for the various clauses in the ordinance, however often the rationale and the stated goals and purposes are contradicted by the ordinance itself.

I agree with LA's Housing Element goals as listed in the staff report:

1.1.1 Expand affordable homeownership opportunities and support current homeowners in retaining their homeowner status.

1.2.1 Facilitate the maintenance of existing housing in decent, safe and healthy condition.

1.2.2 Encourage and incentivize the preservation of affordable housing, including non- subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.

1.4.1 Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

Lofty goals! However, this ordinance as proposed does not support these goals: If it passes with its current restrictions and prohibitions, hundreds to thousands of people will lose their livelihoods and potentially their homes. This is not just the hosts, but those whom hosts have provided with employment, and their families as well. In many cases those homes will be purchased by developers and destroyed to create more expensive luxury rental units.

While I agree that there are those landlords who have abused the law, evicted tenants and turned entire structures over to short-term housing, we need an ordinance that goes after them, or give the Housing Department and City Attorney the resources it needs to enforce already existing laws (hmm, what about the TOT from short-term rentals)!! THIS IS NOT THAT ORDINANCE!

Some of the outstanding concerns that you and the rest of the city council will want to address as you move forward:

* To end the usage of the Transient Occupancy Residential Structure (TORS) designation in single family dwellings will be disastrous for many homeowners, particularly those who already are renting individual rooms in their homes to students, short-term guests, vacationers, etc. ***Perhaps a grandfathering clause or hardship clauses could be considered.***

* Likewise, restricting the number of rooms within a house that can be used for home sharing could affect an elderly couple (for example), whose children have left home. Do you want that couple to sell their home to a developer who will tear it down and more unaffordable luxury units?

More on reverse

* Any limitation on the number of days one can operate a business is unacceptable. As written – 180 days x about \$100/day= \$18,000 a year. Projected hosting expenses: TOT of 14%-\$2520; City registration fee – to be determined; staff costs (if you pay someone \$15/hr for 4 hours + benefits on each of 60 days, assuming 2 day stays) - \$6000; Share of property taxes = \$1500; Share of utilities and insurance and safety equipment - \$2,000; Supplies - \$1000; These are conservative estimates and would potentially provide a profit of \$4500. Most other businesses in LA pay no city taxes unless they gross more than \$100,000 and no other business is restricted to 120 days of operation and 1 client a day.

Some parts of the staff report that need to be challenged:

* *“From information obtained by some of the platforms the 120 day restriction will not impact the vast majority of current hosts. For example, Airbnb issued a report on the impacts on housing in Los Angeles in September 2015 that found that 86% of **entire home listings** in L.A. are rented for less than 120 days a year. On the other hand, the limit on the number of permissible short-term rental nights per year would create an economic incentive to otherwise rent the **unused bedroom** to long-term tenants, which is advantageous to the permanent housing market and helps minimize neighborhood nuisance concerns.”*

No study exists that demonstrates that rentals of bedrooms add to neighborhood nuisances.

Additionally, if most listings are within the limits proposed by the ordinance, then the few that exceed it, assuming there are no substantiated nuisance reports, should not present a hardship or a problem for the city and could contribute to increased revenue.

The suggestion that home sharers rent out rooms to long term tenants is noble. To make it the only option, especially considering the age and disability of many hosts, would demand an extra stress and imposition on people’s private lives. Individuals need to be trusted with the power to make decisions within their own homes that best serve their own safety and well-being.

* *“Concurrent Guest Stays - The draft ordinance would not permit hosts to rent to multiple sets of guests (through multiple bookings) at the same time. This is meant to prevent the establishment of a use more akin to a boarding house or bed and breakfast, whereby multiple guests are using a property intended as a primary residence...Multiple listings on the same property will be permitted, although they cannot be booked at the same time.”*

What is the rationale here? That short-term rentals should not be “akin to a boarding house or bed and breakfast”? That two or three small family groups are less conducive to a “party house” than one large fraternity group? And wouldn’t renting out multiple bedrooms also constitute a boarding house as well? What is the real concern here? In this stressful economy, why, if there is no evident disruption, limit industriousness and creative employment and business development?

* *“Direct impacts of the ordinance on the environment will be minor. It is not expected to prompt any new development or direct physical effects.”*

if people are forced from their homes, who will buy them? DEVELOPERS. What will they do with those homes? Demolish them, and build large luxury complexes which have significant impact on the environment!

Other numbers from the staff report and elsewhere-(I am sure many of these need updating)

- In 2015, the economic impact of AirBnb visitors (at 65% of the STR market) was \$920 million, supporting 1700 jobs. **Doing the numbers, that translates to an overall \$1.42 billion, supporting 2600 jobs!**
- Over 20,000 RSO units removed from LA housing stock by property owners since 2001; Over 300 in 2013; Over 1000 in 2015! To blame this on home-sharing is ridiculous and outrageous! There is no breakdown mentioned in the report of how many of those units were destroyed by developers to build luxury units, how many used the Ellis act to evict and then repurpose and/or rebuild or how many were merely removed by duplex or other small unit owners converting to single family residences. I would venture to say that the first two would probably far outnumber the last!

Forbidding hosts from conducting other businesses in our homes is an unreasonable financial hardship. Many of us work from home in many capacities, which allows us to be accountable hosts.

While the Ellis Act prohibits landlords from renting units within 5 years of an Ellis eviction, to prevent abuses of the Ellis eviction option, and there is no similar restriction on developers who destroy dozens of units and remove tenants via Ellis evictions, this ordinance would penalize owners of conversions to single family homes when those homes were already occupied by the owners, no Ellis eviction was applied and no renters displaced.

If the goals of the ordinance are to retain housing stock, neighborhood character and economic growth, at more research needs to be done! I urge you to reject the ordinance as proposed, to send it back to staff for further research and clarity about the people who will truly be affected by its draconian measures, and/or to grandfather certain existing uses that fulfill those goals!

Dear Council-Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, it is causing distress for our household because we have begun to rely on Airbnb as a source of income to supplement for our mortgage.

After our wedding last year we decided we wanted to share our house to visitors and began an intensive remodel of our house to make it more accommodating. Without the income we receive from Airbnb there is no way we could afford our house given our current situation.

Airbnb allows us to choose who we want in our home and for how long. It helps us greatly with the payment of the mortgage, the dues and property taxes which we could not offered otherwise. Without this extra income the future of our home is uncertain.

Most of my guests have been coming to Los Angeles, to spend time at USC and contribute greatly to the economy of the Eastside. Some are here for seminars others are parents who come to help their children settle in LA or are here to visit their children, others are young Doctors, Physicists, and Architects trying to get a start in the city. All these people, come and spend money in the Highland Park area with is seeing a huge surge of attention for it's location.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Eastside to become a more coveted neighborhood in the city.

Sincerely,

Austin Childress & Cortland Cline

To: City Councilmember Jose Huizar and the City PLUM Committee
RE: Proposed Home-Sharing Ordinance
Council No.: 14-1635-S2

Dear Chairperson Huizar and Councilmembers:

My partner and I attended and spoke at the public hearing before the City Planning Commission staff on the proposed Home Sharing Ordinance and were impressed by a pattern we saw emerging: Many like us, were retired, grappling with devastating health conditions, limitations and disabilities. Your staff heard from hosts with cancer, Parkinson's, and other conditions, all sharing how hosting has allowed us to keep our homes and create jobs for ourselves and others in our communities. Many of us, also, are either retired or active union members. Unite Here is only one union and speaks for only one industry. Many of us also work in our homes in other capacities. These are not just "anecdotal". We are a significant demographic.

STR host after host explained how the sharing economy kept us from losing our homes. Our home is both our biggest asset and our greatest expense. In an economy of rising housing costs and diminished job opportunities, home sharing provides solutions to both these concerns.

At the beginning of the hearing, Community Planning and Historic Resources Division Manager, Ken Bernstein, who probably receives a healthy 6 figure salary, admonished those of us offering STRs as a means of keeping our homes, that we should, if we had housing available more than 90 days a year, offer it to Angelinos.

The landlord tenant relationship is by its definition and by law an adversarial relationship. Is it really fair or safe to demand that STR hosts, at least the ones who attended the hearing, who are disproportionately older, retired, disabled and sick, live in an intimate adversarial environment?

It can be very difficult to remove someone from our homes who lives there more than 30 days. The legal costs and the physical danger of long term renting are much greater than the risks of STR hosting. We can provide more housing options and housing security to ourselves and our community and employees with the income from STR hosting. We put considerable labor, time and finances into establishing our home share. As Airbnb super hosts we provide a responsible and safe option for travelers and community members. Since we began hosting last August we have paid over \$5000 in TOT taxes. We work and communicate closely with neighbors so that our guests are not an imposition on the community. We live in the house with our guests. We provide off street parking for our guests. We support community businesses and subcontractors. We provide affordable short term lodging to family and friends of neighbors who may not have room for guests in their own homes.

We also provide other services out of our home, like renting out the space to the film industry, offering tax services and allowing groups to meet in our auxiliary building. **All of this may be prohibited under this ordinance.** By working in our home, while home sharing, we can monitor activities in the home and tend to the needs of our guests and our neighbors. We're also eyes on the street, home during the day when others are at work, thus assuring a safer community.

We agree that the landlord hotels need to be eradicated-- when a multi-unit landlord turns apartments into STRs at the expense of the larger housing stock and forces tenants out of their housing through harassment or abuse of Ellis evictions. But to delegate what we can do in our own homes in what is a growing sharing economy, when our homes are often our only resource and our greatest expense, makes no sense unless the goal is to provide a more advantageous economy for developers and multinational hotels. Airbnb seems to be more the lightning rod for these industries, who go unchallenged in their impact on housing and the economy. That so many people can claim that airbnb is ruining the housing economy, while they cannot name a single developer, is not insignificant. That we're all pretending or ignoring the fact that many of the hotels were built upon the destruction of entire neighborhoods, predominantly of very poor people, is also not insignificant. That the city has repeatedly allowed developers to destroy RSO housing and replace it with monstrous unaffordable luxury housing and that this is not part of the discussion on what is truly driving up rents, is pretty outrageous.

While most hosts only rent out a few nights a month, others have established consistent and well run year round businesses out of our homes. some of us have created not only jobs for ourselves, but for members of the community-- our employees, support for local businesses, gardeners. We have two full time employees. We pay significantly more than the

proposed \$15 minimum wage, health benefits, sick leave, vacation pay. If employees need to leave in the middle of the day or have to arrive late or leave early to take care of family or personal matters, we can accommodate that. We prioritize hiring from our immediate community, share our resources and provide immediate services, as well as support neighbors who have other cottage industries.

We have a large house so we're able to offer more than 1 listing in our home. The aspects of the ordinance that would hurt us the most are

- Limiting us to a particular number of days per year (currently proposed at 180, but any limitation would be an imposition),
- Limiting the number of listings
- Limiting the number of groups of guests in our primary residence.
- The prohibition of other non-residential uses that would otherwise be legal and acceptable.

Aside from the very wealthy properties listed as STR hosts, most hosts make less than \$100 a day per listing. That would mean the ordinance would limit this cottage industry to \$18000 a year, and yet would impose taxes on it that are based on the taxes paid by enormous billion dollar hotel corporations that also receive other compensations, loans and disbursements from the city. And yet the hotel industry claims they are the ones at a disadvantage here. What other small business is taxed at 14%? What other small business is limited to earning less than \$9000 a year or conducting business on a part time basis? What other small business is denied the right to develop other sources of income that would otherwise be legal and acceptable? At this rate we will not be able to provide stable employment for ourselves or our employees. This is not a sustainable business model.

Passage of this ordinance would probably push us out of our house and force us to sell it, either leaving L.A. totally or adding ourselves to the numbers of people searching for affordable rental housing in a city that has had no real affordable housing policy since the 80s.

While the stated purpose of the ordinance is to make communities safer and housing more affordable, to protect rent controlled apartments, and address issues of decreased rental stock, I fear that certain provisions of the proposed ordinance would hurt many of the less well off members of the home sharing community, and/or push many of us out of our homes.

Aside from this ordinance, what other comprehensive housing program is being implemented in this city? What other efforts are being made to protect affordable housing and rental stock, particularly for example, the large number of new developments going up all over the city that are getting permits to destroy much of the older, rent controlled housing stock. Just on the block behind our house 2 multifamily houses are being torn down to make way for an apartment building full of pricey large apartments. Another multifamily house is being torn down two blocks down from our house, on our street and another large building is going up that won't have rent stabilization. One of the apartments in one of the houses had been listed on airbnb offering a room in the apartment. The airbnb listing did nothing to harm affordable housing and rental stock in the neighborhood. The new building destroyed 5 homes to be replaced by new unregulated rentals.

To achieve the stated goal of protecting and perhaps expanding affordable housing in the city, the proposed ordinance should stipulate that TOT revenues collected from Home Sharing be allocated to the Housing Trust Fund, to be used for affordable housing.

There is much that the city planners could do to protect the older housing stock, including disallowing their destruction, supporting mom and pop owners who live on the property, provide incentives, subsidies, make it easier to remove a problem boarder or tenant, especially when the owners live on the premises. But it seems the only concern by the city for these older buildings, a significant architectural heritage, is if that they are being used as short term rentals.

The city needs to find ways to make renting older properties, affordable and sustainable and of providing new housing stock that reflects the history and integrity of existing, especially poor communities. Demanding that homeowners with room to spare, offer our homes to strangers on a permanent basis is unfair, unreasonable and unrealistic. This ordinance will create more housing problems, not decrease them. I encourage the Planning Department staff to rework this ordinance so that it is more streamlined and does not hurt the more financially vulnerable members of the community who have made use of this economic opportunity.

Emma Rosenthal,
Los Angeles

Dear Mayor, City Atty, Housing Committee, City Council and all voting entities on this issue;

I am writing in support of home sharing and short term rentals in Los Angeles. Eight years ago we took a gamble and bought a home in Glassell Park on a street where many homes/properties have been rather neglected for years. We'd been renting an apartment in Silverlake for ten years, but when I became pregnant, but could not afford 90026, so we looked a bit more east and found an ideal home in GP. It was 2008 then and housing prices were still near the top of the market but we decided to bite the bullet anyway and become first time home owners. We bought a beautiful 1910 craftsman that needed a lot of work both inside and out. We had our newborn baby and two years later, adopted another child through LA County. Cut to five years later... and we finally began to spruce up our property. Over the past several years, we've made substantial improvements inside and out, and greatly improved the value of our property. We also believe we've inspired others on our street to fix up their homes.

Last year we began doing short term rental on our property as a way to recoup the costs of our substantial improvements. We would never consider long-term rental as love the flexibility of having 1 or 2 people stay with us when we choose, while keeping our extra room open for our many visiting family and friends.

In the 12 months we've been hosts, we've enjoyed the company of great guests from 11 different countries including Denmark, Sweden, Germany, UK, Oman, Saudia Arabia, Hungary, Spain, New Zealand and Italy. We've had a great time meeting new people and really love introducing them to our favorite part of LA: NELA. Our guests utilize the recommendations list I've compiled of great restaurants, shops, entertainment, etc. I'm friends with quite a few local businesses in Glassell Park, Eagle Rock, Silverlake, Glendale & Atwater and my guests patronize these businesses all the time. By staying with us, our guests have the chance to see and experience a unique part of Los Angeles they would never know otherwise and contribute great revenue to the local economy.

We are respectful responsible hosts and don't allow loud parties. We share our backyard with our guests and vet the people who come to stay with us. We use a very popular home-sharing platform AIRBNB and they provide their own vetting as well as insurance, support and protection for both parties. It is an extremely EASY SAFE platform for all parties to use. And it works really well. We do home-sharing because of the ease on our lives as we're both busy parents, working, raising a family and volunteering within our community.

I am opposed to several portions of the proposed home-sharing ordinance that limits what people can do within their own primary residence. I am particularly concerned

about the limiting of the number of days people can home share and how many listings on their property they can have active at one time. Also of concern are the clauses that would: prohibit hosts from other work related activities; prohibit in-law or secondary dwellings to be used for home-sharing, short term rental; and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

Furthermore, I am opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights. Lastly, I highly oppose requiring hosts to undergo city inspections, registration and licensing. Airbnb provides a vetting for hosts who don't meet their standards. Guests would not stay with us if we didn't provide a safe clean environment. So, requiring hosts to conform to all these ordinance regulations will deter hosts from wanting to participate. We've dealt with city inspectors before on our property and the process was anything but easy or enjoyable. It was really awful actually as your outcome is often determined by the whim of whichever inspector shows up that day and his/her mood. Requiring licensing and registration kills the spirit of home-sharing, which has proven highly successful the world over. LA is known for being a progressive city so its counter-intuitive to pass this ordinance with all these ridiculous restrictions.

In closing, my family and I depend on home sharing to augment the high cost of living in Los Angeles and to help recoup our costs of improvements to our home and property. We could not afford to live in this home with the improvements we've made without it. And, frankly, would not have gone ahead with many of the improvements if we'd known home-sharing was potentially going to be severely limited. If this ordinance is enacted it would mean great financial hardship to me and my family.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

Not to mention, my family and I LOVE using home sharing when we travel both within the US and abroad! Home sharing allowed us to be able to afford to attend a family friend wedding in Sweden this past August. Airbnb is an amazing community of hosts and guests!

Thank you in advance for your willingness to reconsider the need for this ordinance. Let LA be a shining example of how progress good ideas can thrive!

Again, let's go after the problem landlords, evictions and abusers—WRITE THAT ORDINANCE!

Andy Griggs

Los Angeles

To whom it may concern,

I am a user of AirBnB both as a traveler and host since 2014. I've really enjoyed the flexibility the site offers. As a traveler, I can stay in residential areas and home like surroundings. As a host, I have gotten to meet people from all over the world. I am hopeful that the legislators will listen to people like myself and turn down legislation that would ban or further restrict home sharing on this level.

At the end of the day there are enough travelers that prefer hotel environments to keep the hotel business going. AirBnB travelers for the most part are not travelers that would typically choose a hotel and would rather stay with friends. Please give this serious consideration and don't bend to big money lobbying by the hotel industry. This is not affecting them in any significant way but it would affect those that host in a real emotional and monetary way!

Thank you for your consideration,

Daniel

Dear Mr. Cedillo:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I am an independent contractor, supporting myself only through my writing, which has become more and more difficult. Airbnb has helped me to keep my property taxes in check while helping others to visit my beloved city of Los Angeles. It worked both ways, and I hope this is an arrangement that could go on in the future.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Los Angeles board members to support the Bonin/Wesson Motion on short term rentals so that long term residents like myself can continue living in a place we love, even in difficult economic times.

Sincerely,

Gloria Mattioni

Sincerely,

Lisa Cole

Glassel Park resident

To whom it may concern,

I have learned that the city is considering creating an ordinance regulating short-term rentals in L.A. Many neighborhoods including mine have been giving pushback on legislation by trying to prevent severe restrictions.

As a recently retire teacher it saddens me to realize my pension alone does not allow me to afford to live comfortably in Los Angeles. In order to supplement my income I started a home business. Even that has not been enough yet, so I opened my home to include renters. Unfortunately that too has not always worked out & a few renters have left owing me funds. This encouraged me to try airbnb. I have only had one taker so far but it worked out well for me & the family who stayed with me as they searched for an affordable home to purchase or rent. They enjoyed eating & shopping locally.

Please don't prevent me from having the resources necessary to keep my home. I grew up here & love it. It will also be beneficial to pass my home on to loved ones in the distant future. I urge you to create a sensible, fair law that protects the majority of community members not just lobbyists & huge hotels.

I heard it was also suggested that a large portion of the hotel tax created by this venture be used to create truly affordable housing in L.A. I would also hope you support that too as it makes sense to create future abundance & assistance for those in need.

Thanks for hearing me out. I look forward to living here & voting for many decades to come.

Marcie Rose

Dear Council Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I have retired from my job in the art business because of health reasons. I lived in Mount Washington area for the last 25 years. As long as I had an income I could offered the mortgage and live comfortably. However, when I had to rely on my airbnb rental only since I never had 401K, and not old an off to retire things became very difficult and I almost lost my house.

I have a 3 bedroom house in Mount Washington. The third bedroom was my daughter room till she move out for college. My friends knew I was struggling and that I was about to lose my home.

They urged me to rent the third bedroom to help pay the mortgage. I resisted taking someone on a permanent basis as I do like to have some privacy from time to time. That is when Airbnb came to save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time in DTLA and contribute greatly to the economy of the fast growth of downtown LA. Some are here for seminars others are parents who come to help their children settle at Occidental College or are here to visit their children,

others are young Doctors, Physicists, Filmmakers, etc. All these people, come and spend money in the

fast growing economy of these East Side area. They spend and contribute to the economy going to

Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas.

They also use the local restaurants, hairdressers, manicurists, grocery stores.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Mount Washington board members to support the

Bonin/Wesson Motion on short term rentals so that long term Mount Washington residents like myself

can continue living in a place I've called home all these years.

Thank you for your time and attention to my petition.

Sincerely,
Olivia Minkin

To Whom It May Concern:

I'm writing to tell you how important Airbnb has been to our family.

I work in the entertainment industry. I have been in a terrible lawsuit for over three years. During this time, I was unable to work because we had to do so much research and preparation for court.

My husband is a teacher and we have three kids in sports. Without the income that Airbnb provides, I don't know how we would have paid our bills.

In addition to the financial assistance that comes from Airbnb, my children have had the opportunity to meet people from all over the world. I like for them to meet new people and to know about other cultures. My children are learning that even though people come from different countries, we are all citizens of the world.

Airbnb is a well run company that has provided much needed income for our family. I'm able to work from home while I start a new company.

I'm very grateful to be able to host Airbnb guests. I hope, for my family's sake I will be able to continue to do so.

Sincerely,

Sheila E.

Dear Paul Koretz:

I have been an Airbnb host for 4 years. I have 2 extra bedrooms which I rent in the Beverly Grove area and have enjoyed meeting guests from all over the world. I am distressed that you are considering limiting the time that Airbnb hosts can share their houses.

Your new ordinance would not allow as many visitors to visit LA, many who could not afford a trip here if they had to pay high hotel prices. Some of my guests include:

- People visiting their family or friends in the area who do not have enough room
- People working or visiting patients at Cedar Sinai hospital.
- Sightseers
- People interviewing for jobs, or meeting for projects in LA
- People attending workshops
- People looking for an apartment

All of my guests have been quiet, polite, clean and interesting to have in my house. I have learned about their culture and I have been an ambassador for Los Angeles, so many want to come back.

While these visitors stay in the area, they shop at the Grove, Beverly Center and many of the boutiques in my area. Most eat at the local restaurants and attend cultural events in the area. All of this brings more money to businesses in Los Angeles and increases our image around the world.

I hope that you do not limit the ability for us Airbnb hosts to provide hospitality to our visitors and I hope you do not pass this ordinance. It would be a hardship to the travellers here and to me, who depend on the income to maintain my 1927 house. I love this area and would hate to move because I could not afford it.

Sincerely,

Kathy G

Dear Mr. Ryu,

Because of Airbnb, I have been able to stay in my House, in the City of Los Angeles, make new friends from all over the world and get new connections for my entrepreneur job. With this type of income, I have also been able to make improvements little by little to the house which I believe contributes to the value and quality of the neighborhood.

My guests are Students internship at UCLA, CEDAR SINAI HOSPITAL or tourists from all over the world. When asked for recommendations, i send them to try out the local restaurants and shops. Many often come with one suitcase and leave with two – they like to shop at the outlet malls. When guests come to LA, many businesses also benefit.

I know that the city is close to making a decision on the home sharing ordinance. I hope you take my story into consideration. Having a steady income has helped me tremendously and allowed me stay and hopefully allow me to retire in my own home.

Sincerely,

Constituent

In Favor of Home Sharing

Were it not for home sharing, you would see me on the Boulevard pushing a shopping cart. I would lose my house.

I got caught up in the whirl of predatory lending when I refinanced my house to invest in my business. My mortgage sky rocked from \$400 per month to \$4000. Then came the financial collapse. Everything hit me at once. Business failure. Divorce. Bankruptcy. At my age, I could not find a decent job and my social security benefits were tiny. Disaster.

Then the cavalry rushed in with the home sharing alternative. I rented out two spaces in my home. I fought my way back as the money I earned covered my overheads.

If I were forced to limit the number of days I could rent, or the number of rooms, I could not pay my mortgage, let alone pay the rest of my bills. As I said, at retirement age, my employment choices are limited. The only income I would have is a tiny amount of social security—less than \$700 per month. I and would end up on the street. Also, the “number of days” limit is just crazy—what other business does the city limit with the number of days in which they can conduct that business?

I would not be the only one to lose. The city and surrounding businesses would also lose. I pay approximately \$7,000 per year in transient occupancy taxes. What’s more, my guests spend money in the local businesses. Many tell me that if they had to stay in hotels—which are considerably more expensive—they could not have afforded to come to Los Angeles. Or if they were to come, they could not have stayed as long.

Therefore, I beg you on bended knees, to reconsider the terms of short term rentals.

Respectfully yours,

Mrs Elliott

April 11, 2017

This letter is a desperate plea. I have been to the meeting with the Planning Commission concerning short term rentals. There was much talk from one side about Airbnb taking affordable housing off the market. There was even more talk from those of us who would lose their houses, and in some cases really have nowhere to go. I am amongst this latter category. I would not even be able to pay for affordable housing.

When I went bankrupt in my sixties and found myself with no income other than \$600 per month in social security, and no equity in my house. Keeping my home was my only salvation. I rent out 2 spaces in my house as vacation rental, have 3 full-time roommates and another lodger in his seventies who also lives hand-to-mouth. He lives here rent-free and earns his keep with maintenance around the property. Between us we are 5 people benefiting from the short term rentals.

So, if I lose my home, which I will do if you limit the number of days and/or the number of groups of guests I can have, I am unable to pay my mortgage and my bills and will lose my house. You are now putting five people on the streets or looking for alternative housing. How is this contributing to the housing crunch?

I have every sympathy with cracking down on those who buy apartment buildings, throw all the tenants out and turn them into defacto hotels, purely for profit. But for me and for so many other hosts I have met, this is not the case. For us, it is a matter of survival.

PLEASE PLEASE PLEASE reconsider this measure in a way that we all can live with.

I thank you for taking the time to read my letter and consider it.

Yvonne Elliott

March 31, 2017

Dear Mr. Ryu,

My husband was laid off his job in 2010. He was too old to be hired and still a few years away from retirement. As a way to replace his income, we tried Airbnb. We heard about Airbnb but were hesitant to stay in one at first and when we did, we found that it was more affordable, more a pleasant and local experience, it also helped provide income for the host. After staying at another Airbnb, we decided to become hosts ourselves to see if it would work out for us as well.

We live in a residential neighborhood where there are not a lot of hotels so we get a lot of guests who come to visit their children/grandchildren who live near us. We also get visitors from different countries who come to Los Angeles for the first time, for vacation and many Asians come just for the shopping. Because we are centrally located in LA, our place is an ideal spot to go as far as the beach or Griffith Park for views or Hollywood for sightseeing.

The Airbnb income has been helpful to us. It has replaced my husband's income and during the summer time when we are the most booked, we earn extra money so we can make repairs/improvements to our house which I believe helps improve the neighborhood as well.

Airbnb is truly a sharing economy. When guests stay with us, we recommend to them the local places to go, see, eat and visit. Each time we have a booking, everybody wins. We not only make money, the cleaning lady we hire also makes money as well as the local shops and restaurants in the area.

I know that the city is close to making a decision regarding regulating short term rentals in LA. My husband and I personally cannot afford any caps or any kind of regulation applied. And I know that we are not the only people with this kind of situation where Airbnb is a good source of income. I hope you consider my story as well as many other people's stories as part of your decision making process.

Sincerely,

Daisy T.

March 31, 2017

Dear Mr. Ryu,

I am 71 years old. I currently live in a retirement community but I'm not relying on my children to support me. But let me explain. A few years ago, I wanted to sell my house so that I could use that money to move into a retirement community because I did not want to be a burden to my children. My daughter told me about Airbnb and she said that we should try it out. She said maybe there is a way we can hang on to the house for a little bit longer until such time we really needed to sell it.

Along with my social security and pension, the Airbnb income has allowed me to keep my home (which I plan to pass along to my kids when I am gone) and live in a retirement community where I can meet and be with other retirees.

My daughter manages the Airbnb for my house and she has said only positive things about the experience. She said that most guests are appreciative of being able to stay in my home. And that they are very respectful and treat my home like it was theirs when they stay.

I hope that we can continue with this arrangement. My daughter told me about the City's plan to regulate this type of rental. I hope you would reconsider. I know I am not the only retiree doing this type of rental in order to help supplement their social security or worse, is their only source of income. I hope in the end, you will come to a decision that will benefit the people that really need it.

I thank you for your consideration in this matter.

Sincerely,

Ellie N.

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

From: **Evan LeVine** <evanhlevine@gmail.com>

Date: Sat, Apr 1, 2017 at 4:04 PM

Subject: Air Bnb Letter

To: jpinjay@gmail.com

To Whom It May Concern,

My name is Evan LeVine, and for the past two-and-a-half years I have been a tenant of 2409 N. Beachwood Drive. My landlord and landlady, James and Inja Yates, have been exemplary throughout the tenure of my residency. I've lived in Los Angeles for ten years and the Yates' are the warmest, most-attentive and uncomplicated proprietors I have met. The property is meticulously kept, my rent has never been raised, I am regularly invited to celebrate holidays with the Yates' friends and family, Mrs. Yates even goes out of her way to leave jars of her homemade hot sauce outside my front door because she knows how much I love it. **These same courtesies that are extended to me are always extended to the guests they welcome into their home as Airbnb hosts. Watching James and Inja interact with folks from around the globe inspired me to start using Airbnb for business travel. To say that the Yates' go above and beyond the typical duties of Airbnb hosts and/or lessors** would be a huge understatement. I am happy to call them friends, and look forward to being their tenant for years to come.

Warm Regards,
Evan LeVine
evanhlevine@gmail.com
213-321-2201

Dear Councilmember Blumfield

I am writing to you in regards to the upcoming vote on short term rentals. I have been an Airbnb host for 2 years at our home in Woodland Hills. My experience doing this has been nothing but positive. We have hosted guests from all over the world and allowed them the opportunity to visit Los Angeles and have accommodation within their budget. It has also given them an opportunity to see a part of Los Angeles that is not typically on the tourist map which creates a positive impact to our community and the local

Businesses I have enjoyed recommending to them

such as cafes, restaurants and my favorite stores. We also host many people visiting family in the area or business people who travel for work and enjoy having the experience of being in a home setting rather than a hotel.

On a personal level being an Airbnb host has provided an income for my family and I. I am a stay at home mom to a two year boy that is growing into a smart happy individual which I feel is largely due to the fact that he has his mother at home every day instead of me needing to rush out to work.

Because of the income from Airbnb I can afford to be his mother full time. I have no immediate relatives close by so it's a huge relief to our family that we can afford to do this instead of having him at daycare and his mother gone all day at work.

I respectfully ask you to take into consideration how Airbnb and other short term rentals have a huge positive impact on families and communities. I am so grateful for the opportunities that it has provided us. We are one small family that is making the most of a great opportunity to share our home and make some income.

Please consider families and individuals like myself in your area when making your decision on the vote.

Yours respectfully

J. McAteer

Dear Mr. Korekorian,

I am a constituent of yours in Valley Village. I am writing you today to express my concerns about Home Sharing. In 2006 I was forced into early retirement do to an accident and no longer had an income to keep up with my monthly expenses. Soon after I retired I retrieved my granddaughter from the foster system and adopted her in 2008. I started to rent my guesthouse to vacation people and my property for weddings and other events to meet my monthly expenses. I am 64 years old and I don't have any friends with young children. I host many families with children here and it has worked out so nicely having built in playmates for my young daughter, not to mention the wonderful friendships I have acquired. Without this income I could not afford to stay in my home.

There are not many hotels in this area, which is actually good for renting my vacation property, but when I have weddings here I send people who come in for these events to local hotels generating income for them as well. The people who stay here for vacations I recommend local restaurants for dinning out and delivery and local shopping. Grocery stores and dry cleaners also benefit. I offer my guest the option of a private chef and masseuse to come in if they have that preference. Theme parks too are high on the list for all my visitors. All of the above generates income for our community. The 14% occupancy tax also generates income for Los Angeles County.

All of my neighbors are aware of my financial situation and have no problem at all with me renting my guest home. I don't see a downside to home sharing. My hope is that you will also feel the same way when legislations is on the table regarding Home Sharing. Many people in my situation would be negatively compromised if Home Sharing were denied. Thank you for taking the time to read my concerns on this matter.

Georgia D.

LA City Council File #14-1635-S2

Dear Councilman Krekorian,
April 28, 2017

LA City Council File #14-1635-S2

Dear Councilman Krekorian,

I came here in California in 1985. Lived here in Los Angeles while working as an Accountant. I retired last year. As we all know our social security pension is not enough to go through our retirement days. I have bills to pay specially my mortgage. I am now 66 years old and too old to go back to work. All my children moved out and live on their own.

I am so happy to find out about Airbnb. I was able to share my home with this little income had helped me a lot to keep my home and pay bills. Living alone is scary. I find sharing my home is a good way to have company once in a while. I am very comfortable the way Airbnb verified my guests.

I find sharing homes helped our community by attracting more visitors to visit Los Angeles in a cheaper way. Restaurants and Stores in Los Angeles benefits from this. There will be more visitors to enjoy our Parks and Museums. It is a chain reaction.

When I read about the City regulating short term rentals. I was concern. I am too old to deal with all the paper works and I am sure this will affects the cost of sharing a home. Host will start increasing prices. Not sure how I can make ends up meet and be able to pay for my mortgage.

As a Host, we are already paying Federal and State Taxes on short term rentals. Airbnb reported all our income to the government.

Please consider my situation in making your decision.

Respectfully yours,
Edith Bonifacio

Dear Mr. Krekorian,

I am writing to you as a long time resident of Los Angeles and homeowner in Van Nuys. This letter concerns proposals regarding AirBnB.

I have worked in the entertainment industry most of my life. I have been a professional stand-up comic for 25 years and have worked in Craft Service in the film industry for the last 15. Due to health issues, as well as age, I am not able to work full time in Craft Service as I have in the past. I have been opening 2 rooms in my home to AirBnB since last November and it has been a truly life saving experience. It has allowed me to make ends meet and kept me afloat. The guests have been fantastic, they serve the local economy and it allows the tourism industry to thrive as people who come to stay have extra money to spend while here on vacation.

I have had the pleasure of making friends with people both from here in the states as well as abroad and I urge you in the strongest way possible to not take that away from all parties concerned. I supported you as a voter and I would hope that you and other council members keep your constituents best interests at heart. I bought a house in Van Nuys 6 years ago that was in need of work and have turned it into a beautiful home. I would hope that you and those you work with would see fit to allow me to keep and enjoy my home. As I write this, I am hosting a doctor who is here from Italy studying at a local hospital. Were it not for AirBnB, he would not be able to afford the 3 months of study.

AirBnB is a win-win for all involved. Please do the right thing and do not restrict mine and other people's ability to make a living and enjoy our time here in Los Angeles.

Sincerely,

Drew Marks

Christopher M. Allport
10061 Riverside Drive #1017 Toluca Lake, CA 91602
cmailport@gmail.com
To: Los Angeles City Council
Attn: Paul Krekorian
LA City Council Member
councilmember.krekorian@lacity.org
4/26/17

RE: Proposed Home Sharing Legislation

Dear LA City Councilmembers,

It has come to my attention that there is legislation on the table that is designed to regulate the way that I use my home on my land, including (but not limited to) restricting the sharing of my home through the AirBnB, (peer-to-peer) reservation software.

I am uncomfortable with the City inserting itself in the middle of a legal, private party transaction. While I understand that you have concerns about zoning and land overuse, may I remind you that my R1 zoned property in North Hollywood is a three- bedroom accommodation, and that is exactly how I use the property: for three people.

I choose to be an un-married individual (which apparently raises the heckles of more conservative thinkers). I choose the family that I live with to be non-romantic, like- minded individuals from other parts of our country and world, sharing common interests, in a non-traditional family set-up. Legislating people's home life is "slippery slope," a very scary proposition. We all know what happened in 1930s Germany when Hitler began dictating where and with whom certain populations could live.

I'm uncomfortable with the Hotel Industry and the City of Los Angeles threatening to apply restrictions to my private home life and private property: It feels potentially un-American and unconstitutional.

The zoning laws already exist and I am in 100% compliance with them.

There are plenty of homeowners in my neighborhood that have built additional units on their R1 property. There is currently no enforcement or compliance in those cases. The issue doesn't seem to be that we need more legislation, but instead enforcement of existing zoning codes.

I'm a life long resident and tax-paying voter in Los Angeles (North Hollywood). I have worked diligently in the entertainment industry since 1986. As you may know, sustaining a career in the arts is not easy, but I've found a way to make it work for nearly three decades. Over the past fifteen years, I have also seen my union become less effective with roughly 180,000 members competing for 10,000 jobs. You do the economic math.

As a result of the basic economics, I started my own small business, Allport Production Studios International (a division of Allport Enterprises, Inc.), in 2003, which has generated the economic equivalent of 3 or more full time jobs per year for creative freelancers over the past decade.

In 2012, I was seriously injured by an under-insured, cannabis-influenced, texting driver. It was the worst possible situation for my health and my finances. My direct economic losses (medical bills, property damage and lost income) totaled about \$125,000. I was able to recover from insurance about \$45,000 of that loss, leaving me in about \$80,000 of medical debt.

It took me nearly a year to recover sufficiently to be able to begin operating my business again. As you can imagine, many clients had already moved on to other options. There was a lot of rebuilding to do.

It was during the time that I was recovering when I realized how desperately I needed passive income in order to pay my mortgage and keep my home. I found myself in a desperate, homethreatening situation through no fault of my own. There should never be a time when a hardworking, insurance-premium-paying, law- abiding, tax paying, US citizen should ever wind up in

a desperate, home threatening situation caused by the actions of a non-law-abiding citizen. But that is what happened.

Perhaps instead of looking to regulate law-abiding homeowners, you should consider investing your time and resources to reinforce obsolete insurance codes that don't actually protect injured victims to the extent that is necessary.

I looked everywhere for a positive solution. To recover from my injuries, I would need to stay in my home, put my business on hold, and still be able to pay my mortgage.

That is when I turned to AirBnB. I realized that there were people with similar interests to myself, who needed a place to stay. More than that, there were many young adults who were interested in my expertise in the entertainment industry who wanted to learn from my experience. After starting to host, I soon found that I was also able to keep income coming into my business by teaching and consulting for and through my guests and the connections that they maintained.

As a result, over the past three years, I have earned AirBnB SuperHost status, and an excellent global reputation for helping my guests feel comfortable in a new city, as well as teaching them the ins and outs of a very difficult industry.

This newfound segment of my business is now a driving force within our local, and global economy. We are bringing in more than just tourists, but workers, entrepreneurs, and teachers, who in turn are also local consumers that are actively participating in our local economy.

My guests typically include, professors, students, interns, and young professionals all working with/for major economic engines in the San Fernando Valley and Los Angeles like Disney, Warner Brothers, New York Film Academy, USC, UCLA, CSUN and Universal just to name a few. These guests use our local businesses, restaurants, dry-cleaners, grocery stores, etc. for their daily needs, as a further stimulation to our local economy.

Together, our supply and demand economic influence has enabled me to stay in my home, recover from my injuries, pay my mortgage, and rebuild my business, enabling me to stay in my native Los Angeles. Without AirBnB, I would have had to pack-up and leave my home due to: a) illegal, negligent actions of others; b) insurance loopholes; and c) corporate consolidation, greed and inflation (largely unrecognized in employee wages and union protections).

As an added benefit, AirBnB home sharing income has enabled me to make necessary improvements to the property, thereby increasing safety, functionality and property values, while encouraging the rest of the neighborhood to also make improvements.

I would encourage you to think very seriously about dictating how homeowners define their family. We are living in a progressive world with progressive thinkers. The ideas of family and marriage are rapidly changing. Progressives are self-regulated, more focused on evolution making the world a better, safer, more productive place.

We demand the freedom that the US Constitution provides us. America's strength was created by the independence of small business and creative thinkers. Please do not legislate our local economic freedom away. Please consider that massive economic benefits to Los Angeles when crafting legislation regarding home sharing.

Best,

Christopher M. Allport

Entrepreneur, Executive Producer, Director, Composer, Performing Artist North Hollywood 91606

Dear Councilman Krekorian,

We are writing to express support of home-sharing in Los Angeles, and are hopeful that this motion will lead to some reasonable rules for home sharing in the city.

Home-sharing has been a very positive experience for both us and our guests. We love meeting people from all over the country and world, and have had nothing but friendly, clean, and conscientious guests.

Adam has lived in Los Angeles for almost his entire life, and I have been here for about 10 years. We are both working professionals: Adam is a professor, and I am a sales rep for a wine importer.

We recently bought a house in North Hollywood with a unit above the garage for my mother. She lives with us about 4 months out of a year. When she is not with us, we rent out the space to travelers. It is ideal for us, because she gets to have a home in Los Angeles, with her items, close to us. With her limited income, she would not be able to afford to stay anywhere else. Without Airbnb, we would see my mother for only a short period of time, once a year.

Our other options are less than ideal. If we rented the unit out on a yearly basis, we would not be able to have her with us. If we left the unit vacant while she is away, we would be losing valuable supplemental income. Airbnb allows us to have quality time with my mother, while also generating income that one would expect from buying a property with a rental unit.

We often host other parents for extended periods, who are visiting their children and/or grandchildren. Without Airbnb, their visits would most likely also be limited.

Please support legislation that will allow us and other families to keep connected, and able to earn income.

Thank you,

Adam and Christine

Dear City Council Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short-term rentals in Los Angeles. This letter is in support of the Bonin/ Wesson Motion, as it is a fair way to work with this new rental market.

I work in the entertainment industry as a freelance Executive Producer. I have been fortunate enough over the past years to live a comfortable lifestyle and purchase a historic home in the Angelino Heights section of Echo Park. Unfortunately, this past year I have not been working and living on Unemployment wages. That has ended but I was lucky to have the short-term rental of my home to rely on for income. This was essential in me being able to live and pay my mortgage; I do not know what I would have done without this income.

Short-term rentals allow me to choose who I want in my home and for how long; I operate this is an extremely safe and mindful way. This is not a flophouse for college kids and adds to the dynamics of my neighborhood by bringing guests from around the world that otherwise may not experience this quaint community. Additionally, these guests support the local shops and eateries in Echo Park, travel to Dodger's Stadium and several of the convention centers downtown. This supports the local economy greatly.

I urge you to create sensible, fair laws that protect community members like me, and encourage local Neighborhood Councils to adopt short term rentals so that long term Echo Park residents can continue living in our homes.

Sincerely,

Richard C

I am a single mom with a child with special needs. There is no dad in the picture and most of my family is not in the U.S. With lots of sacrifices and discipline I was able to save money to buy a home. I was so excited about being able to provide a permanent place for my daughter, who has a hard time adapting to change due to health issues. But soon after my work hours were reduced and money was not enough to pay the mortgage. I saw a very bleak future: losing all of my savings in a foreclosure, being homeless with a young child and being heartbroken from the realities of the laws here.

I was lucky to have a friend who told me about renting a room on AirBnB. I jumped on it right away, like a drowning man to a straw. I hardly got any bookings the first month, but soon after the positive reviews came and I got a steady flow of booking, hence income, which made paying mortgage possible. I felt as if the rope that was tightened around my neck loosened up and I could hope to have the life I dreamt of for my daughter and I, thanks to home sharing.

I plead to you, as a human being, to allow home sharing to continue with minor restrictions, so people like me have a chance of getting extra income whenever needed. And I plead to you as a business woman holding an MBA and as a citizen of L.A. to allow a continuous flow of taxes from home sharing into the City's budget.

Thank you,
Vania

This letter is in regards to the home sharing ordinance.

Home sharing has been great to me and all my neighbors, Not to mention the local business. Not only does it help me pay my mortgage and property taxes, it also lets me play host to people from around the world to show them how beautiful our community is. Its a win win situation.

I am a senior citizen and would struggle greatly and might even loose my property without the help of Airbnb. I am a productive member of society and would like to keep it that way. If I loose my property and am unable to take care of myself I would most likely be a burden on the community i speak so highly of.

All I ask is for fair legislation regarding home sharing. Protect people like myself that are a positive influence on our community and our right to our own property.

Thank you so much for your time and attention.

I am principally concerned about the room sharing program CD#14-1635-52. My friend Peggy is a host that participates in short term room sharing and speaks on this subject quite often, and now she has caught my interest.

According to my friend, she can remain her bills much better with the help she is getting from the time-to-time room sharing with Airbnb. She also mentioned there is a 180 days limitation the City allowed, but now is being threatened to be cut. In my opinion instead of cutting the days the City should be increasing the days already allotted.

The City planning anything to do with the number of day's people can home share and how many bedrooms within their home they can have guests at one time should be a concern for all persons that own a home.

Financial problems can happen to anyone of us and I would be truly distraught if I had to get the City's permission to charge overnight people for running my electric bills higher, wearing out my mattress, pillows, sheets, towels, chairs, using my gas, water and power to wash their face and behind.

If what she and others are doing is keeping people in their homes, I say bravo to them and the government needs to mind their own business.

Please pass my opinion onto whoever needs to get them a life and truly understand the struggles of some less fortunate home owners trying to maintain their properties.

Thank you for your time.

Ms. Sylvia Butler
4251 S. Van Ness Avenue
Los Angeles, CA 90062

Dear Councilmember:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I have a small income which is hard to survive with in ever increasing prices in the Los Angeles Market. Having additional streams of income even though meager will help me tremendously. My lovely home in the East Side with amazing views is usually empty. Having company help make home happier and more secure knowing it will be occupied. Airbnb is very instrumental in helping me save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at USC and contribute greatly to the economy of the Eastside. Some are here for seminars others are parents who come to help their children settle at USC or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people, come and spend money in the Eastside, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas. They also use the local restaurants, hairdressers, manicurists, grocery stores.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Northeast board members to support the Bonin/Wesson Motion on short term rentals so that long term Northeast residents like myself can continue living in a place I've called home all these years.

Sincerely,
Derrick Dumlao

Mr. Gil Cedillo

Los Angeles CD1

Dear Mr. Cedillo,

As a long time constituent and supporter, I am writing to you to urge you to support the right of Angelinos to engage in home sharing through AirBnB or other home sharing services.

As a divorced mother, the extra income that I have earned through Airbnb has been fundamental to my ability to be able to keep my home, without this income, I will be forced to sell, and will most probably not be able to afford to live in Los Angeles anymore.

I know you have been a tireless supporter of immigrant and disadvantaged communities. Home sharing is an invaluable resource for me and many others.

Please do not approve an ordinance that will restrict the sharing of one's own home.

Thank you,

Mariana Groisman

Los Angeles, 90065

May 12, 2017

Kurt Inderbitzin
1408 ½ South Burlington Ave
Los Angeles, CA 90006

Dear Councilperson:

We have rented to both long-term renters and AirBnB renters for years. We have had LOTS of problems like noise and disturbances to neighbors and improper behavior from long-term renters; we have never had such problems with AirBnB renters. Simply put, all AirBnB renters know they will be reviewed by Landlords on the AirBnB web site, and if they get bad reviews, nobody else will rent to them...so they behave. Long-term renters, conversely, know there is a virtually no way for future landlords to track down their poor past behavior, so they don't behave. Which means AirBnB tenants are great tenants, both for their Landlords and for the neighborhoods where they stay.

And yet, the hotel industry is fighting tooth and nail to keep AirBnB out of Los Angeles. Obviously, they want all the funds generated by tourists to fall into their hands, and into nobody else's. So they argue that AirBnB travelers disrupt neighborhoods when, in fact, they don't. What the AirBnB travelers do do is bring millions and millions of dollars to local neighborhoods and families that desperately need these funds, and millions more to the tax coffers of the Los Angeles city government.

And, make no mistake, the fact that AirBnBs exist also dramatically INCREASES the total number of tourists that come to Los Angeles. Why? Because AirBnB's can be dramatically cheaper than a hotel – a 3 bedroom AirBnb can house a family of six for as little as \$175 per night; it would take 2-3 hotel rooms, at \$250 per room per night, or \$750 in total, to house that same family. The cheaper costs of AirBnBs let more people come to Los Angeles, and that fuels the overall tourist industry.

The legislation you are considering will kill off most of the AirBnBs in Los Angeles. In doing so, it will enrich powerful hotel conglomerates at the expense of individual homeowners and small businesses, decrease the number of tourists coming to Los Angeles, and reduce the overall tourism dollars spent in Los Angeles.

It is a mistake. A big one. Don't do it.

Sincerely,



Kurt Inderbitzin

Dear Mr. Krekorian:

My name is Guilherme Freitas and I am now, after a journey that took me from my native country Brazil to New York, New Jersey and now Los Angeles, a lawful and proud American Citizen. I take great pride in helping travelers by offering a room in my home and I have done so for almost ten years. After the economy crisis around 2008 that I never fully recovered, I found myself scrambling for jobs and almost having to leave the Los Angeles area. Luckily I found out something called AIRBNB to help me stay where I belong, in the community I love. Also, as a bonus, I get to meet people from all over the world, it's truly amazing. Restricting the days I could rent out the room in my home would greatly impact my income and put my situation in jeopardy. Every month I raise about half my rent and it allows me to stay here. I urge you to let us continue to do so – and instead focus on the real problem, rich people and companies who use the system for their benefit driving out renters and renting out entire units, and that of course I understand affects the hotel industry. You see, I live here, and my guests share the same space with me – we should be allowed to decide what happens inside our own home.

Thank you

Guilherme Freitas

Dear Mr. Krekorian,

I recently heard about the news about the ordinance in Los Angeles about limiting Airbnb hosts to a certain amount of days per year.

I'm a young single woman who lives in the No Ho Arts District and decided to give Airbnb a shot when I needed to cover a hefty medical bill and it became clear that my income wasn't going to be enough to cover my rent, utilities, vehicle, insurance and daily life needs.

I live in a very humble 1 bedroom with a small loft that I've made into a guest room. At \$1800 for rent and around \$300 for utilities, I'd have to be making \$6300 just to be approved for my current apartment. Since apartment buildings require triple the amount in income, it has become near impossible for me to earn \$6300 a month while working full time and even taking on some overtime.

I certainly don't live an extravagant lifestyle by anyone's standard. I simply want to keep my little 1 bedroom in a neighborhood that's close to my current job and my family.

I support Airbnb and the community we have built through their service. I kindly ask that the people of the community be taken into consideration on any future ordinances.

Sincerely,

Jade

Dear Mr. Krekorian

I understand that the city has been working on creating an ordinance that would regulate short-term rentals in Los Angeles imposing very severe restrictions on your constituents. And before you vote to impose any new laws or restrictions, I hope you understand how this will affect many of us.

While my job is in the entertainment industry, I am traveling around the country and around the world for several months at a time. Because of that, I need to make sure that I am not only having someone in my home, but it is necessary to supplement my income.

My life has dealt me several blows in the past 10 years, between deaths, illness, bills stacking up, etc. And because of the onslaught of these circumstances, I was dangerously close to losing my home, which I have owned and lived in since 1986.

Until Airbnb, I had become hopeless. Then everything changed. I suddenly had enough money for my property tax, I not only got by, but had extra money to do many repairs and upgrades around the house. And enough money to enjoy life fully. Plus, I had a side job.

I am not old enough to take my pension or social security, and I count on the extra income, for which I pay a hefty income county tax, to live.

The ability to choose who stays in my home, and when, is a great help to not only my financial stability, but to the small businesses in my neighborhood, with which I have a very good relationship. They count on me sending them the extra business, and the local restaurants know that I have included them in my Guests' Welcome Package.

Many of my guests are students that come to New York Film Academy, a large number of students that have come from Europe to take dance classes at the studios, which are blocks away from my home. Actresses looking for jobs in the Film Industry who may be wary of staying in someone's home, often choose us, as we are not only in the business, but we are also a male couple. They feel safe

Hi Paul,

my name is Judith Boell from Xanten in Germany, I am a social worker, and because of this peaceful Airbnb listing in Sherman Oaks, I was able to stay in Los Angeles 3 days longer, than I would have been able to had I stayed in a hotel, which allowed me to enjoy your beautiful city with the personal perspective of how a local lives around North Hollywood and "the valley", while also enjoying a peaceful garden in the home of an amazing host who has the sweetest dog.

None of that would have been possible in a hotel setting and these are just some reasons why i chose to stay in this lovely listing and why I want to voice my full support that Airbnb home sharing in Los Angeles is not shut ,or limited.

That would be a huge loss for tourist like me, for the home owners like the Airbnb hosts, and for your wonderful city.

Respectfully
Judith Boell

Klever Str. 32
46509 Xanten
Germany

Dear Mr. Krekorian:

my wife and I work in the entertainment industry as freelance music supervisors, and do music catalog placement in film/tv. Our income is up and down as of late, and we were considering moving out of our house in Studio City. I had tried renting our extra room to friends and acquaintances, and then through Westside Rental and Craigslist with mixed results, Some people ended up not paying us.

Someone recommended being a host on Airbnb, and it has been fantastic, safe and consistent. All the guests are pre-screened, as are we (much like Uber) and so I only get the best and most considerate people. Many are visiting from around the world. (I recently had a Chinese movie writer/producer stay with us and she is going to use our music services).

Best of all, the payment is handled through the Airbnb website and Paypal. The city gets a tax on this. Most of all, it is a much safer and better way to share our home and be able to stay here in Studio City. It's also safer for the community.

Reducing the number of days we can be hosts on AirBnb to six months is not fair to people like us. I have heard of abuses and "party houses," and so forth. I do support fair regulation, but it should not impact people like ourselves in our 60's who are struggling to keep living in a house, and for whom this service is very important.

I urge you to support year-around home sharing through Airbnb for people like ourselves.

Thank you,

Julius & Cindi Robinson
4390 Irvine Ave.
Studio City, CA 91604
818 766 0877 (office)
818 625 0846 (cell)