

Communication from Public

Name: K. Smith

Date Submitted: 12/17/2019 11:48 AM

Council File No: 18-1245

Comments for Public Posting: I support the 18-245 proposal of a pilot program to allow hosts in rent stabilized homes to host in District 13, but the ordinance doesn't go far enough. A fair ordinance would allow all rent stabilized tenants city-wide in buildings of four or fewer units to host in their primary residence. The new ordinance is to be commended for eliminating bad operators who rented or bought up housing for the sole purpose of turning them into short-term rentals. However, in also prohibiting tenants in rent stabilized units from hosting in their primary residence when out of town, the city has thrown out the baby with the bathwater. The ordinance discriminates against 85% of renters in LA without providing any benefit to the city or to tenants. As a primary caretaker for my aging parents, I would, with the owner's permission, sometimes rent out my rent stabilized duplex when I go back east to allow them to age in place. Doing so doesn't take a single housing unit off the market. If I can't do so, there is no benefit for fellow tenants -- the unit just sits empty for 4-10 weeks at a time. There is no benefit for the city if people like me cannot host – 1. It adds zero new housing units. 2. It loses the 12% hotel taxes as well as the income tax I pay on the transaction. 3. It loses the benefit of the guests' local spending. 4. It negatively impacts the cleaning crews and other local services I use for upkeep. And it is greatly detrimental to me as an unpaid caregiver trying to make ends meet. 43.5 million people across America serve as unpaid caregivers. The city council appears anti-family by excluding these hosts who are just trying help out loved ones in need. Excluding renters in stabilized units from hosting is a lose/lose/lose proposition. 65% of Angelenos are renters, and 85% of LA renters are in rent stabilized homes. LA has the fourth largest percentage of renters in the country, according to the city's Housing & Community Investment Department, paying one of the highest average rents in the country. By enforcing the primary residence requirement, the city already has the tools it needs to limit STRs to honest hosts who do not threaten the long-term rental supply, hosts who might lose their homes without the extra income they need due to temporary circumstances. The council's insistence on disenfranchising the vast majority of renters in non-owner occupied RSO units belies an elitist view of renters, relegating them to second class citizens undeserving of the same

economic opportunities as home owners. Renters are a vital part of the local economy and represent the MAJORITY of voters in Los Angeles. Rent stabilized tenants in buildings of four or fewer units deserve the same rights as those who live in non-RSO units, owner-occupied buildings, or homeowners. I, and thousands of other voters, urge you to revise the ordinance to offer equality in home-sharing rights for all tenants in smaller buildings.

Communication from Public

Name: joelle soultanian
Date Submitted: 11/12/2019 07:12 PM
Council File No: 18-1245

Comments for Public Posting: Dear council members, I would like to thank council member O'Farrell for motion 18-1245 that opened the door for other council members to extend short term rental to the owners occupied properties under rent control. Those votes were greatly appreciated and an extreme necessity for so many of us to make a living without being dependent of social welfare. Some will argue that renting a bedroom in our home will weaken and destabilized the protection of rent units how could that be. Most of these bedrooms were not in the market prior to short term rental. I believe by renting our home we are helping the economy of Los Angeles that didn't plan adequately for its population growth and infrastructures because of the following; - Up 50 million tourists a year. A lot to accommodate when all come at the same period of time - Migrating population by !00 thousand accounting the ones leaving - International students; UCLA only has 6000 just imagine the others and language school. Being in a central area I was pretty much booked most of the year so I can say; 85% of my guests are tourists among 80% are Asians; whom are only attracted to come by the lower prices of the short-term rental. They would never be able afford hotel prices. They spend most of their money in shopping, eating and visiting all parts of California. In my zip code 90048 all the commerce stores and restaurants benefit from them. Los Angeles not being able to accommodate them at their prices will lack to gain Traffic has become a nightmare in Los Angeles although: - many gave up driving using Uber and Lyft and many like myself always use share - 80% of my guests do not rent cars they are using public transportation, Uber and Lyft or just walk. - So many people are working from home - If you come to my neighborhood 90048 you can see so many tourists walking What has greatly contributed to that nightmare are all the deliveries cars, vans. Being able to buy online and have it delivered from all the major brands and food services is great but has the city thought about what will happened with the traffic. The subway will not be the answer because it only 1 part of the city. We are very much dependent of our short-term rental but right now we are not earning any money because we can't register which create such a painful stress to cover our bills. We would be so grateful if you could find a way to expedite our registration process. It could be easy to find out if our properties

are truly owner occupy since every year, we file for exemption with LAHCID. Thank you Be well Joelle Soutanian