

Communication from Public

Name: Mehile Orłowski

Date Submitted: 08/03/2019 11:32 AM

Council File No: 18-1246

Comments for Public Posting: I am a homeowner of an RSO duplex 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, and If I make it in 30 years I may want to have one vacation home I can also put to use as a home-sharing place so that I will pay all my long term care expenses and health costs. I agree, that a balance should be added to this motion so that small middle-class people would not be penalized for sharing one vacation home, yet I do encourage fair legislation to cut possible abuse from investors of multiple vacation homes from running full-time real estate investment business. These multi-vacation-home owners should not be barred from home-sharing but should pay a higher fee for doing so, or be directed to fund a project for long term rental use in a joint fund with other multi vacation homeowners. Thank you for supporting our community.

Communication from Public

Name:

Date Submitted: 08/03/2019 10:42 PM

Council File No: 18-1246

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: Thomas
Date Submitted: 08/04/2019 08:50 AM
Council File No: 18-1246

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 and our property provided more than enough off street parking. 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 not drowning in extra cash. We are just a little less anxious. 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 getting by a bit better. 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.

Communication from Public

Name: Daniel

Date Submitted: 08/04/2019 09:22 PM

Council File No: 18-1246

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 vacation 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.