

## 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.