

## Communication from Public

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**Comments for Public Posting:** All 4 members of the PLUM committee were clear that the spirit of the home-sharing ordinance was not to drive struggling mom and pop homeowners out of our homes. They were crystal clear that owner-occupied homeowners are not the enemy and those of us who invested in older properties (often because that was all we could afford or because those properties had been held in the household or family for decades or generations) were a part of the local economy through homeownership. Just because we couldn't afford or didn't own newer properties why should we be told that economic lifelines like home-sharing which had been extended to more affluent and less vulnerable homeowners often in our same neighborhoods would not be available to us? They clearly stated that while our properties are RSO, the apartments we lived in were not since they are not rental units. They were clear that we should be allowed to host in our units. At the end of the day they were clear that we should at least on day one of the new law's enforcement be allowed at least to continue hosting in our own apartments. They believed they had sent a recommendation to amend the ordinance, NOT to send forward a study for it. The idea being that this was a no brainer and of course none of us should be kept from hosting in our own units or lose critical income which could drive us from our homes. Renters should not be the only ones protected in our homes, that we too deserved protection and the right to use our greatest expense as our greatest asset to make ends meet. But alas where we stand now is with a November 1st deadline rapidly approaching we are still not able to register our properties for hosting. So unless we are given an extension while the amendment is fully hashed out and implemented in the ordinance to allow owner-occupied hosting in RSO properties at the very least within our own units which are not rental units and thus have no rents to stabilize or renters to protect. Further, we are told that the home-sharing platforms are told to wipe our calendars if we are not registered by Nov. 1st... Since we are prevented from registering because our properties are listed as RSO (even if our personal apartments are not covered by RSO laws). , we will be shut down even if temporarily and all of our bookings will be cancelled so even if it is resolved a week or two later, we will have to start all over with our guests ripped from our calendars. Those who have booked with us weeks or

months in advance will be told they are no longer booked and if there are not enough replacement properties will have their vacations or work trips put into jeopardy without lodging they can afford. Currently I am about 75% booked through the holidays and end of the year. But if November 1st passes and AirBnB is not allowed to let me keep my bookings already on the calendar I will be without a major part of my income through the rest of the year and will definitely not be able to cover my mortgage. So my ask is as follows... Please grant extra time to work out the details on allowing us owner-occupied RSO hosts to at the very least host in our own units which are not rental units. Do not require the platforms to dump our calendars and even if they have to take down our ads, allow us to continue hosting while the details are worked out, at the very least through the end of the year when hundreds of thousands of more rent-stabilized units will be added to the housing stock by the new state law which extends statewide rent control to units built between 1978 and 2005 (15 years or older). I am not asking for anything the council didn't just extend to renters at yesterday's full council meeting when renters were protected for the next few months in the lead up to the new state law. Now we owner-occupied hosts need your protection. Please grandfather in our current bookings through the end of the year... and when you work out the details in amending the ordinance to allow us to keep hosting in our own units, allow our ads to go back up to fill the rest of our calendars. This isn't mad money for us, for many of us this is the money that keeps us solvent and in our homes. As I stated in my public comment, I agree we need to protect the affordable housing stock, but do so by going after the bad players not the most vulnerable and least affluent of the home-sharing hosts. We need your help, please give us our lifeline to keep us in our homes... I'm certain that you don't want to put a bunch of us out of our homes as collateral damage. If you can work out the details on owner-occupied hosting before November 1st great, but if not please don't blow up our businesses and jeopardize our homes while those details are being worked out... give a grace period. These amendments were first proposed months ago and burned through nearly the entire grace period before being discussed. I want to stay in my home and retire here, please help me