

Communication from Public

Name: Heather Carson
Date Submitted: 06/15/2019 11:07 AM
Council File No: 18-1245
Comments for Public Posting: I support Mitch's motion for the pilot study.

Communication from Public

Name: Dawn Fleischman
Date Submitted: 06/15/2019 03:37 PM
Council File No: 18-1245

Comments for Public Posting: To whom it may concern, I have been a Venice resident for 24 years. I bought my duplex in 2002, live in one unit and rented to a long term tenant for many years. About 5 years ago my tenant moved out. For the few years before that my mother was having major health issues, as I am her only family member and caretaker I had to periodically stop working to take care of her in her home in Northern California. This was a major financial hit as I basically had a total loss of income which put me into debt and struggling to pay the bills. When my tenant moved out I took that as an opportunity to move my mother into my 2nd unit. This way she could be close to me, get the medical attention she needed and I would still be able to work. Airbnb has allowed me to keep my home, my job and allowed my mother to get the proper medical care she needs. I am able to rent short term when she is able to live on her own at her home Northern California but I have the flexibility to have her here at a moments notice when things are not so good or she needs medical treatment. For this reason alone I will never rent my additional unit long term again because I need to be able to have her here with me. Please don't limit my ability to rent part of the duplex I own and live in as a short term rental. I am not a corporation, I have never had a complaint about my Airbnb guests and I'm just trying to survive without having to uproot my life and sell my home. Because we live on the property we meet almost every guest we have and usually have almost daily interaction with them. We see ourselves as ambassadors of our neighborhood. We are very active in our community and our guests are inspired to do so as well. We have a recommendation book filled with local restaurants, shops and activities. Our guests love feeling like locals in Venice and truly embrace the community. Another bonus is that our home has become a resting spot for many of our neighbor's families. We have hosted neighbor's families for many births, weddings, holidays, graduations, vacations, medical procedures and even surprise visits. Many people prefer to be in a home where they can feel at home, have privacy, cook, do laundry, or walk to local shops and feel like a local. We love being able to do this allowing them to be within a few blocks of their family. Please allow the short term rental of RSO's of 4 or fewer units. We are not ghost operators, we live here in a tiny duplex and are just trying to get by.

Lumping us in with corporations taking advantage of STR's will only hurt our local economy and possibly force us to sell our home. Thank you very much for your time, DAWN FLEISCHMAN Venice Homeowner 213.300.5033

Communication from Public

Name: Heather L

Date Submitted: 06/16/2019 06:59 PM

Council File No: 18-1245

Comments for Public Posting: As an owner of a owner occupied 4-Plex in Hollywood, I would like appeal to the council members regarding the issue of short term rentals in RSO 1-4 unit owner occupied units. I am a single mother of two children and I have owned my property since 2002. I have always struggled with the upkeep and maintenance of the property, and making ends meet with one income. I started out sharing my home to B&B guests as a way to make extra money when times were hard. Today, my 4 units are a mix of long term tenants and short term guests, who interact with and enjoy each others company. My short term guests add to the economy of Hollywood, frequenting local businesses and restaurants, and the whole area, which used to be extremely run down, is undergoing revitalization. I have never received a complaint regarding noise or disturbance from the neighbors, all of whom are aware that some of my tenants are actually short term guests. The extra money that my short terms guests have provided, have allowed me send both of my children to college and start to upgrade and improve my property. To take away this extra income, would cause considerable financial distress and cause my property to fall back into disrepair. I urge the council members to consider the impact that banning short term rentals would have on struggling home owners like myself. While I understand the issues involved in making this decision, I suggest a potential compromise allowing existing STR hosts of 1-4 units (owner occupied) to be grandfathered in. Thank you in advance for your consideration.

Communication from Public

Name: Peter

Date Submitted: 05/30/2019 01:20 PM

Council File No: 18-1245

Comments for Public Posting: I would like to bring to light a few key issues regarding 18-1245. I have been a local Angelino since 2008. In 2016, I purchased a fixer-upper triplex in the Eagle Rock area. I put a significant amount of my own savings into renovating it, and bringing the original 1926 construction up to code. Here are some quick points about this house: - I inherited a rent-controlled tenant, and have never raised her rents and never intend to. If I did, she and her disabled son would have been displaced and likely would have to leave Los Angeles. - I have created jobs for a regular housekeeper, gardener, plumber, electrician, and other contractors. - I have raised the curb appeal of the immediate neighborhood with my continued upkeep and renovation of the property. - In just 1 year, I have brought 100+ guests from all over the world to Los Angeles, all of whom have spent many thousands of dollars locally during their visit. - We host mostly families, but also bridal parties, friends visiting locals, locals who need temporary housing for their personal reasons (and sometimes emergencies like the recent Woolsey Fire), couples, and traveling businesspeople. Many of these people prefer the personal touch and hospitality of being in a well-managed house where they can cook, do laundry, enjoy special amenities like games and books, baby and toddler-friendly environments, local tips curated by me, and comfortable FREE parking. No hotel can provide this; hotels provide services unique to travelers who prefer that kind of setup - and I do not presume to compete for those guests. I can only do these things because of AirBnB. I am aware of new regulations that are still undergoing evaluation at the City of Los Angeles. In my analysis, these regulations are largely the impact of the hotel lobby, which in their attempt to oust, regulate, or limit services like AirBnB, have been presenting false information to LA Council members, with the ultimate goal of establishing a local oligarchy of control on the ability to host tourists in Los Angeles. If these proposed regulations are passed and enforced in their current form, the following will happen en masse to local Angelino homeowners such as myself: - I will be forced to liquidate my property and suffer a tremendous loss. - The next owner will likely charge higher-than market rents anyway, which does not solve the false, manufactured “problem” of short-term rentals displacing long-term rent-controlled available inventory of

real estate in Los Angeles. - I spend about \$15,000 on local contractors every year to keep the property in prime condition for our guests. These jobs will disappear immediately. I pay highly competitive wages that are fair and above market rates (which is far more than any union hotel worker might hope to achieve, ironically) - Local tourist revenues to shops, restaurants, and stores will be dampened as tourists will now be forced to stay at hotels that are distant to developing centers of commerce. - The Transient Occupancy Tax (TOT), which has been bringing \$100M+ in revenues to the City of Los Angeles, will also disappear. Please note that hotel organizations do not pay this TOT to the City of Los Angeles as AirBnB does. If short-term rentals are not available for tourists, then hotels will attain control as a local oligarchy, which allows for price fixing across the board. For instance, when the Olympics, or World Cup comes to Los Angeles, the city fully expects an influx of tourism. However, historical data shows that hotels are even at capacity without these large events. If short-term rentals are out of the picture, one can imagine the price hotels will be able to gouge consumers with during these peak seasons of tourism. Because this will limit the amount of tourists visiting Los Angeles overall, general revenues from tourism will be limited as well. Please help fight the vicious greed of the hotel lobby and help hosts like us - the little guys - continue to keep LA's beauty and character while taking care of guests from all of the world with our personal touch.

Communication from Public

Name:

Date Submitted: 06/19/2019 07:58 AM

Council File No: 18-1245

Comments for Public Posting: Please allow owner users of 2-4 unit properties to operate as short term rentals. These are mom and pop business people not big companies using large numbers of RSO properties for STR. We have a duplex. We live in the back unit and use the front unit as a STR and for family and friends to visit us. People stay with us when they visit family in Los Angeles or come to town for a funeral or wedding or sometimes they are in town for a business trip. These visitors are part of our community and lifestyle. They spend their money at local businesses.

Communication from Public

Name: Gina Charusombat

Date Submitted: 06/18/2019 11:53 AM

Council File No: 18-1245

Comments for Public Posting: RE: Home Sharing Ordinance Administration and Implementation 6/18/2019 My name is Gina Charusombat and I am the policy and program coordinator with the Thai Community Development Center. We work with low and moderate income Thai and other ethnic minorities in the greater Los Angeles area through a comprehensive community development strategy that includes affordable housing, human rights advocacy and equitable development. We support the implementation of Appendix A of the Home Sharing Ordinance (CF 14-1635-S7). Ms Pat and her husband are seniors who currently rent a home in Venice. They approached us to request resources when they were faced with situation where their landlord attempted to evict them to convert the home into a short-term rental. Thanks to the Eviction Defense Network, they were able to remain in their home. We see the pressure that renters face. We need strong oversight of the Home Sharing Ordinance to ensure that community members can remain in their rental homes. In particular, we need to ensure regulation that ensures RSO units are protected from the short-term rental market. Thank you to the Planning and Land Use Management Committee and the Department of Planning for preparing the administration and implementation of the Home Sharing Ordinance.

Communication from Public

Name: Peter

Date Submitted: 06/17/2019 03:55 PM

Council File No: 18-1245

Comments for Public Posting: I am a homeowner of a triplex in nearby Eagle Rock of CD14. We are asking our Councilmembers to allow CD14 to also be a part of this pilot program. It is not only in CD13 that the consideration for 1-4 unit RSO properties is critical - but essentially across all of Los Angeles. My example is a typical one - I live in one of the three units, and one of the other units is a long-term tenant I inherited when I bought the triplex in 2016. I have never once raised her rents, and intend to keep her as a tenant as long as she is willing to live there. In the other empty unit, I am operating an AirBnB. This alone has been able to allow me to keep the property above water, pay all our related property expenses, and allow the long-term tenant to live with the same rent she had been paying for over 25 years. If current regulations are enforced to the letter of the law, I will lose my house, along with many hundreds of other Angelinos who have invested their own hard-earned savings into the community. We will not only lose our houses, but they will likely be acquired by larger developments with deeper pockets that will replace them with more profitable multi-unit properties charged at current market rates. This goes against the very principle and spirit that the RSO program originally set out to accomplish. The true bad actors taking advantage of the RSO program with short-term rentals are those properties that are apartment buildings with 10-20+units where the property owners have unlawfully (an unethically) evicted many of their tenants in order to use them as short-term rentals. These are the ones that the ordinance should be going after - not the small guy like me, who is just trying to keep the spirit of Los Angeles alive in our little way. Big developers and hotel private interests are also the ones that will erode what the RSO program originally had been trying to protect. Please do not let this happen! I plead the Council to allow the pilot to take place in all Los Angeles districts, and to pave the way for more reasonable regulation and license to operate short-term rentals. There are a great many of us, many even that are constituents in your district who would attest to our cries for fair ordinance. Thank you for your consideration.

Communication from Public

Name: Deborah Moore

Date Submitted: 06/17/2019 08:56 PM

Council File No: 18-1245

Comments for Public Posting: To our City Councilmen Like many Los Angelenos, my husband and I are freelancers in the arts and entertainment industry. Like our fellow artists we are not provided with a safety net, health insurance, a guarantee of any kind. This has makes us work harder and smarter. We learned to become entrepreneurial, not look for handouts and to become accountable. So that led us to look into real estate. We just purchased our duplex in Mid City in 2018, which is under RSO. We inherited lovely tenants. As you know, as landlords of a rent stabilized property, we are limited on how much we can raise their rent. They are significantly under market value. So we looked to short term rental to supplement that deficit when we travel for work. Because of the fields we are in, we have to travel a lot for work. Sometimes months at a time. We take along our two young children with us. While traveling, we short term rental our unit. This has allowed us to keep up with our finances. It has allowed us to improve our property and beautify our neighborhood. Our long term tenants have even used it when their parents came from Guatemala. Our housekeeper has six children and she cleans on each turnover . We pay her \$40 per hour to clean the 2 bedroom/ 1 bath. We also have a team of handymen and a gardener, whom we pay more than a fair wage to. I hope you can see how Airbnb has helped our family of four save for our and children's future, improved our neighborhood and even employ local workers. Please consider allowing owners of rent stabilized units to short term rental their own homes.

Communication from Public

Name: Ebb r

Date Submitted: 06/18/2019 02:53 PM

Council File No: 18-1245

Comments for Public Posting: A lot of short term rental hosts rely on income from short term rentals to survive and pay medical bills. A lot of homeowners cant pay their mortgage without it. Many live in a duplex which falls under rent control so they are unfairly excluded from being able to do short term rentals. Also these annual fees in addition to the 14 percent occupancy tax are really over the top. If airbnb is banned a lot of us will lose our health insurance and fall behind on our mortgage. Banning airbnb will not solve the homeless problem as the homeless will not become tenants. Most airbnb hosts are not looking for a long term tenant, either. Short term rentals should simply be legal, there is nothing objectionable about them and many people rely on it to make ends meet!

Communication from Public

Name: Steven

Date Submitted: 07/15/2019 01:26 PM

Council File No: 18-1245

Comments for Public Posting: First I'd like to thank Mitch O'Farrell & Herb Wesson for this motion. My partner & I currently own and live in a duplex in Silverlake which was built in 1949 and is listed as an RSO building. My partner is disabled and I am a type 1 diabetic among other health issues., we have extremely high medical bills each month. We rely on this STR income to cover a lot of these expenses in addition to the high costs of maintaining our home and monthly living expenses. We have family members that visit and help us out while in LA they stay in the upstairs unit and we live in the downstairs unit. We can't rent it out long term because its needed for family visits. This will cause an extreme financial hardship for us if you don't allow us to do STR on the other unit. This uncertainty of what's going to happen has caused us much anxiety where its difficult to sleep at night. All I can say is please amend the current STR regulations to allow Mom & Pop homeowners that live in one unit and want to do STR on the other unit. I agree with putting these restrictions in place for apartment buildings but not the LA resident who is just trying to make ends meet. Thank you for taking the time to ready my current situation and hope you have it in your heart to do the right thing.

Communication from Public

Name: Rhonda Hayter

Date Submitted: 07/19/2019 03:44 PM

Council File No: 18-1245

Comments for Public Posting: Please support this motion for the entire city. My husband and I own a duplex, live in the lower unit, and have always rented out the upper unit long term. When I was downsized from my job just as one of my kids was starting college, I started Airbnb'ing our back bedroom and it saved us. There can be no honest argument against people renting out a room in their own home, whether the building is RSO or not. It does not put RSO stock back on the market. It just unfairly targets and penalizes honest, hard-working people who are struggling to get by. No one rents out a room in their own home unless they need to.

Communication from Public

Name: Michael
Date Submitted: 07/14/2019 10:30 PM
Council File No: 18-1245
Comments for Public Posting: I support Mitch O'Farrell's to allow owner occupied RSO's to host.
I look forward to this, so I can put in my input.

Communication from Public

Name: Heather

Date Submitted: 07/19/2019 07:07 PM

Council File No: 18-1245

Comments for Public Posting: I would like to know if we have any further information on this proposed motion?? As an owner/occupier of an RSO 1-4 unit property, being able to rent at least my own home would allow my children to continue with college and myself to be able to slowly improve my property which has been falling into disrepair. I am a single mother on a limited budget, and sending my children to college would not be a possibility without me being able to be creative with not only my home but my property. Upgrading my property is something that will also help my long term tenants, one of which have been living in his apartment for over 15 years. I never have, and never will remove a long term tenant from their apartment in favor of short term renting, but I would appreciate to be able to run my property in a way which benefits all...including the city. While I understand the reasoning behind prohibiting the large apartment buildings from removing long term tenants, I feel a different set of circumstances affect the small properties and allowing us to choose how we operate our buildings, would have little or no affect on the housing situation. Thank you in advance for your consideration.

Communication from Public

Name: Tyrrell Shaffner
Date Submitted: 07/04/2019 01:54 PM
Council File No: 18-1245
Comments for Public Posting: As an owner occupier of an RSO duplex in Highland Park, please include all of LA in your pilot program, not just CD13. Renting out the spare bedroom in my unit allows me to make my mortgage payments without taking housing stock away from other angelenos, and it provides much needed relief in a very unaffordable city. Thank you!

Communication from Public

Name: Suzette Kitselman
Date Submitted: 07/04/2019 11:35 AM
Council File No: 18-1245

Comments for Public Posting: Dear City Planning, I would like to apply for permission to operate my Airbnb short term rentals because it will cause me great financial hardship if I have to stop. I am a senior, 62 year old divorced woman; I once owned income properties but lost all in the Great Recession in 2010; that year I also got a cancer diagnosis and my insurance illegally did not cover all of my treatment, even though I had been paying for this health insurance for years. The combination of losing my properties and this failure of my insurance company to cover my treatment costs caused me to have to declare bankruptcy in 2010. Since then I have been working hard just to keep a roof over my head. Four years ago I began offering an apartment on the Airbnb website as a rental property. This apartment was a rental and the owner was fully informed when I rented the apartment, and has since offered me more apartments to do short term rentals. Let me point out that these apartments are hard for the Owner to rent on a long term basis (like an annual lease) because of the building's location. It is half a block from Hollywood Boulevard and the traffic and noise from this location make it undesirable for families to rent there. We are not displacing any families by having these short term rental apartments next to Hollywood Boulevard. The Owner's usual Tenants are generally young people who come to LA to "become a star" and end up having to be evicted because they can't pay their rent, cause loud noises at night with their parties or playing music late at night, or are using and dealing drugs. These evictions cost the Owner lots of money and time and trouble, which of course he doesn't like. His apartments often sit empty for months before they are rented, as a result of the undesirable tenants who apply. It is not a great location to get good tenants long term, but it is perfect for short term guests who wish to explore Hollywood as tourists. He is very happy with me as I pay the rent on time every month and my guests are usually families who come from all over the world to see Hollywood and greater Los Angeles. Unlike many of his tenants, my guests are well-behaved and polite, and pose no problems for the Owner, nor the manager. The amount of income I make from these apartments is just barely enough to cover most of my monthly living expenses. I live simply, in a rented apartment with a roommate, shop at 99 cent store, drive a used Prius, and still cannot afford

health insurance. I have paid taxes on the Airbnb income from the beginning. If I am no longer able to operate my short term rental apartments, I will not have that safety net any longer; it will cause me a severe financial hardship and I may not be able to stay in Los Angeles. Also, the housekeeper who helps me clean the apartments between guests is a mother of four children. Her income will be severely reduced also, putting her family in financial hardship as well. How can we continue operating our 3 short term vacation rental apartments in Hollywood? Perhaps special 'tourist zones' could be created for exemption? The Owner will be happy to provide affidavits to confirm that all is well here. Please let me know,

Communication from Public

Name: Rhonda Hayter

Date Submitted: 07/04/2019 10:02 AM

Council File No: 18-1245

Comments for Public Posting: In December, before the ordinance passed, the PLUM committee recommended that owner-occupied RSO be permitted to do short term rentals. And I rejoiced that the committee saw that there needed to be nuance to the ordinance so that people struggling to keep a roof over their heads would not be unfairly tarred with the same brush as the bad actors. But no amendment has been made and as the owner of a duplex, who rents out the upper unit long term, lives in the lower unit and has been renting out a back bedroom in my own home to keep from going underwater...I now lose all that necessary income. No one rents out a room in their own home unless they need to! Please do the obviously fair and just thing by amending the ordinance to allow owner-occupied RSO to do short term rentals. No one is served by keeping owner-occupied RSO from renting. No RSO goes back on the market.

Communication from Public

Name: Jojo
Date Submitted: 07/04/2019 10:13 AM
Council File No: 18-1245

Comments for Public Posting: Dear esteemed council men and women: First off, I am in full support of this motion! Thank you for bringing it forth. I am a small-time owner/landlord who lives onsite in a “triplex” in district 13. The property started off with a single-family house, built in 1909 and then an additional two units (essentially a duplex) was added as a separate building in 1955 - all units now fall under the RSO. I am a young professional, who lost both parents to cancer, and am lucky to have had the means to buy this property in late 2015, at a great price. The units are aging but “liveable” however, over time and many personal investments, Airbnb income has greatly helped me make significant upgrades, something I would never have been able to do without STRs. With that said, below are a few points I’d like to raise in support of your motion to allow owner-occupied RSO properties of 4 units or less, the opportunity to rent entire homes, short term. 1) Aging RSO properties/buildings: RSO properties are aging, they are in disrepair and need constant maintenance and upgrades. I myself would never want to become a slumlord or not have the proper means to take care of my tenants, but without Airbnb, the property will be incredibly difficult to maintain financially. I have reported losses every year since purchasing due to maintenance and repairs. Labor and supplies are costly and going up, and nothing has gotten cheaper over the years. Renovating a one bedroom apt can cost upwards of \$70K, and it’s not getting easier to cover the costs in this challenging economic climate. I have projects in the works such as new fencing, earthquake retrofitting, roofing and gutters, central AC, that will cost thousands of dollars – all of the income I net after my mortgage payment goes directly back into the property to cover these projects. I am not a flipper looking to turn a profit, this property is also my home, and I want to keep it running as long as possible. 2) Community: I live near many local businesses and restaurants and my guests have told me numerous times that they have enjoyed my recommendations, sometimes going to the same restaurant multiple times over the course of their stay. They frequent all of the local sites and tourist spots while enjoying the view of the Hollywood sign. My guests often use Uber and support the sharing economy in more ways than one. THE SHARING ECONOMY TRULY SUPPORTS PEOPLE FROM ALL WALKS OF LIFE LOOKING FOR

OPPORTUNITY, TRYING TO MAKE ENDS MEET AND CONTRIBUTING TO THEIR COMMUNITIES IN POSTIVE AND PRODUCTIVE WAYS. Please don't take this away from local and responsible hosts

3) Cleanings: I support an ENTIRE family who cleans my units and they bring in an average of over \$1500 per month just from my property alone. They STILL have multiple jobs to make ends meet. There are countless others that depend on Airbnb hosts as their main source of income. We need them and they need us.

4) Affordable Housing: The challenge with RSO is that many tenants who can now afford more expensive/luxury apartments and amenities, ARE NOT MOVING OUT OF THEIR RSO UNIT. I have several friends that can totally afford to leave their RSO unit, but they choose not to for multiple reasons: it's cheaper, economic uncertainty, they want to save more money, etc. This is the result of the city's failure to build more affordable housing FOR THOSE THAT ACTUALLY NEED IT. It needs to be government subsidized - the housing crisis needs to be addressed from multiple angles, a 360 degree approach, AND it's not fair to place the blame and responsibility on the mom and pop landlords, it's not fair, and it WILL result in a negative impact on the economy and markets with the new STR ordinance/law.

5) Guests: My Airbnb guests are a combination of professionals/freelancers, families and couples who have said they would never be able to afford to visit LA if it weren't for Superhosts like me. Lower income to middle class families cannot afford to book multiple hotel rooms in Los Angeles AND visit the places they want to go (ie. Disneyland, Universal Studios, etc). Tourism in this city is EXPENSIVE, and STRs help alleviate that burden, which directly results in guests having more cash flow to invest in local communities. I don't understand why the city would want to lose so much opportunity! Thank you for hearing my thoughts and proposing this motion. It will benefit, not only us small time mom and pops, but also the many wonderful people we employ to maintain our properties. They depend on us, and so do our local businesses and communities. Sincerely Jojo, Superhost