

Richard.Williams@lacity.org in PDF Format

Honorable City Council

C/O Office of the City Clerk

200 N. Spring St, Room 395

Los Angeles, CA 90012

Attention: Richard Williams, Legislative Assistant

Honorable City Council,

I have previously written to Council in support of developing and implementing regulations regarding the Short Term Rental industry in the City of Los Angeles. I am writing today to begin the dialogue with respect to affordable housing, which is an issue that keeps coming up whenever short term rentals are discussed.

In most areas where homeowners/managers are operating short term rental properties, the affordable housing factor typically doesn't apply. In order to have a successful short term rental, one must be located in very specific areas; hospitals, universities, beach locations, theme park locations, ski resorts, downtown urban centers, or in branded areas; Beverly Hills, Hollywood, etc. As we all know, there are no affordable housing units in Beverly Hills using the State of CA affordable housing formula, and pockets of Hollywood that are affordable, again, using the SofCA housing formula, but those are pockets, not regional or neighborhoods where affordable housing is in abundance, which brings me to the argument that apartment owners are turning their apartment buildings into short term rentals and removing them from the affordable housing market. The Council's friend, Geoffrey Palmer, is the poster boy for turning apartment buildings into short term rentals. I just counted 28 apartments in his Medici complex as short term rentals. That's just one website, one property. As we know, Mr. Palmer owns several faux Mediterranean properties in downtown Los Angeles. Understanding that places like Oakwood and 415 S Hill St, the Subway Terminal Building, has corporate housing, one has to assume that these properties, and other sanctioned corporate housing models, have to be approved and licensed as such through the City of LA. Are Mr. Palmer's properties licensed to operate as corporate short term housing? As well, this type of operation should also be looked at in detail when the Council is making recommendations with respect to regulating this industry.

Many cities across the country, such as West Hollywood, are banning short term rentals and base their decisions on the effects on neighbors, neighborhoods, affordable housing, lack of oversight, operators not paying the TOT tax, etc. It is operators like Geoffrey Palmer who may be the bad apple, which in turn, affects homeowners that have one property, or a second home they would like to try to maximize their investment on.

I once again implore the Council to take all of these factors into consideration when determining how best to deal with the short term rental industry and I truly hope they will see the good side of this

industry as well as the bad side of this industry. Those who take advantage and have no consideration for the industry as a whole.

Sincerely,

Paula Samuel

infolalofts@aol.com

(310) 795-1261