

From: Anton Naperstak <anton1369@yahoo.com>

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Subject: Council File 14-1635-S2

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "justin.wesson@lacity.org"

<justin.wesson@lacity.org>, councilmember.fuentes@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfeld@lacity.org,
"david.ryu@lacity.org"

<david.ryu@lacity.org>, councilmember.martinez@lacity.org, councilmember.price@lacity.org, councilmember.bonin@lacity.org, councilmember.ofarrell@lacity.org,
"paul.koretz@lacity.org" <paul.koretz@lacity.org>

Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, qilcedillocd1@gmail.com, "councilmember.huizar@lacity.org"
<councilmember.huizar@lacity.org>, "mathew.glesne@lacity.org" <mathew.glesne@lacity.org>

Dear LA City Council:

I am writing you to help to create clear and fair legislation regarding home sharing. I have been living in Los Angeles since 2006 and I have been resident and homeowner in Harvard Heights neighborhood since 2009. I have purchased my current home at the heights of recession and have remodeled it thus contributing to the improvement of the neighborhood. Since then I was renting some rooms in the house for both short and long term people. Doing that allowed me to survive financially during the recession and still keep my home. Now when the recession is over I am able to start rebuilding my business and have some money for home improvement projects.

Initially I was doing home sharing through Airbnb to fill the gaps between longer term tenants. The I noticed by host through airbnb I was able to attract better quality tenants who are both financially sound and can contribute to social atmosphere in the house. Since then I am doing a combination of long and short term people at home and Airbnb was a great help in finding good tenants. Many of those people come to get resettled in Los Angeles and my house serves as a great introduction to the city. I am able to provide new arrivals information about what is there in the neighborhood and introduce them to a new circle of friends something that they would not be able to do if they stayed in the hotel. Thus I am contributing to the gentrification of the neighborhood.

I would like to see the city to continue to get cleaner, safer and more livable. Last several years we saw some progress in that area and one of the factors was proliferation of home sharing which allowed homeowners to fix up their homes and attract high quality tenants. Please consider that when you work on the legislation regarding home sharing.

Home sharing is not in any way a problem or a cause of housing shortage. On the opposite: home sharing actually increases supply of available housing both by encouraging reclaiming dilapidated properties and introducing new rental units to the housing market.

We need legislation which would encourage more home sharing and not place any onerous regulations or restrictions on the home owners. This way the city of Las Angeles will be able to meet its budget requirements, efficiently combat crime and create safe and productive environment for it's residents and businesses.

Sincerely,
Anton Naperstak
Resident and Homeowner
Harvard Heights Neighborhood
City of Los Angeles