

Communication from Public

Name:

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Comments for Public Posting: Hello, I purchased a duplex with a guest house STRICTLY for the purpose of short term renting. Living in one modest house while I short term rented the cottage behind was a goal for which I had been planning and SAVING for nearly 15 years of my life. I cried with joy the day I made my homeowner dreams a reality. Why did I need a duplex? Mainly, so that I could house my elderly parents when they came to town. They do not drive, there are no hotels that they could afford and they come to visit me often. I came to California to peruse work and at the time, they were not ready to move from their state. In order to pay for the mortgage that could provide me enough space to house my parents and other family members when in town, it HAD to be a duplex because the plan was for me to short term rent it and thus afford to keep it. When I bought the house, it was not "illegal" at the time to rent your own home as you saw fit. It was not an option for me to buy a larger house with extra guest rooms. I have two toddlers and I dont think any mom would feel comfortable with short term renter strangers living in the same home with my babies. It had to be a separate house. Believe it or not, lots of people buy homes with the intent of being able to have space to house their parents or family members, especially those who live far away from their hometowns and are close to their families. Today in America, having parents live with you may seem strange. In my culture, its normal. My father developed Alzheimers and their visits became more and more frequent. I helped my mom to cope and she helped to care for my kids by coming to town during weeks when I knew id be working over time, or during weeks when the daycare was closed. Also, there were times when I needed MY OWN guesthouse to house other family members, people I loved and wanted to see but who could not afford an LA hotel. The more my guesthouse was being used for my family, the more I charged for the short term rentals in between their visits and I was always able to pay the mortgage. In fact, I had never paid late once. I hope you can understand why short term renting was the only way to house my family while still being able to pay the mortgage. Now things have changed and my dad's Alzheimers is late stage. He needs full time care. In my culture, you do not separate your parents and send one to a nursing home. You take care of them...both. So i moved them both out here to California.

But for them to live in my guest house full time was not an option, as I would not be able to rent it out at all and would thus have to sell. So, we rented a house in La Habra, about 1.2 hours from my District 13 home where i was able to get a big house for half the money. Short term renting my duplex allowed me to quit work and become a full time caregiver to my parents and kids. Now, it seems I will lose my home to foreclosure while my dad is here bedridden in the final stages of his disease. Air BnB cancelled all my bookings leaving me with no way to pay my December mortgage. As my fathers caregiver, I cannot leave him to go and try to sell a house. Even if I could I would have to do a short sale because the December payment is already in default and there is no way to pay January. I would loose my equity, my nest egg for my kids. I cannot long term rent because I would need to move back into it when my dad does die. The laws in LA are such that lease terms are meaningless, a tenant can stay as long as they'd like unless I had the thousands needed to pay them off to leave so I could come home. Long term renting also scares the hell out of low income homeowners like myself. What if the tenants do not pay? It can take MONTHS to get them legally evicted and even many more months to get the marshalls to come and throw them out. That would mean foreclosure as my mortgage depends on their check. With short term renting, low income homeowners like myself take ZERO risk. We get paid when the guest reserves and the balance upon their arrival. We know exactly how much we will make based on our bookings. They cannot stay longer than their reserved time. They cannot squat and try to take my home from me. The laws in this city are stacked against the low income home owner. Not allowing me to make use of my home for my personal purposes is simply not fair. I do not understand how the city can determine that I cannot live as I wish in my own home, and take care of my own parents. No wonder our society throws away its elderly, we cannot be caregivers to them, we cannot use our own homes to house them. If I cannot short term rent, my parents and I will become more homeless people in LA and my children will be taken from me. I guess low income people should never consider owning a duplex, owning an extra room or unit is only for the wealthy who can afford to let it sit empty.