

Dear Mr. Williams:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I am retired and I and my husband own a second home near the beach in Los Angeles, and we depend on the income I generate from renting it to guests when we are not using it. The current proposal would make it illegal for us to rent out our own second home, and that doesn't make sense.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence. We have mostly families of 4 stay with us. These people are able to come to Los Angeles and spend money here that they otherwise would not be able to do with Westside hotels starting at \$500 a night for one room.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelino's in my position.

Sincerely,

Diane Duarte

16 August 2015

RE: Council File 14-1635-S2

Honorable Jose Huizar and PLUM Committee Members:

Please be aware of a conflict in the Motion put forth by Council Members Bonin, Koretz and Wesson regarding Short-Term Rentals.

The Motion would prohibit any unit that is subject to the City's Rent Stabilization Ordinance (RSO) from being used as a Short-Term Rental. While this may be appropriate for Rent Stabilized Units that are part of a multi-family dwelling, the RSO also can apply to single-family homes in situations where there is more than one single family home on a parcel.

An ordinance that bans all RSO units from short-term rental would unfairly apply to those homes that are primary residences if they are also happen to be subject to the RSO.

As a long-time resident of Highland Park I hope you will take this conflict in mind as you draft sensible regulations of short-term rentals.

Most Sincerely,

Rebecca Samuels
6222 Bertha Street
Los Angeles, CA 90042

I Support Short Term Rentals

Honorable Councilmembers:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

I am a real estate agent in Los Angeles. Often times I have clients relocating and need a short term rental while here looking for a new home. The short term personal home rentals are also great when there is a delay in moving into their new homes. With children and pets hotels are not always an option.

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence.

Again, I have no issue with sensible regulation of the short-term rental business. But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As a real estate professional, I am asking that you continue to allow short term rentals of personal and private homes.

Sincerely,

Darlene Kelly
310.990.5339
darlenekelly@bhhsca.com

Smart Regulation, Not a Reactionary Approach

Honorable Councilmembers:

I am a property owner in West LA, with two units that my family has owned for more than 50 years. My units are professionally managed to provide an exceptionally high level of service.

I agree with the idea of regulating short-term rentals to create a better tax collection framework, and make things less confusing for everyone. There are also situations – such as buildings covered under the RSO – that don't necessarily make sense for short-term rental. But I don't agree with implementing policy that would irrationally curtail this valuable, job-creating business, which has existed in harmony with our neighborhoods for decades.

I've seen the scandalous TV news stories about rowdy guests partying in quiet neighborhoods. This depiction is simply not an accurate representation of what we do. Our company, for instance, follows a rigorous safety and security protocol to ensure that the host, guest and neighbors are happy. The management staff provides a tour of the unit, apartment and/or home to guests; they serve as an emergency contact, available by phone 24/7; we respond to any noise complaints by neighbors; and the company ensures that all parking, noise level, pet, smoking and other property rules are known and adhered to by guests.

As property owners and managers, many of us fully support the idea of regulating the short-term rental business. We want to help create an orderly system that educates owners and managers, and provides tools for bringing businesses into compliance, and ensuring the implementation of best practices for the sake of our neighborhoods. We know this kind of regulation can work, because we've seen it done successfully in other California cities like Rancho Mirage, Palm Desert and Palm Springs.

What we can't afford as a city is to take a reactionary, blanket approach to this issue based on limited anecdotal evidence. The short-term rental business has existed harmoniously in our neighborhoods and driven our tourism economy for years. We should work together toward a regulatory solution that protects our neighborhoods while leaving our business and our jobs intact.

Respectfully,

Linda D. Comelo

Honorable Council Members,

There will be serious and costly legal ramifications to any unfair curtailment of Vacation Rentals. Your best avenue to take would include allowing short term rentals of one week or longer, (subletting), taxing them, enforcing three times you are out on verified noise complaint laws, allowing owners with permits to appoint an agent, either in-home, or one who is within 2 miles of the home if the owner/resident is not home and creating low income housing funds with the taxes.

The convergence of the GREAT RECESSION along with amazing internet technology has create a shared economy phenomenon residents and the councils they appoint must come to terms with.

You will save your city litigation fees in the millions, (if you are not challenged on unfair taxation), you will look like a hero to vacationers (another kind of affordable housing), regular affordable housing folks AND the Vacation Rental residents, and you will set a precedence for cities world wide to catch up with the economic and technological realities of the times.

Hotel lobbies, well, they would be prudent to offer a similar or better product at a similar or better price with more amenities; that's how it goes in a competitive society. All forecasts state that visitors from China and India will be descending on our city in numbers that we cannot yet comprehend. Plenty of business for all.

Good business folks know that good competition is good for business; that is if you can't squash them at the City Council level.



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: I support short term rentals

1 message

Sharon Dickinson <sharon.dickinson@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Fri, Aug 21, 2015 at 12:55 PM

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Sharon Dickinson
Legislative Assistant
Office of the City Clerk
Council and Public Services
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----- Forwarded message -----

From: **Lisa Revelins** <lisa@revelins.com.au>
Date: Fri, Aug 21, 2015 at 12:44 PM
Subject: Fwd: I support short term rentals
To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Sent from my iPhone

Begin forwarded message:

From: Lisa Revelins <lisa@revelins.com.au>
Date: 21 August 2015 12:42:02 pm GMT-7
To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>
Subject: I support short term rentals

I would like to send my story and to show my support for short term rentals and how much it would impact me as its my livelihood.

I own two condos in Venice Beach side by side and are both on one separate property (there are not other units on the premises only these 2).

I have never had rent control.

They have been short term rentals for 7 years. I bought this for this purpose as the owners had before me had also. This is my only form of income.

I employ 3 people regularly to work on the property to clean and maintain

I have an accountant and book keeper.

I have the 2 properties registered as a business.

They are very well appointed and upmarket looking properties with high quality furnishing all from local Venice

homeware stores.

When taking a booking from a website, I personally take the bookings and fully screen potential guests to

make sure they are the right fit and mostly they will look after and take care like a home and be respectful of the property and neighbours.

Guests are made aware that LA County has a 10pm noise disturbance and so I have a curfew on the balconies and roofdeck of 10pm.

My neighbors are aware that I have short term renters and they thoroughly enjoy meeting my guests. My neighbors and guests

have my number if there are at all any problems or worries..

In the summer I mainly have families from all around America and around the world.

I get to know all of them. They are given such things as bikes and surfboards.

There is a flyer in the houses of all the wonderful local farmers markets to support and restaurants and cafes and other shops in the area.

Many of my other guests might be here for a work project for 2-3 weeks and they want to come with their family and be in an entire home and not a hotel.

Los Angeles is very much the city for big projects or productions and most would much prefer to be in a home and feel part of a community especially

Venice Beach.

Venice Beach has very very few hotels and some are very expensive and not suitable for a family or someone

here for work and is staying longer than a week.

I have the most wonderful people that offer economic value to the area.

I have owned these properties and its my choice that I rent them short term and I do so in a respectful manner.

I am very very proud to own these properties and offer these to lovely people around the world and people enjoy my taste and care I have taken

to make these guests feel welcome, like fresh flowers and local fresh produce stocked in the houses.

I feel good to offer a home away from home.

I have top reviews on the website. My houses are booked out all the time. There is a demand for this.

What a wonderful interesting experience for the guests and the community to get a short feel what it is to live in another part of the world in

a home and not a hotel where they can feel interactive.

I agree that we need to have some sort of legislation as large property developers have come into the area recently and now making it hard for the small business owner like myself and they have given airbnb etc a bad name. Large corporations have come into the area in the last 2-3 year which has caused a significant drop in available renting also .

Renters have also been subleasing their houses to earn more money too which has made it necessary to review.

There is clearly a demand to rent an entire private home or unit for short term stay. We need to address what is fair and reasonable. As a responsible home owner I feel that this would be wrong to have a ban on my investment to provide short term stay or placing a rule of how long I am allowed to rent for.

Surely a place like Los Angeles and especially

Venice Beach isn't going to try and ban this all together.

Lets look at some restrictions but lets be mindful of the benefits too and also the effects that this has on a homeowner and not someone who

has multiple properties.

LISA REVELINS of 29, 28th Avenue VENICE

I am a 52-year-old single man who has spent the last six years trying to adjust to the economic collapse and the subsequent loss of my full-time career. Unable to replace my career, I have been left to cobble together income any way I can. AirBnB has been a godsend in that regard.

In the last two years I have hosted more than fifty different guests in my Hollywood home and it has been without question a remarkable experience. There has not been one single complaint from my neighbors and I have never felt uneasy with any of my guests. Quite the opposite, many of them have proven to be interesting and friendly people, some even inviting me to visit them in their home cities.

My space is small but very expensive and without AirBnB I would have to move to something even smaller or to a less desirable neighborhood.

I wish I didn't need AirBnB. When I host, I have to vacate my home, lock my valuables away, and rely on the kindness of friends to put me up, often sleeping on their couches. I'm being paid for the inconvenience, but it's hardly discretionary income. What I make off AirBnB goes directly to my landlord. When I host, I'm displaced for a couple days at a time. Without it, I'd be displaced permanently. I love living in Los Angeles and desperately want to stay, but it's teetering on the verge of unaffordability for me. If I lost AirBnB, I would most likely move to a more affordable city. I live in LA because I want to, not because I have to.

I support a reasonable user tax that could be passed along to guests and I also support a ban on using properties exclusively for the purpose of AirBnB. But any further regulation or restrictions would be unfortunate, indeed.

Jim McCleary
Hollywood

Dear Council-member Jose Huizar,

I am a full time law student with a part time job, and I volunteer when I can. This obviously keeps me busy. However, I am not from Los Angeles and take the time to travel home to see my family whenever possible. Home-sharing through AirBnb has allowed me to earn supplemental income to cover my living expenses and has allowed me to travel when my schedule permits.

When you're a full time law student, the American Bar Association only allows you to work a maximum of twenty hours per week. That isn't a lot of time to earn supplemental income, nor do employers typically pay high wages to employees who can only work up to twenty hours per week. When I found out about AirBnB it only made sense for me to begin hosting when I was away. I love living in downtown Los Angeles and I was right in assuming people love to visit and stay in downtown whenever in the city. Again, the money earned has helped me cover the high cost of living in Los Angeles while being able visit family and pursue other interests.

In short, I fully support responsible legislation that makes Los Angeles an example home-sharing economy. I believe there are certain measures that should be put in place to treat the city, home-sharing platforms, hosts, and guests fairly, and I believe those measures could be beneficial for all. If for any reason you would like to learn more about my experience regarding hosting and the home-sharing process I'd welcome the conversation.

Regards,

Joss Tillard-Gates

To: Jose Huizar, Chair,
Planning and Land Use Management Committee (PLUM)

From: Charlotte Blake

Date: August 17, 2015

Re: I support Short Term rentals in Los Angeles

Honorable Councilmembers:

I am writing to you today to express my support for Short Term rentals in Los Angeles.

I have two properties in Los Angeles that I was fortunate enough to buy over 11 and 14 years ago, a small Triplex and a single family home/ guest home. I did not buy these properties in order to use them as vacation rentals at the time but being able to do this lately has saved me financially. Due to the recession and declining state of the music business combined with inherent ageism in the entertainment business (I am 47 and my director husband is 66) our work as producer/ director of music videos has dried up completely. We were able to downsize from our single family home and move into the owner's unit of the triplex with our young son (age 8). We have been able to rent out the single family home and other two units in the triplex as short term rentals and make enough money to pay their mortgages, taxes, etc.. and not be forced to sell them. These properties are the only savings we have for our son and his future, not to mention our retirement (which is unlikely to imagine at this point).

As our tenants in the triplex left on their own over the years, we were able to make enough money to support the triplex through short term rentals. When we had long term tenants for the previous 12 years, the triplex never made a profit at all and it cost us money to own it. Unfortunately as we no longer have music video income we just can't do that anymore. We have never had a single complaint from a neighbor from our short term tenants and live next door to these units. Our neighbors think it's a brilliant idea and have gotten along fabulously with all our guests. There were numerous complaints historically about some of our long term tenants and our neighbors have been much happier with the current situation. Our guests are quiet, have only one car per unit, don't smoke, don't party and are very nice families.

Due to the fact that the industry we were in (music) has dried up and my husband went back to school, our short term rental income is the ONLY source of income my family has. We collect and pay our transient occupancy tax of 14% to the city each and every month, impose strict screening processes and rules on all our guests and get along well with all our neighbors at both properties. We did not buy these properties with the intention of using them as short term rentals but the fact that we have been able to keep them through this scenario has been more helpful then I think I am able to accurately convey.

Our son is 8 years old and my husband is 66 and starting a new career as a Psychlogist. Between coursework, dissertation and interships, we expect he will be licensed in approximately 4 years.

We have no savings other than the equity in our properties that are still recovering from the housing crash of a few years ago. The Short term rental business I've managed to create out of the properties THAT I OWN has been a Godsend for my family and is the only way we can make a living at this point and the only way we can hang on to our properties.

I am respectfully begging you not to institute overreaching legislation that would inhibit my ability to provide for my family and young son. My background is in the music business and as a music video producer and there is just no industry there anymore. It's a business where everyone is willing to work for free these days and I can't do that at this point in my life. Please refrain from instituting any policies that would take my ability to make a living away.

It's been terribly stressful to see these news reports and get notification from advocacy groups making me feel as though I may lose my ability to provide for my family through the renting of properties that I actually own is in jeopardy. If short term rentals was something that was jeopardizing the health or safety of neighborhood residents I could understand changing it but it doesn't. People rent out their homes all the time for film shoots (that block parking in the streets) and there is no problem with that. I just don't understand why this would be Ok but short term rentals are not? Location rentals also don't pay tax to the city and short term rentals do (at least mine do)!

I was thrilled to hear that Mayor Garcetti planned on using the transient occupancy tax that I collect from my guests for lower income housing that is much needed in LA. If I was forced to take my properties off the short term rental market the income I would receive from them would not be enough to even pay the mortgages, let alone anything else and would cause me to sell the buildings in a fire sale and leave my family nearly broke. We would probably be forced to leave Los Angeles, a city that we love and move to somewhere more affordable. I keep hearing about a housing shortage in LA and that short term rentals are to blame. I truly don't understand that. There is a ton of construction of new apartments going up but the pricing is through the roof on these properties. If the transient occupancy tax we collect can be used to actually create lower income, affordable housing it most certainly should.

As a landlord I'd also like to comment on the legislation that has recently been enacted in Santa Monica as I find the nature of it very disturbing. To ONLY allow renters to rent out spare rooms for added income but not allow Owners to rent out properties in their entirety makes no sense to me. I had a former tenant who rented out her dining room on AirBnb or craigslist constantly to transient people. There was nothing I could do about it as she always said "it's just a friend staying for a few nights". She paid a low amount in rent and was augmenting her income by using my property to do it with no consideration for me or her neighbors. These "guests" often smoked, came in late, and disturbed others but since it wasn't consistent I had no recourse to stop it. I lost other tenants because of this and fortunately she ultimately decided to move out a few years ago. Since none of her "guests" were considered permanent tenants there was no way that I could stop her activity or charge her for the additional occupant. It was a nightmare for both me as a landlord as well as the neighbors who had to live around her. When she finally left I converted her apartment to a short term rental and have had no problems with complaints from any neighbors since then. The neighbors all know how I rent out the units, they often ask if they

can rent them for their own out of town friends and family and everyone has been very happy with the new situation.

I would love to see Los Angeles regulated similarly to Palm Springs as it is a system that makes sense for owners and guests alike. I have a friend with a vacation rental in Palm Springs and she says their system is fantastic!

I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. During the screening process and before booking my guests, I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors and respectful of the property and neighborhood. None of my guests has ever treated my property or my neighbors with anything but respect. My son has had the opportunity to meet other children from all over the world through our guests and developed lasting friendships with many of our repeat guests. Unlike a hotel, we require ALL the adults in the rental party to read and sign our rental agreement physically as well as provide copies of their legal IDs, not just the primary renter. This gives both us, as well as our neighbors, peace of mind in knowing exactly who is staying in the property and when. Also, unlike a hotel, we don't allow any overnight guests that are not part of the original rental party, we don't allow smoking anywhere on the property and we enforce quiet hours (between 9pm – 9am) so no neighbors are disturbed. If people are not comfortable with these rules and unwilling to sign our agreement that clearly states these rules, we do not rent to them. Please understand that short term rentals are NOT hotels, hotels don't get to choose who they rent to, they don't get to ask questions of their guests, they don't get to say, "no, I'm sorry you and your friends are too young and I don't think you will be appropriate for our property", or "no, you can't rent my house for the night after your prom". Most owners that do short term rentals are VERY concerned about who they rent to. They don't want issues with neighbors and they don't want their homes damaged. I'm not saying there aren't a few bad apples, I'm sure there are but that percentage is very low and I would hope that reasonable regulation could weed out those people.

The type of guests we normally get (and choose) are families coming to Los Angeles for work, vacation, or as a temporary place to stay while looking for a permanent home. We have been able to help neighbors with guests they don't have room for themselves and neighbors who need a place to stay while their house is being tented for termites or under construction. Having short term rental properties allows us to have places available for our friends and family to stay when they come to visit as well.

My housekeepers would also be very adversely affected by any legislation that would negatively impact my business. All 4 of them are legal Americans with children. Cleaning my properties affords them the ability to have income to provide for their families, clean while their children are in school and still be home in time to have a quality dinner with their kids. My main housekeeper was able to leave an afternoon nanny job that she had that took her away from her own 3 children 5 days a week. She would not get to see her kids at night, eat with them, help with homework or put them to bed because of the hours she had to work. Cleaning my properties on a flexible schedule that suits both her and my needs has changed her life and allowed her to have quality time with her children and she is very grateful for that. If she was not working for me she would have to take another nanny job that would take her away from her own kids, or worse yet, work for a housekeeping service that would pay her terribly and make

her work long hours with a lot of illegal immigrants. She is an invaluable part of my business and I am happy to have been able to give her this much needed source of income as well as more time with her kids.

There are just so many reasons why Short Term rentals are good for this city I hope you can see that. I can tell you that the majority of my guests would not choose a hotel if a vacation rental was not available, they just would not be able to come to LA at all. A family of 6 or 8 just can't fit into a hotel room, a family with young children with dietary allergies need a kitchen to cook in, a family with kids that want to have a yard to let the kids run around in.....none of these are options in hotels. These guests would just simply find another place to visit or stay for a much shorter period of time. I recently had a family come in for a reunion from all over the world. They rented all of my properties for a week, went sightseeing, ate out and had a great experience. They were respectful to the neighbors and told me straight up, "If we had to stay in hotels, we never would have planned this reunion in LA".

I totally believe in regulation of short term rentals and hope the way I screen my guests, pay my taxes and rules I impose on my guests are part of the regulations that LA adopts for short term rentals. My rules may be a bit too extreme for most and I do lose a certain amount of bookings because of them. I'm ok with that though as I want a certain quality of guest and my rules allow me to make sure I get that in who I rent to. They work for me though and I'd be happy to share any of this with you if you are interested.

I know there are many others out there like me – people who depend on short-term rental services to make the money they need when they fall on hard times or when their day jobs disappear. I was in the entertainment business for years and never imagined I'd end up doing vacation rentals but it happened and is working to provide for my family. Before you make a decision on how to regulate these short-term rental services in LA, I ask that you consider the enormous impact they've had on the quality of life for me and my ability to provide for my family, and countless other Angelenos – not just the salacious party-house footage you've seen on TV.

Thank you for your consideration.

Kind Regards,



Charlotte Blake



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: In Support of Short Term Rentals , Add to council file 14-1635 and 14-0539

1 message

Sharon Dickinson <sharon.dickinson@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Fri, Aug 21, 2015 at 3:18 PM

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Sharon Dickinson
Legislative Assistant
Office of the City Clerk
Council and Public Services
Ph. (213) 978-1080
Fax (213) 978-1040
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----- Forwarded message -----

From: **Mark Galanty** <xgalanty@juno.com>
Date: Fri, Aug 21, 2015 at 2:32 PM
Subject: In Support of Short Term Rentals , Add to council file 14-1635 and 14 -0539
To: sharon.dickinson@lacity.org

Dear Ms. Sharon Dickinson:

I am writing in support of Short Term Rentals in the City of Los Angeles. Short term rentals have been a critical need for our family.

However, I do support strong penalties for owners who do not police and set boundaries for those short term renters. For example, noise, parking, and use beyond residential, and not occupying a house with more short term renters than appropriate for that house occupancy.

The following is why our family supports the option of Short Term Housing:

- 1) When our house had a slab water leak that required us to move out of the house for 25 days while they removed the mold and water damage, short term furnished house was the only way to keep us temporarily homeless. We are a family of 5 plus a dog, and we could not find a hotel or short term rental apartment building that could accommodate us during that emergency. Thankfully, VRBO allowed us to find short term furnished rental near our children's school.
- 2) Then when we painted our house, we moved into a Short term rental for 10 days, again we could not have done this work without that option.

3) My family could not travel or have the ability to located for short term if it was not for short term furnished rentals. We are a family of 5 (2 boys and 1 girl plus dog). It is too hard and affordable for us to travel in hotels. The short term rentals allow us enough bedrooms and a yard. We need kitchens, and we need parking.

Although we were short term, we were nice friendly neighbors. So it is insulting to discriminate against us because we lived there for a short time.

The banning of short term rentals is not where the energy should be placed by our laws, it is making sure the property owners and renters are responsible to their neighbors. Noise laws, etc. should be better enforced, not banning the use. Bad renters exist in short term and long term rentals.

There are several short term rentals in our neighborhood, and we welcome the visitors. We have made new friends with people around the world. Just recently we were treated to a homemade dinner from short term renters from Russia, and also from Senegal. We feel blessed we have an opportunity to meet interesting people visiting our neighborhood.

While we have not rented our house yet, we feel that we would like to have an opportunity to rent our house and travel. This is our hope when our kids graduate and we are seniors. House trade and or short term travel is one of the few ways we will be able to afford to travel in our senior years, which are not that far away. We hope the City of Los Angeles will not discriminate against property owners who want to rent less than 30 days, nor will you restrict our rights to homeowners. That the use still be restricted to its intended use of residential living, but not restrict the amount of days we can live at a property, nor if we can rent or receive some monies for renting out.
Thank you,

Mark Galanty
Venice, CA. 90272

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To: Jose Huizar, Chair, Planning and Land Use Management Committee (PLUM)

From: Sandra Alvarez, Housekeeper
North Hollywood

Date: August 19, 2015

Re: I support short term rentals in Los Angeles

Honorable Councilmembers:

I am writing to you today to express my support for Short Term rentals in Los Angeles.

I am a housekeeper/ nanny who has been cleaning some short term rentals for a friend who is an owner of 4 such rentals. I feel as though I have become part of her business and take great pride in my work. Many of the reviews from her guests mention how clean and well maintained the properties are and that makes me feel really good about my role in this business.

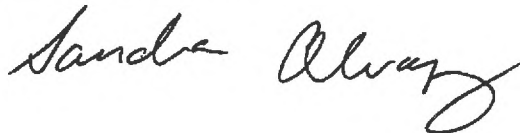
I used to nanny for two wonderful boys who were friends with the owner's son, which is how we met. That family moved from Larchmont Village to the West side of LA and in order to continue to work with them I had to add an hour each direction on my commute (I live in North Hollywood). I love the boys but working with them and driving for 2 hours a day in rush hour to only actually working there for 3 hours a day, made it so that I could not spend any time with my own children (ages 5 – 18). I was never home to help with homework, make dinner, or put them into bed. My youngest daughter would cling to me on the weekends because it was the only time she ever saw me.

Cleaning my friend's short term rentals has allowed me to stop the nanny job and has also given work to my sister and oldest daughter, who help me clean the vacation rentals. The work has helped my sister financially to raise her own children and helped my daughter with her college expenses at Santa Monica community college.

Depending on the schedule of guests my cleaning schedule has been flexible enough that I can spend more time with my own family and continue to provide for them. It has helped my sister as well do the same for her family.

I respectfully request that you refrain from enacting any legislation that will take this valuable source of income away from me.

Thank you,



Sandra Alvarez



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: City Council File #14-1635-S2

1 message

Sharon Dickinson <sharon.dickinson@lacity.org>
 To: Etta Armstrong <etta.armstrong@lacity.org>

Fri, Aug 21, 2015 at 3:18 PM

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Sharon Dickinson
 Legislative Assistant
 Office of the City Clerk
 Council and Public Services
 Ph. (213) 978-1080
 Fax (213) 978-1040
 sharon.dickinson@lacity.org



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

From: **Annie Ritz** <annieritz@gmail.com>
 Date: Fri, Aug 21, 2015 at 2:34 PM
 Subject: City Council File #14-1635-S2
 To: kevin.ocubillo@lacity.org, sharon.dickinson@lacity.org

Dear Council Member Huizar,

I'm writing ask you to help create clear and fair legislation regarding home sharing. My husband and I have been homesharing for the past 8 months to support the staggering costs of raising a 1 year old in Los Angeles. We are tax paying voters in Silver Lake and AirBnB hosts. Homesharing has turned our financial situation around and grounded our roots deeper in the great community we live in - our guests receive a list of local restaurants, shops and bars to patronize while they're in town. They also experience the city through the lens of a local and respect our community in a way that standard tourists do not - by the time they leave, they think of Silver Lake as their second home.

Please consider people like me when you draft the final legislation on home sharing.

Thank you kindly,

Annie Ritz



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: City Council File #14-1635-S2

1 message

Sharon Dickinson <sharon.dickinson@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Fri, Aug 21, 2015 at 3:19 PM

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Sharon Dickinson
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From: **Anya Soydova** <asoydova@gmail.com>
Date: Fri, Aug 21, 2015 at 2:49 PM
Subject: City Council File #14-1635-S2
To: sharon.dickinson@lacity.org, kevin.ocubillo@lacity.org

Dear Jose Huizar and Council Members:

My name is Anna Soydova and I am writing to ask you to help create a clear and fair legislation regarding home sharing.

I have been a resident of the city of Los Angeles for the past 3.5 years. I started Home Sharing in December, 2014 primarily because of financial reasons. My husband is currently unemployed and we are living on a single income. The Home Sharing income has helped us tremendously. The Home Sharing income has allowed us to live and pay our bills, as well as invest in other passions such as historic preservation and restoration of older housing stock in Echo Park/Silverlake areas.

In addition to our financial betterment, we find that we are better neighbors. Our home and grounds are kept up and meticulously maintained for the enjoyment of our guests and our neighbors commented complimenting us on restoring a run-down 1907 bungalow and making our home an asset for the whole neighborhood. We have had so many great positive experiences hosting people from all over the world. We have received guests from many U.S. States, Europe, South America and Asia (Including China and India). We have had over 50 visiting couples and individuals since we started home sharing last December. All our guests have contributed to the local economy in a significant way. We recommend our guests to use local businesses, neighborhood stores,

restaurants, local attractions and public transportation. The great majority of our visitors have sent us raving reviews describing their experiences at our home, neighborhood and of course the city of Los Angeles. The entire community is benefiting from having Home Sharing in the area. Home Sharing has brought the world closer to us and our neighborhood. I do not have enough words to explain how positive an experience it is for everyone.

I urge you to consider people like myself when you draft the final legislation on home sharing.

Sincerely,

Anna Soydova.

Re: City Council File #14-1635

Roberta Durra
25 Voyage Street
Marina Del Rey, CA 90292

August 21, 2015

Dear Councilmember Huizar,

I am 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. I have lived in Los Angeles for the past twenty eight years and consider this my home. I raised a son here and feel deeply rooted in Los Angeles.

My husband and I built and designed homes to sell in the Los Angeles area for many years. When the market changed we lost the ability to continue our business. We have had to find other areas of work. This has not been easy. The ability to rent out the detached single unit behind our house has made all the financial difference in the world to us. It is only because of this capability that we are able to continue living in our house, in an area that we have many friends and love to be.

We have had a wonderful experience renting our place thru Airbnb. The people who have stayed with us have been quiet, respectful and grateful for the opportunity to temporarily share in our neighborhood. It has broadened our own perspective as we have met people from different walks of life. We have hosted the nicest people and truly enjoy the interaction we have with them. We have never experienced anything but kind people who are looking for a quiet get-away to spend a few days rather than staying at a hotel in a business district.

In addition to the good feeling that we get from opening our home to new people, we seriously count on this income to keep our family afloat financially. I hope you will continue to advocate for home sharing in Los Angeles and draft legislation that supports the people who want to participate in the home sharing community. Hosting is a rewarding and financially imperative way for us to survive.

Best Regards,
Roberta Durra

I am writing in support of short term rentals as both an owner and as a guest. There is no shortage of hotels to choose from in all price ranges in Los Angeles and Southern California. If people wanted to have a hotel experience, it would be simple to do. That's not always what I'm looking for when I travel, I want something different.

It's been my experience that the exchange between people, on multiple levels, is the greatest advantage to this kind of an arrangement and completely unique from that of more traditional hotel-type stays. It's meeting people who I might otherwise not have an opportunity to meet; it's learning more about them, understanding them, sharing with them, helping to support them in their desire to be hospitable and in their endeavors as they travel. I enjoy meeting new, interesting people all the time, wherever I am. This is just another way I am able to attract others who are like-minded explorers, families, entrepreneurs, and connecting with them as a warm and friendly resource for dining and shopping recommendations, entertainment options, and sometimes work - theirs or mine (I'm a real estate agent, some are interested in our real estate market). It's been a great networking opportunity and I have both been a repeat visitor and have had repeat guests in my home.

I've had guests who were visiting for medical treatments, continuing education for work, business travelers, to be near friends and family, to look for local housing, for their children's sports competitions, to visit our beaches, to visit potential colleges, to attend conventions, and to make funeral arrangements. They were artists, attorneys, executives, business owners, friends of my neighbors and occasionally vacationers. All responsible, delightful people who have been respectful of my property and of my neighbors.

The exchange of money for the experience of hosting in my home or theirs has been beneficial on both sides. We pay or receive a fair and more flexible rate that helps support the hosts in home maintenance or improvement or whatever they choose, and we are able to enjoy a true home away from home, really feeling like we are blending into the cities we're visiting and absorbing and contributing to the local experience and economy, connecting and re-connecting with family and friends.

Rentals like these have been going on for centuries - before there were hotels there were guests in people's homes. There are laws and rules that address the concerns for disturbances and crime that can be exercised and enforced. Allowing responsible short-term rentals can be achieved with reasonable precautions like insurance, disclosing local rules and providing adequate, accurate information to guests and hosts.

I urge you to consider the benefits of short term rentals and to really examine the arguments fairly. I've only ever had great experiences with it and would really feel misrepresented as a resident and a voter if short term rentals were not supported.

Sincerely,

Corinne Castro

August 21, 2015

Honorable Councilmember:

I read recently about Councilmember Bonin's proposal to limit short-term rentals in Los Angeles. I support smart, sensible regulation of this business in our city. But I think the current proposal overreaches, and bans elements of this industry that clearly should be kept intact.

For instance, I own a second home near the beach in Los Angeles, and I depend on the income I generate from renting it to guests when I'm not using it. The current proposal would make it illegal for me to rent out my own second home, and that doesn't make sense, **AND would cause me to have to sell my home, because I can't pay my mortgage at market rental rates.**

I understand the intent of this proposal – to stop property owners from turning apartment buildings into de facto hotels – but limiting short-term rentals strictly to a property owner's primary residence simply goes too far. If somebody owns a single-family home, they should be able to rent that home as they please.

Aside from the issue of property owners' rights, the fact is that there's a huge tourism demand in our city for comfortable, homey, authentic accommodations. The millions of tourists visiting Los Angeles every year shouldn't be limited to choosing between a large hotel and someone's primary residence. **My place offers a private, homey residence to families.**

Again, I have no issue with sensible regulation of the short-term rental business. **In fact, I am happy to collect TOT for the city!** But we need to be smart about where we draw the line, so that we're not creating unintended consequences that needlessly eliminate parts of this valuable, job-creating industry that clearly have the right to exist.

As someone dependent upon renting out my own second home for income, I strongly urge you to consider all of the consequences of the proposal before us, before making a careless decision that would significantly harm so many Angelenos in my position.

Sincerely,

Althea Lee



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Add to council Files 14-1635 and 14-1053 I support Short Term Rentals

1 message

Sharon Gin <sharon.gin@lacity.org>
 To: Etta Armstrong <etta.armstrong@lacity.org>

Fri, Aug 21, 2015 at 4:35 PM

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

From: **Richard Caine** <rickcaine98@gmail.com>
 Date: Fri, Aug 21, 2015 at 4:34 PM
 Subject: Add to council Files 14-1635 and 14-1053 I support Short Term Rentals
 To: councilmember.huizar@lacity.org
 Cc: sharon.gin@lacity.org

Honorable Councilmember:

A few months ago I stayed in a vacation rental house in Los Angeles for two weeks. This house would not be considered "affordable housing" as it was a 3 bedroom, 2 bathroom home. The neighbors I met were all aware that the house was being used as a short term rental and they had no objections. In fact, they were helpful when I needed to know what day to put out the garbage and recycling. I was in Los Angeles because my child needed ear reconstruction surgery and this was a much better place to relax in between the surgeries. My son loved the peacefulness of the home and this is something that would not have been unattainable in a busy hotel. I am grateful to the homeowners for opening their home to us.

I paid a 14% hotel tax and the owner forwarded the taxes to the city so this is of benefit to Los Angeles as well. I was also carefully vetted by the homeowners who told me they decide on a case by case base who they will rent to. They are apparently quite selective about it, which the neighbors whom I met greatly appreciate. I would highly suggest you come to terms with short term rentals which are here to stay. In my travels, I have rented short term apartments and houses in Paris, London, New York and Madrid and have never had a bad experience. Please find a solution that embraces the future and welcomes the burgeoning new economy.

Regards
 Richard Caine

Sharon Gin
 City of Los Angeles
 Office of the City Clerk
 213.978.1068
 Sharon.Gin@lacity.org





August 19, 2015

Honorable Jose Huizar
Chairman
City Council Planning & Land Use Management Committee
200 N. Spring Street
Los Angeles, CA 90012

Dear Chairman Huizar:

I'm writing today on behalf of the Hotel Association of Los Angeles (HALA), which represents more than 130 Los Angeles area hotels and affiliates.

On Tuesday, August 25, the LA City Council Planning and Land Use Management Committee will hear a motion put forth by Councilmember Mike Bonin regarding potential regulations and governance of short-term rentals in the City of Los Angeles such as Airbnb. This is an extremely important issue to hotels throughout our City.

As short-term rentals have multiplied over the past several years in communities throughout Los Angeles, HALA has many concerns regarding the impact that these facilities have on our local neighborhoods and businesses. Specifically, there is a great deal of concern regarding the impact that these businesses have on the quality of life in our residential neighborhoods, the availability of affordable housing, the loss of general fund revenue for the City of Los Angeles without Transient Occupancy Taxes (TOT) being generated, and the impact that these businesses have on the hotel industry in Los Angeles.

The truth of the matter is that these short-term rental locations are operating as commercial lodging facilities and should therefore be required to abide by the same standards and rules that the local hotel industry has to abide by. This means that they should be mandated to pay Transient Occupancy Taxes, Gross Receipts Taxes, and be required to comply with the same set of health, accessibility, and zoning requirements as other Los Angeles businesses. Absent these requirements, there is not a level playing field in Los Angeles and the hotel industry is at a competitive disadvantage.

Other cities throughout California are tackling this issue and, from what we can tell, the City of Santa Monica seems to have adopted one of the most reasonable ordinances regulating the short-term rental industry that protects local neighborhoods, preserves affordable housing, and ensures that there is a level playing field for local hotels. HALA encourages the PLUM Committee to review the best practices of other cities with a particular emphasis on using the recently enacted Santa Monica short-term rental ordinance as a guide.

Los Angeles hotels serve as the backbone for the tourism industry in our City. Our hotels provide great jobs and nearly \$200 million dollars in Transient Occupancy Tax revenue to the City's general fund each year. With this in mind, it is essential for the City of Los Angeles to draft an ordinance regulating the short-term rental industry that is fair and supports local businesses that have been playing by the rules for decades.

On behalf of our member hotels and affiliates located in every part of the City of Los Angeles, we thank you for your consideration of this incredibly important issue.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Amano', with a stylized flourish at the end.

Robert Amano
Executive Director

CC: Honorable Members, PLUM Committee
Councilmember Mike Bonin
Mayor Eric Garcetti
Miguel Santana, City Administrative Officer
Sharon Tso, Chief Legislative Analyst
Los Angeles Area Chamber of Commerce
Valley Industry and Commerce Association
Central City Association