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To: Los Angeles City Council

Attn: Paul Krekorian  
LA City Council Member  
councilmember.krekorian@lacity.org

CC: Sharon Dickinson  
LA City Clerk  
Sharon.Dickinson@lacity.org

CC: Ian Lyons  
AirBnB Community Organizer  
ian.lyons@airbnb.com

8/3/15

RE: Proposed Home Sharing Legislation

Dear LA City Councilmembers,

It has come to my attention that there is legislation on the table that is designed to regulate the way that I use my home on my land, including (but not limited to) restricting the sharing of my home through the AirBnB, (peer-to-peer) reservation software.

I am uncomfortable with the City inserting itself in the middle of a legal, private party transaction. While I understand that you have concerns about zoning and land overuse, may I remind you that my R1 zoned property in North Hollywood is a three-bedroom accommodation, and that is exactly how I use the property: for three people.

I **choose** to be an un-married individual (which apparently raises the heckles of more conservative thinkers). I **choose** the family that I live with to be non-romantic, like-minded individuals from other parts of our country and world, sharing common interests, in a non-traditional family set-up.

Legislating people's home life is "slippery slope," a very scary proposition. We all know what happened in 1930s Germany when Hitler began dictating where and with whom certain populations could live.

I'm uncomfortable with the City of Los Angeles threatening to apply restrictions to my private home life and private property: It feels potentially un-American and unconstitutional. The zoning laws already exist and I am in 100% compliance with them.

There are plenty of homeowners in my neighborhood that have built additional units on their R1 property. There is currently **no** enforcement or compliance in those cases. The issue doesn't seem to be that we need more legislation, but instead enforcement of existing zoning codes.

I'm a life long resident and tax-paying voter in Los Angeles (North Hollywood). I have worked diligently in the entertainment industry since 1986. As you may know, sustaining a career in the arts is not easy, but I've found a way to make it work for nearly three decades. Over the past fifteen years, I have also seen my union become less effective with roughly 180,000 members competing for 10,000 jobs. You do the economic math.

As a result of the basic economics, I started my own small business, Allport Production Studios International (a division of Allport Enterprises, Inc.), in 2003, which has generated the economic equivalent of 3 or more full time jobs per year for creative freelancers over the past decade.

In 2012, I was seriously injured by an under-insured, cannabis-influenced, texting driver. It was the worst possible situation for my health and my finances. My direct economic losses (medical bills, property damage and lost income) totaled about \$125,000. I was able to recover from insurance about \$45,000 of that loss, leaving me in about \$80,000 of medical debt.

It took me nearly a year to recover sufficiently to be able to begin operating my business again. As you can imagine, many clients had already moved on to other options. There was a lot of rebuilding to do.

It was during the time that I was recovering when I realized how desperately I needed passive income in order to pay my mortgage and keep my home. I found myself in a desperate, home-threatening situation through no fault of my own. There should **never** be a time when a hardworking, insurance-premium-paying, law-abiding, tax paying, US citizen should ever wind up in a desperate, home threatening situation caused by the actions of a non-law-abiding citizen. But that **is** what happened.

Perhaps instead of looking to regulate law-abiding homeowners, you should consider investing your time and resources to reinforce obsolete insurance codes that don't actually protect injured victims to the extent that is necessary.

I looked everywhere for a positive solution. To recover from my injuries, I would need to stay in my home, put my business on hold, and still be able to pay my mortgage.

That is when I turned to AirBnB. I realized that there were people with similar, interests to myself, who needed a place to stay. More than that, there were many young adults who were interested in my expertise in the entertainment industry who wanted to learn from my experience. After starting to host, I soon found that I was also able to keep income coming into my business by teaching and consulting for and through my guests and the connections that they maintained.

As a result, over the past three years, I have earned AirBnB SuperHost status, and an excellent global reputation for helping my guests feel comfortable in a new city, as well as teaching them the ins and outs of a very difficult industry.

This newfound segment of my business is now a driving force within our local, and global economy. We are bringing in more than just tourists, but workers, entrepreneurs, and teachers, who in turn are also local consumers that are actively participating in our local economy.

My guests typically include, professors, students, interns, and young professionals all working with/for major economic engines in the San Fernando Valley and Los Angeles like Disney, Warner Brothers, New York Film Academy, USC, UCLA, CSUN and Universal just to name a few. These guests use our local businesses, restaurants, dry-cleaners, grocery stores, etc. for their daily needs, as a further stimulation to our local economy.

Together, our supply and demand economic influence has enabled me to stay in my home, recover from my injuries, pay my mortgage **and** rebuild my business, enabling me to stay in my native Los Angeles. Without AirBnB, I would have had to pack-up and leave my home due to: a) illegal, negligent actions of others; b) insurance loopholes; and c) corporate consolidation, greed and inflation (largely unrecognized in employee wages and union protections).

As an added benefit, AirBnB home sharing income has enabled me to make necessary improvements to the property, thereby increasing safety, functionality and property values, while encouraging the rest of the neighborhood to also make improvements.

I would encourage you to think very seriously about dictating how homeowners define their family. We are living in a progressive world with progressive thinkers. The ideas of family and marriage are rapidly changing. Progressives are self-regulated, more focused on evolution making the world a better, safer, more productive place.

We demand the freedom that the US Constitution provides us, to continue making America great. America's strength was created by the independence of small business and creative thinkers. Please don't legislate our local economic freedom away. Please consider that massive economic benefits to Los Angeles when crafting legislation regarding home sharing.

Best,

A handwritten signature in blue ink, appearing to read 'C. Allport', with a long horizontal stroke extending to the right.

Christopher M. Allport  
Entrepreneur, Executive Producer, Director, Composer, Performing Artist  
North Hollywood 91606