

## Google Groups

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### Fwd: Short-Term Rental News

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Sharon Dickinson

Jun 5, 2017 8:51 AM

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

From: **Los Angeles Short-Term Rental Coalition** <lacoalition@calodging.com>

Date: Fri, Jun 2, 2017 at 12:47 PM

Subject: Short-Term Rental News

To: sharon.dickinson@lacity.org

## Short-Term Rental News

### Affordable Housing

#### **10 of the worst landlords in Los Angeles**

*Curbed Los Angeles | 5/31/17*

One such landlord, Carol Alzman, allegedly used California's Ellis Act to mass-evict her tenants, then turned around and immediately started renting their apartments on Airbnb...

Over the last decade, Michael Cohanzad's company Wiseman has evicted at least 237 tenants from rent-controlled properties in Los Angeles. He is known as a rampant Ellis Act abuser who takes decent affordable units off the market in order to create luxury ones, and is a primary target of both the LA Tenants Union and the Eviction Defense Network..

*"Cohanzad is known for abuse of Ellis Act re rentals via Airbnb, harassment of tenants through systematic removal of services, entering units without permission, and leaving empty units open and unlocked. He also has filed SLAPP lawsuits [frivolous lawsuits meant to intimidate] on tenants." -LA Tenants Union*

#### **L.A. County homelessness jumps a 'staggering' 23% as need far outpaces housing, new count shows**

*Los Angeles Times | 5/31/17*

The Homeless Services Authority linked the worsening problem to the economic stress on renters in the Los Angeles area. More than 2 million households in L.A. and Orange counties have housing costs that exceed 30% of income, according to data from Harvard University's Joint Center for Housing Studies included in the report. According to the nonprofit California Housing Partnership Corp., median rent, adjusted for inflation, increased more than 30% from 2000 to 2015, while the median income was flat.

#### **Madrid's residents are being forced out of the city centre - Blame Airbnb**

*City Metric | 5/31/17*

Central Madrid is not going to "become a theme park like Barcelona, Rome or Venice", the city's urban development boss José Manuel Calvo pledged recently. Hundreds of thousands more tourists descended on the capital last year, adding to rental pressures that have forced 10 per cent of locals from the city centre in the past decade. And wildly increasing numbers of people are using tourist accommodation platforms like Airbnb. In the view of Madrid's left-wing leadership, the problem is critical - and the required solutions are bold.

## Discrimination

### **Airbnb Hosts More Likely to Reject the Disabled, a Study Finds**

*New York Times | 6/2/17*

A new Rutgers University Study - based on more than 3,800 Airbnb lodging requests sent by the researchers - suggests it may be common: Travelers with disabilities are more likely to be rejected and less likely to receive preapproval, or temporary clearance, for a potential stay, the authors found.

Hosts granted preapproval to 75 percent of travelers who made no mention of a disability, according to the study. That rate fell to 61 percent for those who said they had dwarfism, 50 percent for those with blindness, 43 percent for those with cerebral palsy and just 25 percent for those with spinal cord injuries.

## Rental Cap

### **Amsterdam, Airbnb and the Very Real Problem of Overtourism**

*Skift | 6/1/17*

In 2014, Amsterdam became the first European city to agree a partnership with Airbnb. Among other stipulations, the deal also led to the home-sharing platform agreeing to "collect and remit tourist tax on behalf of hosts." Another deal was at the end of last year requires Airbnb to limit the amount of time hosts could rent-out their properties to **60 days per year**. Interestingly, the signed document also commits both parties to "inform one another about their external communications." "If you present numbers that nobody can check, it's not paying taxes. It's just making a donation," Oskam said.

## City & State Action

### **Airbnb renters in Schaumburg to start paying 8 percent tax**

*Chicago Tribune | 5/26/17*

Schaumburg is the latest Illinois community to enter into an agreement with Airbnb that will allow the village to begin receiving taxes from the online vacation rental giant. Starting Thursday, an 8 percent hotel and motel tax will be added to the cost of Airbnb rentals in the village, according to the home-sharing business and Schaumburg officials.

### **Southern Nevada Officials Coming Down on Airbnb, HomeAway**

*U.S. News & World Report | 5/27/17*

Code officers in southern Nevada plan to crackdown on illegal short-term home rentals for Memorial Day weekend. Officials are expecting thousands of tourists to come to Las Vegas for the holiday, some of which may be staying in homes listed on services such as Airbnb and HomeAway. Home rentals for periods less than 30 days are illegal in unincorporated Clark County. Homeowners caught in violations can be fined \$1,000 a day.

### **Most Airbnb hosts not registered in Quebec, one year after law took effect**

*The Canadian Press | 5/28/17*

The majority of Quebecers who list their properties on Airbnb and other home rental websites are not registering with the province, just over a year since it implemented a law regulating them, new data suggests. The province's Tourism Department says it issued 967 permits for rental hosts out of 2,244 applications in the year since the law took effect on April 15, 2016. There were 19,400 Airbnb hosts in Quebec in 2016, according to the company's data, and that doesn't include people who rent out their homes on other websites such as VRBO and Kijiji. That would suggest a compliance rate of less than five per cent among Airbnb hosts alone.

## Legal

### **Santa Monica AirBnb suit dismissed, could be refiled**

*Santa Monica Daily Press | 5/29/17*

A Federal District Court judge dismissed an elderly woman's lawsuit against Santa Monica's restrictive AirBnb ordinance Wednesday, further delaying the case that objects to the law under the California Coastal Act. Santa Monica's ordinance prohibits listing a home as a vacation rental unless the homeowner is present during the guests' stay. Ariene Rosenblatt and her husband contend they should be able to list their home on a website like Airbnb while they are traveling out of town to supplement their social security checks.

## Misc

### **Airbnb hosts get unexpected guest -- a woman in need of help**

*ABC 15 Arizona | 5/31/17*

A Valley couple didn't know what to do when an unexpected guest showed up to stay at their Airbnb. "Just at first appearance, this was someone who could not walk without a walker," said Maryrose Hall. She and her husband, David Lins, had been renting out several rooms in their Mesa home through the online service since August. "[The guest] can't hear unless you are making direct eye contact and projecting your voice." Hall and Lins say the woman who made the reservation appeared as a younger, active and artistic adult. The woman who showed up, who ABC15 is not identifying, arrived in a taxi at their door with nearly all her belongings. Soon, the couple found out she was homeless.

### **Native American activists slam Airbnb for tone-deaf teepee ad**

*Mashable | 5/31/17*

Airbnb is in hot water over its clumsy treatment of Native American culture. The housing rental service hastily scrubbed an ad from its social media profiles on Tuesday after Native American scholars and activists slammed it for racial insensitivity. The post featured a listing for an "off-the-grid" teepee, where visitors are promised a "true Sioux style" experience.

Our coalition represents workers, neighbors, tenants, lodging associations, employers and affordable housing advocates. We stand united behind responsible and appropriate regulation of the short-term rental (STR) industry in Los Angeles.

Short-Term Rental Coalition consisting of AH&LA, CH&LA, Hotel Assoc. of LA, Keep Neighborhoods First, LAANE, UNITE HERE Local 11, and other neighborhood, business and community groups, 414 29th Street, Boston, CA 95816

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