

To: Council Member Mike Bonin
From: Florence Canicave and Cody Gillette
2415 Glyndon Ave, Venice, CA 90291
Re: Proposed Short-term Vacation Rental Regulations

Dear Council Member Bonin,

My husband and I are among hundreds of local residents who depend on the short term vacation rental business to offset our ballooning mortgage, in order to not lose our home. We have been in negotiation for loan modification with Nationstar Mortgage for over a year, and the extra income provided by the short-term rentals allows us to maintain the delicate balance needed to keep our home. Our artistic careers are primarily based on the Westside, and we work out of our home studios. To find a similar situation now, either in terms of rental, or purchase, would be impossible, due to inflated rental costs and difficulty of qualifying for a new home loan.

Many of the arguments we have heard against short term vacation rentals are centered around concerns that they were impacting neighborhoods and changing local communities negatively. However, as Venice residents since 2002, it is our experience that this is not the core problem behind that change. We have seen lower income families and long-term original residents driven out of Venice by the sub-prime fiasco, irresponsible mortgage companies, skyrocketing real estate prices, soaring rents, unbalanced property taxes, and the fast growing construction of luxury developments in this area that impact traffic and the quality of life. These negative changes are NOT caused by vacation renters such as us, who are very integrated in the community.

We are sensitive to keeping the quality of life and character of our neighborhood. In fact, with this in mind, we do rent out our second house of our duplex property on a long-term lease basis. When we rent out our own house on a short-term basis, parking is not impacted, since we stay elsewhere, and guests utilize our driveway. Additionally, added income is brought into the Westside and the Greater Los Angeles area, because the guests are typically tourists, students or business people who add to the local economy. And as Venice home-owners of nearly ten years, we reinvest a majority of the income from the short term rentals back into property improvements on a continual basis, further adding to the quality of life in our neighborhood.

We have hosted guests from all around the world, leading to wonderful encounters, conversations and sharing of life experiences. We have met other vacation rental hosts with similar positive experiences with their guests, as well as similar financial challenges. These members of our community have consistently encouraged us to carry on, in the hope that our situation will get resolved. This new "enterprise" of short-term rentals should give us all pride in finding creative solutions that benefit us individually, as well as our guests and the community, adding to the local economy and making Venice an even better destination for world travelers.

Sincerely,

Florence Canicave and Cody Gillette
May 25th, 2015 Venice, CA