

Communication from Public

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Comments for Public Posting: Dear Councilmembers, I am the owner of an RSO duplex where I live in one unit and home share the other. I do not own any other property in Los Angeles. I work as a business consultant. The income from home sharing helps pay for my mortgage. I ask that you change the Home Sharing Ordinance on behalf of all the mom n'pop landlords like me. When you tell us we cannot STR because of the housing crisis, we say: We are NOT the cause of the affordable housing crisis. 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. We are part of the affordability solution. 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. Hotel profits were at record breaking numbers in 2017 and 2018. 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 via TOT. We have beautifully maintained our homes and added to the value of our neighborhoods. 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, the full time operators. The hosts that have 10-70 units each. The large investment groups that have turned whole buildings into STR hotels. Stop ignoring us. Stop ignoring the mom n' pop. Instead pay attention to the simple solution: Apply the exact same STR HSO structuring California applies to California Real Estate Classification. YES TO 4 OR LESS means: 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 operators of STR. Use the TOT for what is was originally agreed for: affordable housing! It was unfairly placed in the Los Angeles general fund. Bring it back to affordable housing! Bring it back now. With only \$50 million of the \$100 million+ that was received from TOT since July 2016, you can subsidize 41,000 units and help the housing crisis. We are not the problem. RSO units being used to STR are not causing the affordable housing crisis. Even if those RSO units were placed in the LTR market, they would not be "affordable". Amend the HSO to include RSO. Include primary and secondary as one regulating ordinance and make it FAIR. 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. Our great city will lose precious annual budget funding, valuable homeowners, income property owners and small business assistance, if the HSO stays as is. Amend, and defend your Los Angelenos with "YES TO 4 OR LESS" and 1+1!