

Communication from Public

Name:

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Council File No: 18-1246

Comments for Public Posting: Thank you for passing a short-term-rental ordinance that is fair to the residents of Los Angeles, home sharers, and in the spirit of Airbnb hospitality. I understand there is still the issue of how vacation rental homes (non-primary residences) will be treated under the ordinance and registration process. Of course, you are aware of the benefits of vacation rental options for travelers, particularly those visiting family who may not live close to hotels. However, I hope you will use this amendment to rein in the many investors, multi-lease holders, and illegal ADU rentals that have tied up many Los Angeles properties from the rental and real estate markets. My fiancé and I have been seeking to buy our own home in Los Angeles. It would be our first home, and hopefully our last. Doing so would also provide a stable home city from which to run my growing business. It's immensely frustrating to hear stories from those potentially affected by a ban on vacation rentals. Stories from out of town investors who would profit off our tourists but won't live here themselves. Stories from those who threaten to reconsider having their second (or third, or fourth) home in LA if they can't also treat it like a hotel when they're not using it. Stories from those who are either knowingly breaking the laws against short-term-rentals in their accessory dwelling units (ADUs) or did not do basic due-diligence to ensure their operations were legal. Stories from people who talk fondly of showing off our city to visitors, but who rile at the thought of renting longer-term to Angelenos, despite record-high rental demand and a homelessness crisis. Stories from the likes of "Jeremy" (comment 6/12/2019) who wrote in fearing the loss of an outlet for his newfound love of Nordic-inspired interior design – but who in other forums has admitted the apartments he lists on Airbnb are in rental buildings (potentially RSO) owned by his parents. As you go forward in considering this amendment, I hope it is your intention to allow a long lapse between the November 1st enforcement of the home sharing ordinance and the passing of a vacation rental ordinance. That will shake fickle and unsustainable players out of the vacation rental business and put properties back into the rental and real estate markets during this housing crisis. If and when the housing crisis improves by some measure of listings or vacancies, I suggest a lottery system for vacation rental permits with set numbers of neighborhood

allocations. That will help ensure neighborhood stability, discourage property investments that depend on short-term rental profits and thus inflate housing prices for everyone else, while also offering opportunities for travelers to stay in local homes or near family. Alternatively, or in addition, I hope you consider proposals similar to those in Colorado Springs and St. Louis, where, fairly I believe, vacation rentals may be treated as commercial properties. This closes the loophole that many individuals, investors, and property management companies have unfairly relied upon and would require them to pay commercial tax rates and associated fees just like any other legitimate commercial business. Thank you for reading my concerns.