

Communication from Public

Name:

Date Submitted: 08/02/2019 05:10 PM

Council File No: 18-1245

Comments for Public Posting: I am a homeowner of an RSO property in (Pico Union), and I strongly support this motion as my livelihood depends on the ability to use my own home as a short term rental. Thank you for supporting our community.

Communication from Public

Name: Bishop Smetana
Date Submitted: 08/02/2019 06:48 PM
Council File No: 18-1245
Comments for Public Posting: I am a homeowner of an RSO property in South Mid City and I strongly support this motion as my families livelihood depends on the ability to use my own home as a short term rental. Thank you for supporting South LA.

Communication from Public

Name: Royal Y
Date Submitted: 08/02/2019 06:49 PM
Council File No: 18-1245
Comments for Public Posting: I have been a hosting for several years and rely on the income to support my family of four. I strongly support RSO units being allowed to host.

Communication from Public

Name: O Smitty

Date Submitted: 08/02/2019 06:59 PM

Council File No: 18-1245

Comments for Public Posting: I am an owner of an RSO building in South LA. I heavily rely on short term rentals for the stability it brings the three generations in my family. Make the right decision.

Communication from Public

Name: Suzette Kitselman

Date Submitted: 08/02/2019 07:02 PM

Council File No: 18-1245

Comments for Public Posting: To the Respected City Council Members: I am a senior, 62 year old, divorced woman who once owned income properties which I worked decades to buy, but lost all properties in the Great Recession and had to declare bankruptcy. Since then I have been working hard just to keep a roof over my head, and try to build up savings again. Coming out of the Recession has been difficult for most people; not just me. Four years ago I began offering an apartment on Airbnb for short-term rentals. I leased this apartment with the permission and knowledge of the Owner. We put my using it for short-term-rentals right in our Lease Agreement. The Owner can't get families to rent at that location because the traffic and noise make it very undesirable: the building is 1/2 block from the tourist area of Hollywood Boulevard; it's an International Tourist Attraction. The Owner's usual tenants are generally young people who come to LA to "become a star" and end up having to be evicted because they can't pay their rent, throw loud parties at night, or are using and/or dealing drugs. These evictions cost the Owner lots of money, time and trouble, which of course he doesn't like. He prefers the visitors who come to my Airbnb from all over the world, because they are well-behaved, polite, and bring their children for their big vacation in Hollywood, Universal Studios, Santa Monica Pier, etc. It's perfect for families who wish to explore Hollywood as tourists. These families would never be able to come to LA if they only had hotels to stay in! It's just too expensive. Increasing tourism is one of the goals of the City Council, I understand. Perhaps making this area a special 'Tourist Zone' is an idea. The Owner is very happy with me as I pay the rent on time, he likes my guests, and they don't cause problems. He has since offered me more apartments, and now I have a total of three. As for me personally, I live simply, in a rented apartment with a friend, shop at 99 cent store and Trader Joe's, drive a used Prius, and the amount of income I make from these 3 apartments is just barely enough to cover most of my monthly living expenses; although I still cannot afford health insurance. I have paid taxes on the Airbnb income from the beginning. If I am no longer able to operate my short term rental apartments, my safety net will disappear; it will cause me a severe financial hardship and I may not be able to stay in Los Angeles. Also, the housekeeper who helps me clean the apartments between guests is a mother of

four children. Her income will be severely reduced also, putting her family in financial hardship as well. I fear for her well being and that of her family, not to mention my own. And I am not alone in this situation; there are hundreds of us, all with our own stories. I know elderly ladies, widows, who own large homes in Hancock Park where they raised their children, and now rent out the extra bedrooms to help pay their property taxes, (must they sell their green velvet curtains to pay the taxes on Tara?) It helps cover their living expenses. Current restrictions on these women could force them to sell their homes, because they are only allowed to rent out one room at a time. This doesn't make sense and seems to interfere with property rights. Do we not have the right to rent rooms in our homes anymore? Are housemates illegal now, too? Once, the LA Times was the advertising marketplace; now, just because websites like Airbnb and HomeAway connect people, is this a reason to penalize us? PLEASE, GOOD COUNCIL MEMBERS, CONSIDER: Airbnb hosts comprise less than 1% of the housing in L.A. With the explosion of permits issued for apartment buildings in the last 3 years, and all the newly built apartments offered right now, isn't it clear that we are neither a threat to the rental market, nor to the Hotel Industry? Without Airbnb hosting in L.A., the City wouldn't have received over \$100,000,000 in Transient Occupancy Tax revenue from Airbnb. Perhaps some of that could go toward housing the homeless? Just think how the tourist industry will be impacted if the City bans Vacation Rentals in Non-Primary Homes? How much money will our City lose, by denying our operation? It's not just the vacation rental operators who will lose money: the City will lose a great deal of income as well. Why are the Airbnb hosts the target of these restrictions, with hundreds of new apartment complexes being built all over greater Los Angeles? We're not hurting anybody. Please consider how many lives you will be damaging by restricting hosting, and all the travelers who have already booked their plane tickets and accommodations for a dream trip to Los Angeles, California! Please, CONSIDER THIS. We are real people of Los Angeles.

Communication from Public

Name: Suzette Kitselman

Date Submitted: 08/02/2019 07:04 PM

Council File No: 18-1245

Comments for Public Posting: To the Respected City Council Members: In December 2018, City Planning Employee Matthew Glesner submitted a "Communication" to the City Council on the impact of Vacation Rentals in Non-Primary Homes for that Ordinance, to inform the City Council's voting on the subject. This report was full of ~ shall we say "untruths"? It listed several major cities that according to the report, do not allow Short Term Rentals. In 5 minutes, I went to Airbnb.com and searched those cities, and found that each city, except one, has short term rentals available. Obviously this "Communication" was not an objective one. I haven't gone through the rest of this "Communication" to find other inaccuracies, but I'm wondering: Did the City Council review any other information from a different source, or just this one "Communication"? Because if there were no "Communications" from other perspectives, the City Council voted the Ordinance into law based on incorrect information. This isn't really fair, is it? Please, good Council Members, consider: Airbnb hosts comprise less than 1% of the housing in L.A. With the explosion of permits issued for apartment buildings in the last 3 years, and all the newly built apartments offered right now, isn't it clear that we are neither a threat to the rental market, nor to the Hotel Industry? Without Airbnb hosting in L.A., the City wouldn't have received over \$100,000,000 in Transient Occupancy Tax revenue from Airbnb. Perhaps some of that could go toward housing the homeless? Just think how the tourist industry will be impacted if the City bans Vacation Rentals in Non-Primary Homes? How much money will our City lose, by denying our operation? It's not just the vacation rental operators who will lose money: the City will lose a great deal of income as well. Why are the Airbnb hosts the target of these restrictions, with hundreds of new apartment complexes being built all over greater Los Angeles? We're not hurting anybody. Please consider how many lives you will be damaging by restricting hosting, and all the travelers who have already booked their plane tickets and accommodations for a dream trip to Los Angeles, California! Please, CONSIDER THIS. We are real people of Los Angeles

Communication from Public

Name: Daniel P Farrell
Date Submitted: 08/02/2019 07:37 PM
Council File No: 18-1245

Comments for Public Posting: Hello, I'm writing to ask that the new RSO restriction on Short Term Rentals be reconsidered. I'm a current Air Bnb Host with a duplex under RSO. I now live in one unit and rent out the other. I used my life savings, and borrowed from credit cards, my parents, and other loans to purchase my first house last year. After dealing with an inherited tenant, who knew every loophole to abuse the system, live for free and extort me for thousands of dollars (and reneged on the signed agreement that we had), I was hemorrhaging money on lawyers, renovations, while collecting zero rent, and almost had a nervous breakdown. Then, I got involved as an Air Bnb host (now a Superhost), and it saved my life. I am finally able to start recouping the massive debt I've incurred, while supplying regular work for locals. I give consistent work to local cleaning ladies, who have families to support, and the income helps me to afford the mortgage. I currently live in one unit and Air Bnb the other. I also often house USC students and nurses. Being an Air Bnb host enables me to afford my mortgage payments, taxes and fees, and give regular work to local contractors, landscapers, handymen, painters, plumbers and cleaning crew. I get to meet wonderful people, bring lots of revenue to LA, and create a house that I'm proud of, and looks better than any other house on my block. Short term rentals are often some of the best looking and most cared for houses in the area, which is great for the upcoming olympics in LA. Guests also find it more comforting and more personable than a hotel. Just as Uber provides a more personable service than yellow cabs, short term rental hosts are providing a more personal experience than hotels, who charge multiple random fees. I am hoping that this ordinance can be reconsidered, as short term rentals affect hundreds of people in LA who would otherwise not be able to afford their homes, and this way they can also give back to the community. I also know dozens of other hosts in LA in my same position, who can no longer afford their homes without short term rentals. Please let me know if there are any additional steps we can take to have our voices heard. Thank you for your time. Sincerely, Danny Farrell

Communication from Public

Name: Heather Lonsdale

Date Submitted: 08/02/2019 09:07 PM

Council File No: 18-1245

Comments for Public Posting: This is an urgent situation. As an owner of a 0-4 unit (owner occupied) RSO property in Hollywood, I am in support of the motion to allow short term rentals in my own home. The STR ordinance as it is written at the moment will destroy my livelihood. As a single mother with a limited income and two children in college, I rely on the extra income generated by short term renting rooms in my home to support my children through college and improve my property which, in turn, enriches the lives of my long term tenants. Without this extra income, my property will again fall into disrepair and I will no longer be able to support my children. Thank you in advance for your consideration.

Communication from Public

Name: Tom

Date Submitted: 08/02/2019 10:54 PM

Council File No: 18-1245

Comments for Public Posting: For two years I have been hosting the 2nd bedroom in my two bedroom condo. I live full time in my Playa Del Rey unit. AirBnB income is a critical part of my retirement plan. I must be able to host year round to survive. I am willing to comply with the City demands. Please help me by allowing a small guy with a fair & reasonable RSO solution. Thank you.

Communication from Public

Name: Peter Shpayer

Date Submitted: 08/03/2019 08:54 AM

Council File No: 18-1245

Comments for Public Posting: I co-own a fourplex with my mom (who recently became a pensioner), I reside in one of the apartments, she resides in the other, we each rent a room to short term residents in our primary residence to help paying mortgage and ever growing property taxes. Since my mom became a pensioner we are relying on this income. We are not taking rental property off the market, we would love to be able to avoid financial hardships and hoping this motion can help us.

Communication from Public

Name: Katie Mead

Date Submitted: 08/03/2019 10:15 AM

Council File No: 18-1245

Comments for Public Posting: As my parents and extended family age and visits to Los Angeles for advanced treatments (and to see grandchildren) become more frequent, we took the legal steps to convert our home into a duplex so we could comfortably house them when here. We didn't want to do anything illegal, and took the steps to fully permit an ADU. We justified the cost because we could short-term rent it when it was empty, and took out a rather large loan to make it happen. The new ordinance takes away this option, and now we must make a choice of struggling to repay a loan with zero additional income as we planned, or to rent full-time and rob our family from a comfortable home during medical treatment and the time with our children we have spent nearly two years working towards as we braved construction. This situation isn't cut and dry. We own our home, and beg the council to understand the STRs allow so many of us to bring in income so we can afford to stay in Los Angeles.

Communication from Public

Name: Mehile Orłowski

Date Submitted: 08/03/2019 10:34 AM

Council File No: 18-1245

Comments for Public Posting: I am a homeowner of an RSO property in HHWNC area 7, CD-4, and I strongly support this motion as my livelihood depends on the ability to use my own home as a short term rental. As a mom-and-pop, struggling millennial homeowner, the City of L.A. had given me no choice but to rely on home-sharing as a way to pay for necessary home upgrades, taxes, my own health care, and employ contractors and pay city permits. My home is a 1920es duplex which the HPOZ commission found as non-historic building and a non-contributor - with that fact I was not allowed to pay and apply for a Bed and Breakfast Conditional Use permit to try to continue my homeownership and home-sharing. Los Angeles needs strong employers who are not afraid to pay workers the fair salary, instead, we have hungry, greedy corporations that sign "at-will" contracts for employment and force employees to work for unrealistic salaries and with no job security. The affordability crisis does not come from the 1920es, rotten, moldy duplex that I spent my life savings upgrading it and its part of less than 2% of the housing stock in L.A. Please support this motion, I beg you, and allow 1-4 unit properties no matter what year they've been built to continue home-sharing with no restrictions besides nuisance violations - which I agree is a fair penalty to keep irresponsible hosts at check. Thank you for supporting our community.

Communication from Public

Name: Thomas

Date Submitted: 08/03/2019 03:23 PM

Council File No: 18-1245

Comments for Public Posting: My wife and I are on fixed incomes. We have owned our duplex since 1988. Since retirement, (we are 68 and 78 years old) we have struggled year after year to keep our property. Every month was a struggle being the tenant (who we loved) had been in there for over ten years. When she decided to move back east we looked into short term rentals being our place was perfectly located and not a place that would cause neighbors any problems at all. We started in February. Since March of this year, we have had enough income from short term rentals to make ends meet a bit easier. We are RSO. If we lose the ability to rent short term, not only will we lose the last bit of savings we had that we put into getting the unit ready for short term rentals, we will most probably have to sell our home. Please consider the impact on us and others like us who aren't gouging but simply making a bit more and suffering less anxiety. Moving out and finding another home, after living here over 35 years will be a defeat I do not know both of us will survive. I implore you to support the change proposed by 18-1245. Thank you.

Communication from Public

Name: Steven Louis

Date Submitted: 08/03/2019 03:27 PM

Council File No: 18-1245

Comments for Public Posting: I support most of the Short term rental rules that the city of LA imposed on apartment building however it's very unfair for the homeowner that owns a duplex in the rent control areas of LA. Please allow the RSO homeowner that depends on this income to continue listing on airbnb.

Communication from Public

Name:

Date Submitted: 08/03/2019 10:41 PM

Council File No: 18-1245

Comments for Public Posting: Dear Councilmembers, Change the Home Sharing Ordinance. Change it before it's too late... We are the children, mothers, daughters, fathers, sons, grandparents of Los Angeles, and we need your help. We may be land owners, but we are tenants too. Tenants of our great city, Los Angeles. We are your voters. We are your voices. We are your constituents. We are the hosts of STR in RSO rentals, RSO under 4 multi unit, ADU, granny flat, vacation home, Mom N' Pop property owners. We keep this city alive and thriving. Help us continue to do so. We come in peace. We come in numbers. We to ask to be seen and heard now. When you tell us we cannot STR because of the housing crisis, we say: You will be adding us to the housing crisis. We will lose our duplexes, triplexes, fourplexes, our rental apartments, our homes, our newly built ADU's. We will be forced to sell and find alternative cities to live. Why? Because we won't be able to afford them anymore without the help of STR. We take up less than 1% of the housing stock. We are not the problem. When you tell us we cannot STR because we are hurting the hotel industry and it's workers, we say: The hotel industry has only climbed in profit and growth since we became hosts. We employ cleaners. Cleaners that depend on our STR to make ends meet. Cleaners that we pay 2x the minimum wage, sometimes 3x more. Cleaners that we provide flexible hours for and entrepreneurial opportunities. We purchase furniture, linens, supplies, decor at local stores in Los Angeles adding thousands in taxable dollars. We purchase foods from local restaurants and cafes for our guests, increasing the profit and growth of local eateries. We send our guests to our neighborhood spots. We add. We do not take. When you tell us we are a nuisance to the neighborhoods, we say: We are responsible practicing hosts, caring and thoughtful. We've added over \$100 million dollars to the Los Angeles annual budget. We could say: We work for the city. We have worked hard. We have toiled and taken seriously our duties and our neighborhoods benefit from our STR. When you tell us we don't want the party house, we say: Neither do we. Not at all. That's why we go above and beyond to monitor and respect our communities. We put up exterior property cameras, monitor noise levels, keep strict house rules and do guest counts. We are in constant communication with our property guests. Any non STR home or apartment can be a party house. If

anything, we are more concerned and vigilant about no parties than a non STR homeowner who loves to throw big bashes every weekend. We are devoted to maintaining a peaceful and respectful relationship with our neighborhood. Stop hurting us. Instead regulate the satellite hotels. Stop ignoring us. Instead pay attention to the simple solution: Apply the exact same STR HSO structuring California applies to California Real Estate Law. 4 and Under. 4 and under is residential. Mom and Pop. Boutique. Elegant. Heartfelt and Intimate. Above 4 is commercial. Satellite hotels. Commercial real estate. Commercially managed. Professional. Allow STR hosts to host in any 4 and under dwellings, including secondary residences, vacation homes and RSO. Simple. 4 units okay. 4 listings okay. Above 4 not okay. That means duplexes, triplexes, Fourplexes, Single Family Homes, ADUs, RSO or not. If it's got an address it's okay. And four listings and under. It's okay. Regulation becomes streamlined. Easy. Smart. Profitable. Fair. "No More Above Four" No more above four means: No more bad apples. No more satellite hotels. No more 40 unit apartment complexes turned into STR. No more impacted tenants. No more evictions by the greedy and unfair. No more commercial STR. Then we can all take a big sigh of relief. Tenants are protected. Owners are protected. Los Angeles gets incredible extra funding. Shop owners flourish. Hotels continue to profit. Everyone wins. The LA county thrives and so do it's citizens. We ask you to amend the HSO. Make it simple. No need to register. No need to burden the city with more red tape. Make it a simple regulation: A host may STR in 1-4 units of any legal dwelling. If they STR a rental unit they must get permission from their landlord. No registration. No separate vacation residence ordinance. No threatening deadlines of enforcement. No confusion. Any STR above 4 listings is illegal. Sites remove any more than 4 units or dwellings. Done! So please, amend the Home Sharing Ordinance. Please do it now. Please before it's too late. We are the thousands of voices of Los Angeles. And we thank you for your support.

Communication from Public

Name: Daniel

Date Submitted: 08/04/2019 02:38 PM

Council File No: 18-1245

Comments for Public Posting: I urge delaying the November 1st Home Sharing Ordinance registration deadline, until a Vacation Rental Ordinance, and until other details regarding a small number of concurrent listings, are worked out. I live in West L.A. with my wife who has a chronic autoimmune disorder, requiring expensive treatments. I rent out part of my own home to long term tenants/roommates, but even with that, I would be hard pressed to make ends meet with just my day job. I have been fortunate to be able to supplement my income with modest, personally administered short term home sharing, in both my own home, and a vacation home which I own. I am very attentive to my literal cottage-industry, and communicate with my neighbors to ensure disturbances are minimal or non-existent. This also provides gainful employment for house cleaners, whom I pay higher wages than hotel workers. Many of the visitors to this vacation home are families, visiting other family and friends in Los Angeles. They often frequent the local businesses which I recommend, and are thankful to be able to visit this beautiful city without paying steep rates for cramped quarters in hotels run by multinational corporations. These corporations often siphon money out of the community, and there is a growing awareness that they have an outsized influence on local politics. Despite a pending registration deadline for short term rentals, no ordinance is in effect for vacation homes, nor is there any timeline or any idea what it will look like. With this uncertainty and a draconian measure already in effect, my choices are stark: 1. Switch to long term rent on the vacation home. Due to the financial loss I will then have to sell it under duress, taking an unrecoverable loss, both financially and to my platform reputation, as I cancel advance bookings. 2. Move in to the secondary home, which is far from my work, and sell my current home, displacing other two individuals. There are many others in my situation, who also do not know what to do. Because a secondary home ordinance is so tightly linked to other regulations governing short term rentals, I strongly urge delaying the November 1st deadline until the vacation home ordinance is in effect. I also urge that mom and pop's like myself are allowed to home share in their primary residence, as well as in another home. If myself, my wife, and two tenants, are supplanted by a few wealthy individuals who buy a home for investment, this will not

count as a victory for increasing housing stock. What is will do, in this case and many others, is make a lot of people in our community very upset. Thank you for your consideration.

Communication from Public

Name: Daniel

Date Submitted: 08/04/2019 02:39 PM

Council File No: 18-1245

Comments for Public Posting: I urge delaying the November 1st Home Sharing Ordinance registration deadline, until a Vacation Rental Ordinance, and until other details regarding a small number of concurrent listings, are worked out. I live in West L.A. with my wife who has a chronic autoimmune disorder, requiring expensive treatments. I rent out part of my own home to long term tenants/roommates, but even with that, I would be hard pressed to make ends meet with just my day job. I have been fortunate to be able to supplement my income with modest, personally administered short term home sharing, in both my own home, and a vacation home which I own. I am very attentive to my literal cottage-industry, and communicate with my neighbors to ensure disturbances are minimal or non-existent. This also provides gainful employment for house cleaners, whom I pay higher wages than hotel workers. Many of the visitors to this vacation home are families, visiting other family and friends in Los Angeles. They often frequent the local businesses which I recommend, and are thankful to be able to visit this beautiful city without paying steep rates for cramped quarters in hotels run by multinational corporations. These corporations often siphon money out of the community, and there is a growing awareness that they have an outsized influence on local politics. Despite a pending registration deadline for short term rentals, no ordinance is in effect for vacation homes, nor is there any timeline or any idea what it will look like. With this uncertainty and a draconian measure already in effect, my choices are stark: 1. Switch to long term rent on the vacation home. Due to the financial loss I will then have to sell it under duress, taking an unrecoverable loss, both financially and to my platform reputation, as I cancel advance bookings. 2. Move in to the secondary home, which is far from my work, and sell my current home, displacing other two individuals. There are many others in my situation, who also do not know what to do. Because a secondary home ordinance is so tightly linked to other regulations governing short term rentals, I strongly urge delaying the November 1st deadline until the vacation home ordinance is in effect. I also urge that mom and pop's like myself are allowed to home share in their primary residence, as well as in another home. If myself, my wife, and two tenants, are supplanted by a few wealthy individuals who buy a home for investment, this will not

count as a victory for increasing housing stock. What is will do, in this case and many others, is make a lot of people in our community very upset. Thank you for your consideration.

Communication from Public

Name: Annelise Holyoak

Date Submitted: 08/06/2019 02:35 PM

Council File No: 18-1245

Comments for Public Posting: I own a guest house. Without Airbnb, I will foreclose. Help me stay legal and pay taxes. My unit is an RSO but unfortunately, renting it full time will not pay my bills.

Communication from Public

Name: Annelise Holyoak

Date Submitted: 08/06/2019 02:36 PM

Council File No: 18-1245

Comments for Public Posting: I own a guest house. Without Airbnb, I will foreclose. Help me stay legal and pay taxes. My unit is an RSO but unfortunately, renting it full time will not pay my bills.