

February 5, 2015

Honorable City Council
c/o Office of the City Clerk
200 N. Spring St., Room 395
Los Angeles, CA 90012

Attn. Richard Williams, Legislative Assistant,

Honorable Councilmembers:

Please do not let the 1 in 10,000 neighbor who may have been a victim of poor planning and poor judgement of a host/ or short term rental situation lead the City Council members around by the nose on the subject of short term rentals. Truly for every 1 person who suffered because of a bad experience ten thousand vacationers (perhaps more) came and went without a blink of an eye. The economy has thrived, home owners and travelers alike have benefitted, and we are better in the city because of it.

I support this move to examine and improve the short term rental market in Los Angeles and its' environs. And the city needs to help make it work! Let us self regulate; let us work within a decent plan that lets problem renters or owners be filtered out of the market. Let good business practices steer the market. This is a new world concept based on the old world concepts of guest homes and pensions! We don't have to have millions/billions of dollars to build businesses; self publishing, self recording, food trucks, home studios, etsy stores and guest room/guest house/home rentals are examples of that movement. We have to get rid of the flip phones and paranoia and join this change that is sweeping the country, in fact the world.....in ways we haven't imagined yet our worlds are changing. Be ahead of the curve; try to be forward thinking on this!

Whether we have a unit or two we rent out, or manage or a bedroom or guest house; we need to be heard and supported by our council members! Please!!!!

I have an apartment building in Los Angeles and any problem ANYONE has ever brought up against a rental agency's short term guests would be exacerbated TEN TIMES by any number of my full time tenants over the years. These problems don't mean you abolish tenants in general; you just try to work within the system to make it work! In fact there are many laws that need attention in the City of Los Angeles regarding full time tenants and their impact on landlords and safety but we will save that for another time!!!

I have four units in Santa Monica from which I converted one unit to short term. What a life saver! I had to close my retail store after 20 years on Montana Avenue; paying \$8000 a month for 800 square feet became so stressful and impossible I had to get creative not to look for a job, any job, at 56 years old!! What a gift! I have taken pride in the garden and grounds and the unit. I attract the type of guest who appreciates the aesthetics I have created and accept only two guests at a time and a small child or baby very occasionally. No one wants to be the first to pay taxes (TOT, we already pay income, business taxes) but we would all be willing given an even playing field. I am good to my other tenants and they benefit greatly because I keep the place looking attractive and inviting!!!! The neighborhood is improved and the city by default is better because of it. The revenue the city is missing by not allowing be legal, paying status is substantial but more than that the money the economy will be missing if you abolish short term rentals will be greater and may pop us into another recession across the country if this trend continues. Mark my word; due to the nature of our status we may be slow to tell you our opinions, slow to galvanize publically; but we will persevere; one way or another and we will not give up.

We have had to endure poor transit planning in this city, the allowance of a loud private elementary school across from our property as well as massive apartment and hotel building

construction, beach clubs, higher property taxes, high retail rents, malls and retail spaces where only the biggest companies get to play the game, **(is there a place a mom and pop can truly have a business anymore???)** higher costs in our markets, our restaurants and our stores to pay for them; for **GOD's sake** let us partake in the tourism and guest stay industry !! What is wrong with people?? For every one odd ball problem 10,000 went unnoticed by neighbors and appreciated greatly by a guest and his or her host.

The Cities of Santa Monica and Los Angeles would benefit greatly to get with this and make it a win win situation. Consider out of the box changes for instance some of the problems with the availability of affordable housing could be eased by making some of the enormous hotel chains convert a small number of their rooms to apartments??? Let's share the responsibility; it's hard enough to make a living at my age and standing, don't make us the bad guys!! Our gifts have been valuable to the city in return revenue throughout the city's businesses, restaurants, etc.; immeasurable, in fact.

Re: Short term rentals; most of us are not operating like de-facto hotels, most of us are operating like a pension or guest house! This notion is as old as civilization. There are many positives to this concept please take the time to listen to us.....

Respectfully,

CARA