

Communication from Public

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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.