

6/3/16

CF#14-1635-S2

I am writing regarding the proposed Home-Sharing Ordinance (CPC-2016-1243-CA). I'm especially concerned about the 90-day restriction and the registration process, which should be straightforward and online, similar to obtaining a business license. The way the ordinance stands now, it has a very negative impact, and indeed, seems to criminalize home sharing.

I am a retired, primary resident home sharer. I share the extra space that previous owners utilized as a "man cave." Emotionally, home sharing has given me a boost at this stage of my life when the inevitable loss of friends and acquaintances makes it more important than ever to stay actively engaged in life by meeting and socializing with a wide variety of people. My guests are helping me stay involved and interested. I love it when they first see my space and exclaim "it looks so nice, just like the pictures, " or when they tell me how much they have enjoyed their stay. I host vacationers, including overseas visitors, and business travelers (often in tech fields or entrepreneurs). I also host wedding guests, as there are many lovely venues nearby. I've never had a complaint from my neighbors; in fact, I contribute to my community by sharing my home with visiting relatives, usually parents, of people who live in apartments nearby. I have had guests who were having work done on their own houses. I have hosted the construction manager of a house that was being built in my neighborhood. Occasionally I host guests from other parts of the city who want to shop in my area or who simply want to experience the unique qualities of my neighborhood. Never a dull moment!

While I understand that home sharing has been abused by managers with multiple properties, please don't punish those of us who have rooms, suites or guest houses that we share by imposing a 90 day restriction with draconian penalties. Despite the opposition of Local 11 and the hotels, the hotel industry in this town clearly is not suffering. In fact Mayor Garcetti recently announced "Los Angeles tourism surged to its fifth consecutive year of record-breaking growth in 2015.... A total of 45.5 million tourists visited the city last year...an increase of 1.3 million over 2014." According to Mayor Garcetti's city webpage, he has a goal of 50 million annual visitors by 2020. There is no doubt that home sharing has played a huge role in this growth of tourism and can continue to do so. Can it be a mere coincidence that Airbnb was founded in 2009, the year before this surge of tourism began? Given the growth of tourism, the opposition to home sharing by the hotels likely has nothing to do with loss of income, but rather with wanting to maintain a shortage of rooms in order to drive prices even higher than they currently are. With Mayor Garcetti's goal for tourism growth and with LA's Olympic bid on the table, please don't criminalize hosts like me who enjoy opening our homes to guests be they locals or from faraway places. The City will need experienced, welcoming home sharing hosts for the 2024 Olympics.

The backlash against home sharing reminds me of the Proposition 8 campaign a few years ago. Opponents of same sex marriage sponsored an initiative to ban these unions. It was put to a vote during a mid-term election and passed. However, the voter breakdown revealed the weakness of the law. It only passed because voters over 60 who tend to vote in mid-term

elections voted for it. Among the younger voters, it did not do well. I realized then that the law was doomed and that it was only a matter of time that same sex marriages would be legal, and indeed that has proved to be the case. I urge you not to be on the wrong side of history by attempting to regulate home sharing out of existence. There are more effective ways to deal with the lack of affordable housing than by essentially banning individuals from sharing their homes, most of which would be offered as long-term rentals anyway. Instead, make it a win-win by scrapping the current version of the ordinance and writing a law that would invite compliance by fully legalizing home sharing and use the TOT revenue to convert underutilized historic buildings around the city to affordable housing such as has been done with the Dunbar Hotel, the Rosslyn, the Town House Hotel and the Mary Andrews Clark Memorial Building.

Leslie Hope
Resident CD 11

Dear Matthew Glesne,

Thank you for allowing myself and other home-sharing owners in Los Angeles the opportunity to express our thoughts and concerns regarding the pending city ordinance amendments. This is a very important time for an emerging segment of property owners and travelers, which I am excited and humbled to be a part of.

I always feel it is important to have clear policies and procedures when doing any sort of business. The ordinance amendments create clear definitions of what does and does not constitute a viable home-sharing property, record keeping guidelines and minimum safety procedures. These are all excellent policies and provide protections for guests and hosts.

There is one point that concerns me though:

Section 12.22 A, Sub-Section 31. (d)(3) "No Person shall operate Home-Sharing for more than 90 days each calendar year."

While the other prohibitions do things like ensure that hosts are registered with the city, using actual structures designed for habitation and not double-booking, item three does not seem to protect the guest or host in any way. I see no logical reason that a host who operates within the rules and guidelines cannot book their property for home-sharing for as many days as possible.

Home-sharing as a business model is a great new avenue for guests and hosts. It allows owners to make extra income with property space that may not be practical for long-term renters and also provides flexibility for owners to use their property as income producing part of the year and other uses the remainder. It also provides guests another choice for lodging when traveling; Guests I have had the pleasure to meet were very happy that they could use home-sharing services, some did not have sufficient credit to use conventional hotel accommodations, others enjoyed staying in the heart of a neighborhood and really getting a feel for Los Angeles and some were just looking for a bargain. Whatever the reason, I am happy to have met their needs while also making extra income for myself and my family.

I hope that this item is reexamined and changed to better facilitate home-sharing guests and hosts.

Thank you very much for your time.

Sincerely,

Bobby Rodriguez

June 3rd, 2016

From: Ali Lexa 3231 Fay Ave. Los Angeles, CA 90034

This Letter is in regard to council file number: CF#14-1635-S2 And planning commission file number: CPC-2016-1243-CA

To whom it may concern,

I'm writing this letter to voice my concerns, regarding a new measure with proposals to limit my ability to host and share two bedrooms in my house.

I am the single owner of a three bedroom house in the South Robertson neighborhood of Los Angeles. I've lived in this house for fifteen years. It's my primary residence, I'm a responsible, engaged community member.

As a professional musician with irregular income, home sharing my two bedrooms is one way to assure that I can cover my mortgage.

In the last few years, room sharing services such as "AirBnB" have been a godsend. Allowing me to easily schedule when the rooms will be used and to block them out when I need them for relatives or guests. But the most important advantage of these services is the ability to know and screen people before I accept them into my home. This has been fantastic, and I've truly enjoyed hosting wonderful people from around the world. I also like the assurance that the service provides liability insurance, so that if there ever is an incident I'm covered.

I take pride in offering a clean and quiet environment to my guests and one that is non-disturbing to my neighbors and the community. I don't allow any parties or events and all my guests park on my property so there is no impact on the neighborhood.

If the proposed measure limited me to only hosting in one bedroom and/or limited the number of days to 90 a year, this would be extremely detrimental to my lifestyle and cash flow situation.

I'd like to point out that with all the massive development of high end and upper class housing in this area there is a real shortage of affordable short and medium term lodging available. I am delighted to provide this service, and using a system like "AirBnB" allows me to do this conveniently and with confidence.

If the full measure went through I'm sure that **many** hosts would be forced to use an un-regulated service like "Craigslist", where there are no assurances, background verifications or insurance. Making the whole business of room sharing potentially dangerous for hosts and guests, and of course, completely unregulated.

Thank you for reading this letter and considering my points and hearing my opposition to these proposed measures.

- Best Regards, Ali Lexa (310) 995-1935 alexa@ubikmusic.com



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2, CPC-2016-1243-CA

1 message

jamie nations <jamnatys@hotmail.com>

Fri, Jun 3, 2016 at 2:00 PM

To: mayor.garretti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, councilmember.bonin@lacity.org

Greetings everyone,

I am writing you this to tell my story and viewpoints on the short term rental conversation.

I am an Afro-American California native who was raised by a single mother, with no help from my father. My mother struggled like no other to raise me and give me a shot at life. I didnt know then but as an adult I later learned that the reason why we moved every year of my life was because my mom could no longer afford to pay the rent. We got kicked out after a year which she kept hid from me. We would then live at Grandmas for a little while in between. Writing that alone I am getting teared up at the sacrifices my mother made for me. I say this cause I grew up never really having a home, friends or a school to call my own. I never ever thought someone like me would ever be able to own a house, because we could never even rent one. I rented the place I live now with 3 roommates. Lived here for 2 years, before the landlady, with whom I had a great relationship, called and let me know she was going to sell it. She asked me if I wanted to buy it. I was a struggling actor/bartender and subconsciously had it that people like me don't get to own. I remember sitting with my roommates at the dining room table and telling them that we have to move or if we agree to pay more rent I might be able to get a loan (was easier then. haha). I did and the rest is history. That was in 2000, 16 years ago.

The reason why I tell you this story is that I live in an almost all white community in Marina Del Rey...and own a home for the first time in my life. Love to say it was a dream, but kids like me dont dream about nice things like this house. I would NEVER have been able to buy a home within 20 miles of this place if it were not for those original roommates agreeing to pay more rent and staying to help me. I look back now and it all seems like a dream. I have had roommates since 1998 in this house and it has allowed me to live in a place I love.

I completely understand the reason for regulation. My childhood allowed me to be on both sides. However, with all do respect, I think it is absolutely wrong to regulate the homes of people who rent rooms out, when they live in their home. Nothing is more sacred to people than where they live and to think the government wants to regulate what I do in my own home seems completely incongruent with what this country was founded on. I fortunately, from having roommates, dont live on the margin anymore, but I know quite a few single mothers and retirees that do. Are they supposed to lose their homes that they worked their lives to acquire because they cant benefit from their own asset?!?! You talk about affordable housing? What you will be doing is forcing people that can barely afford to stay in their homes out of them, cause they no longer can derive income from them. That is wrong.

All that said, I am totally on board with second home, or non-owner occupied rentals. If you have enough money to own multiple homes for rentals it should be regulated, cause you are taking homes off the market. In the case where you live in the home and rent rooms...what are you taking off the market? Thanks for your time!

Jamie N.

CF#14-1635-S2

I am writing regarding the proposed Home-Sharing Ordinance (CPC-2016-1243-CA). I'm especially concerned about the 90-day restriction and the registration process, which should be straightforward and online, similar to obtaining a business license. The way the ordinance stands now, it has a very negative impact, and indeed, seems to criminalize home sharing.

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law was doomed and that it was only a matter of time that same sex marriages would be legal, and indeed that has proved to be the case. I urge you not to be on the wrong side of history by attempting to regulate home sharing out of existence. There are more effective ways to deal with the lack of affordable housing than by essentially banning individuals from sharing their homes, most of which would **not** be offered as long-term rentals anyway. Instead, make it a win-win by scrapping the current version of the ordinance and writing a law that would invite compliance by fully legalizing home sharing and use the TOT revenue to convert underutilized historic buildings around the city to affordable housing such as has been done with the Dunbar Hotel, the Rosslyn, the Town House Hotel and the Mary Andrews Clark Memorial Building.

Leslie Hope
Resident CD 11



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2

1 message

Mark | headTrix Training & Consulting <Mark@headtrixtraining.com> Fri, Jun 3, 2016 at 2:09 PM
Reply-To: mark@headtrix.com
To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org
Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, councilmember.bonin@lacity.org

To all whom it may concern.

Please see my PDF attached in regard to council file number: **CF#14-1635-S2**
and planning commission file number: **CPC-2016-1243-CA**.

?Please take this to heart as my AirBnb is not only a great source of income for me, but also a great way to live and have kind and enjoyable company which is sometimes for 4 days and sometimes for 4 months.

Please read the attached PDF.

Thank you for your time!
mark

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Sharon Dickinson <sharon.dickinson@lacity.org>

Re: City Council File #14-1635-S2 Planning Commission File Number: CPC-2016-1243-California

1 message

la_getaway@yahoo.com <la_getaway@yahoo.com>

Fri, Jun 3, 2016 at 5:05 PM

Reply-To: la_getaway@yahoo.com

To: "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "matthew.glesne@lacity.org" <matthew.glesne@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>, "justin.wesson@lacity.org" <justin.wesson@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>

Cc: "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

To my Council Member Paul Koretz, District 5,

The council file number: CF#14-1635-S2

The planning commission file number: CPC-2016-1243-CA

THE CITY OF L.A. WILL LOSE BIG TIME IF THE SHORT-TERM ORDINANCE PASSES FOR THE FOLLOWING REASONS:

- The housing market will crash in L.A.. I have several friends who are agents who can't wait for the ordinance to pass because they know house prices will tumble and there will be an exodus of people leaving L.A..
- I am against the 90-day restriction and the 1 unit rule. Homeowners have become reliant on the extra income and will sell their homes and leave L.A.
- Those who will not leave L.A. are now in the rental market and as we know there are not enough affordable rentals, making the problem worse for the city of L.A.
- Homeowners who live in their homes will NEVER allow parties. They are not the problem. They are also NOT subletting affordable housing and they are NOT taking jobs from the hotel industry.
- Homeowners like myself have created jobs and consider hosting a new, fun, purposeful career.
- We bring people to the city who will never go back to hotels because they can now afford to spend their cash in L.A.
- Airbnb, for instance, is about as safe as it gets as a home sharing platform. Hosts get reviewed, the guests get reviewed, I.D.'s are on file. Think about what would happen if all of this went underground and unregulated and uninsured.

- As a homeowner I take great pride owning my home. I want this to be my retirement home. L.A. should humanize this situation, not demonize us.
- The city of L.A. should use our TOT tax to build affordable housing now, because there isn't any and to police those who abuse short-term renting.
- The city of L.A. should make an exception for homeowners who live on the premises and allow them to rent any amount of rooms 365 days per year. Guests will be supervised, referred to local businesses and have an authentic L.A. experience.
- Tourism in L.A. is up by more than 10% every year. Hotels are being built. We can't get enough rooms in this city. In 2016 local and world travelers demand choices. Short-term rental is a fair, affordable and logical option.
- I personally host many Angelenos looking for a place to rent here permanently. Limiting me to 90 days will not create affordable housing. My home is expensive to run and would never classify as affordable.
- My guesthouse will be empty for 275 days if this ordinance passes; yet I will be paying taxes for this building for the entire year. The planning commission does not allow kitchens in guesthouses. Therefore, renting it out long-term is not an option.
- Furthermore, there is nothing illegal about my home. I've always entertained my own guests and family. Now I live on my own, have upgraded the whole property and have heavily invested in my property so that I can keep it by renting it both short and long term. I will lose that investment if the 90-day ordinance passes.
- Besides hosting being very fulfilling, I also see it as a career. I'm getting older. It's not easy finding a job and this is something I could do until I'm 85 years old. I am paying state, federal and TOT tax, property tax. Why would the city of L.A. take this away?
- I ask please make a distinction between owner-occupied dwellings and illegal short-term rental practices. We have a right as homeowners, to share our homes with whomever we want.
- My community loves me for referring all of my guests to their businesses.
- Besides myself, my housekeeper, handyman, personal assistant, gardener will have a lot less work.
- **Please look at the facts.** Who is causing the problems? I believe it's not me. I own a 2 bedroom home plus a 2 story guesthouse and found a way to keep it and stay off of welfare for the rest of my life.
- Instead of renting out one unit, if the 90-day ordinance passes, I will rent out

the house and the guesthouse to bigger groups, which is a lot more noise and pressure on the neighborhood than individual guests. I imagine this ordinance will create a bottleneck where visitors come to L.A. only in the summer for short-term rental in big groups. WHY not have them come the whole year in smaller doses?

- If you impose the 90 days you OBVIOUSLY can't rent a property/room/guesthouse long term. In 2016 most of us need supplemental income. I am not responsible for taking housing stock away.
- I also feel very safe living on my own as a woman, always having "roommates and companionship."
- The fines you are implying are ridiculous for people who are renting rooms, home sharing. They don't have \$2,000.00 lying around. You should go after those who have 10 or 100+ apartments of which some of them are being sublet illegally.
- Suing, fining, and policing will be random and impossible to fund for the city of L.A.. Therefore I suggest, give us each a tax number, we pay the TOT tax, we'll all be registered. Then you can go after those who are causing housing shortage and noise pollution.
- The city of L.A. has nothing to gain by passing this ordinance and restricting homeowners. We all will just be a statistic on welfare or looking for a job that will not even make us enough money to rent an apartment in L.A.. **Think twice before you cut off homeowners who engage in home sharing.**
- The whole world travels so much more nowadays. We all use short-term rentals at some point in our lives.
Is L.A. city prepared to siege my home and arrest my German and Japanese guests for home sharing?
I believe we deserve credit for what we do, for creating a new industry, for channeling money into the community, for being entrepreneurial, for paying all of our taxes, and providing a memorable and affordable accommodation for those who would otherwise not be able to visit L.A. if it weren't for the option of home sharing.
- The city is responsible for building affordable housing, not home owners. All sorts of businesses, big and small, can create job opportunities, not just mega hotel chains. We can all help and be responsible in reporting those who are creating problems for the city of L.A.. Let's unite proud home owners with the city of L.A. instead of alienate each other. I'm against party houses and subletting illegally. I'm willing to be part of the solution by assisting the city of L.A. in eliminating bad hosting practices.

Thank you for taking the time to read this.
A concerned citizen.

Home Sharing Is Not the Cause Of The Affordability And Availability Crisis

Council file number: CF#14-1635-S2

Planning commission file number: CPC-2016-1243-CA

Good evening, thank you for reading this.

Somehow the idea that home sharing is impacting housing affordability and availability in LA is getting a lot of airtime. Widely quoted is a poorly conducted survey commissioned to try and substantiate this point - the LLANE report.

Whilst many factors add to housing affordability and availability existing ordinances and regulations contribute substantially. I'm not saying that they should not be in place, just that they all come at a price. **The price being housing affordability and availability.**

For example zoning. Large tracts of R1 could easily hold large multifamily residences. But who wants high density housing around them? I don't, **but the price is housing availability and affordability.**

The state government even wrote laws overriding city laws allowing R1 properties to build granny flats, yet this is currently held up in court. No-one wants their neighbor solving the affordability and availability crisis.

Building in hillside areas invokes multiple additional ordinances and can increase footing and retaining wall costs from \$5,000 to hundreds of thousands of dollars. We'll be happy for the over-design during the next earthquake, **but it comes at a price.**

In some cases the developer has to widen roads, put in street lamps etc. These are substantial costs but the next time a life is saved because the fire brigade can get to the fire, we'll be happy for them. **But this comes at a price.**

Want affordable housing? For under \$30,000 per piece containers can be decked out quite comfortably and stacked on top of each other. Structurally sound, coreten steel hurricane proof structures. *But who wants container homes all over the place - rusting?* I don't! **But this comes at a price.**

The permits for that sub \$30k container home will come to over \$6,000!!! Actually I want to put in some more exclamation marks !!!!!!! That's over 20% of the cost of the home! These fees may be necessary, **but they decrease affordability and availability.**

We could **easily solve the housing and affordability crisis in as little as a couple of years** by loosening the zoning rules. But who wants that happening in their neighbor's back yard? I don't.

So we pay the price.

But please, the argument that it is home sharing that is the cause is spurious. And even if it were a cause it is solved by keeping the "primary residence" requirement.

Thank you.

Peter Vroom

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org,
councilmember.wesson@lacity.org, councilmember.bonin@lacity.org

CC: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org



Sharon Dickinson <sharon.dickinson@lacity.org>

CF#14-1635-S2 - Los Angeles Draft Ordinance

1 message

C. Allen <veniceboardwalk@gmail.com>

Fri, Jun 3, 2016 at 4:17 PM

To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org

The council file number: CF#14-1635-S2

The planning commission file number: CPC-2016-1243-CA

Hello,

As a short term rental host I am concerned about the proposed draft ordinance. The points I'm most concerned about are item #3 under section D - Prohibitions: limitation to home sharing to 90 days per calendar year and section E and F in relation to the sharing of sensitive data.

The limitation of home sharing to 90 days would greatly impact my income and the ability to live where I live. I rent a room within my house and am not taking any long term units off the market.

Regarding the sharing of sensitive data. I am all for protecting my privacy as well as the privacy of others. Please seriously reconsider how private data will be shared amongst agencies.

Thank you very much for your time and consideration.

Sincerely,
Cy

Friday, June 3, 2016

Hello,

I am writing to you regarding the proposed Home-Sharing Ordinance (CPC-2016-1243-CA) that would impact me personally, an individual home sharer. In particular, I am writing regarding the proposed 90-day restriction, community & resiliency as well as the benefit to our city!

I have been offering one room, with the option of sharing one more room in my home. I have 2 listings, in the same house. In order to pay my mortgage I need this additional income that home sharing pays me.

The IRS treats a small business differently than a big business and so does Obama Care and other government entities. -> So why is the individual home sharer not being treated differently as the corporations and RSOs in the proposed Home-Sharing Ordinance?

Should I tell the mortgage company, DWP, the Gas Company, TWC and all other basic services from now on I can only pay my bill for 90 days per year?

Also, home sharers typically won't rent their rooms and make them available inventory.

Please consider all the additional benefits you, the city, enjoy – the obvious tax revenue for the city, safer neighborhoods, citizens who care about their city and want to build a better place to live and work.

Short-term rentals have provided Los Angeles with a sense of community that is lacking. It has encouraged helping build an active community in our neighborhoods.

2 weeks ago, I attended a Red Cross disaster prep class, called "Map Your Neighborhood". I learned, that the local and state organizations are concerned about the lack of community here in Los Angeles. The city is worried about the resiliency after the next disaster hit.

It should also be noted, that lack of community and loneliness, are known to make a strong contribution to poor health, to heart disease, to early death and to poverty.

Thank you,
Michael
resident of Mar Vista - Council District 11 / Mike Bonin



Sharon Dickinson <sharon.dickinson@lacity.org>

Proposed draft ordinance CF#14-1635-S2

1 message

Sailene Ossman <saileneo@icloud.com>

Fri, Jun 3, 2016 at 5:36 PM

Cc: sharon.dickinson@lacity.org, etta.armstrong@lacity.org

My name is Sailene Ossman. My husband Jon and I have been a part of the Airbnb community since 2011. I will begin by saying it has changed our lives and absolutely raised the quality of our lives as a whole.

We have nothing but incredible stories of wonderful guests, truly lovely people that we have hosted as well as lovely experiences as guests in other Airbnb hosts homes. The Airbnb community is really lovely and we always look forward to meeting the new people from all over the world that travel and choose to stay with us. We always feel it is such an honor.

Jon and I are both self employed. He has been a touring musician for over 30 years. My background is in Event planning and catering. We were blessed to have gotten into the market and purchased our home in Venice Beach back in 2005. At the time we bought it Jon was on the road so much we were traveling all the time. Both thriving in our careers. Shortly after the market would crashed and that's also when business started to slow down for both of us.

The music industry has changed. Event planning isn't as it was either. We hadn't had the chance to travel as often. But, then along came Airbnb. We started by sharing our our guesthouse and opened it up, started hosting and realized what a fantastic community it was in addition to the ease of the work in exchange for the financial advantage.

It was a couple years later we realized if we were willing to reorganize our main home we could probably feel comfortable enough to allow people to rent our main home while we traveled. Soon enough we were dedicating summer busy time of year to open up our home and guesthouse so we could be free once again to travel, get ahead financially and truly help alleviate some of the financial burden.

Today we are here after 5 years. We are so grateful to have a "superhost" status as we have earned it from doing what we love to do. We have excelled by hosting our guests and making them have extra special unique time shared in our home. We are grateful to have Airbnb to bring such a quality to our lives. To allow us to continue to live where we love to live and to share the wonderful experience of Southern California with a community of people from all over the world. It would be a great detriment to us if the proposed draft ordinance were to pass and we would not be able to share our home and or our guesthouse. In addition it would probably force us to rethink our lifestyle to be sure. A lifestyle in which we've come accustomed to.

Airbnb means so much to us. It is important to our lives. It is important to our community.

Thank you for your time
Sailene Ossman

Sent with love

Jeremy Michael Cohen

724-944-2692 jeremy.m.cohen@gmail.com 2045 Rodney Dr., #204, Los Angeles, CA 90027

June 3, 2016

Council File Number: CF#14-1635-S2
Planning Commission File Number: CPC-2016-1243-CA

Dear Sirs and Madams,

I am writing in support of Airbnb and home-sharing and against the proposed onerous restrictions limiting home-sharing in Los Angeles. Home-sharing, with Airbnb as one of its primary markets, helps to make Los Angeles a vibrant place that will attract and support world-class artists, entrepreneurs, and citizens.

I am an entrepreneur and filmmaker. I co-founded Tortuga Backpacks, a multimillion dollar company, in Los Angeles, and I also direct and produce a wide variety of video and film projects. Airbnb and home-sharing is a crucial part of my life.

Airbnb allows me to rent extra space in my home when I'm traveling for work or when I need extra income to support my risky careers. I've had wonderful, inspiring experiences with my guests.

Likewise, when I travel for work or pleasure, I look for cities that have a vibrant home-sharing culture. I know home-sharers are tech-savvy, forward-thinking, and have earned the trust of their peers.

Many of my guests have been new artists and entrepreneurs moving to Los Angeles to start dynamic new ventures. The economy and housing markets move faster than they ever have before. If we – as citizens who care about Los Angeles – want to attract and maintain the dynamic, creative founders and strivers who have made our city a world-class place of dreams, we must keep pace with the modern economy. Airbnb and home-sharing is the key.

While some regulation in home-sharing might be necessary in Los Angeles, any homeowner should be able to home-share his or her primary residence (that's personal property) an unlimited number of days with as little red tape as possible.

We don't ask Uber drivers to only drive and share their car 90 days a year. They provide a valuable, safe service. So do Airbnb hosts. Restricting their home-sharing will be detrimental for Los Angeles for years to come.

Sincerely yours,

Jeremy Michael Cohen



Sharon Dickinson <sharon.dickinson@lacity.org>

Regarding CF#14-1635-S2 (Home Sharing)

1 message

Marty Morisky <mmorisky@msn.com>

Fri, Jun 3, 2016 at 9:57 PM

To: "Cpc@lacity.org" <cpc@lacity.org>, "Planning@lacity.org" <planning@lacity.org>, "matthew.glesne@lacity.org" <matthew.glesne@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, "justin.wesson@lacity.org" <justin.wesson@lacity.org>, "councilmember.we3sor@lacity.org" <councilmember.we3sor@lacity.org>, "Cc:" <sharon.dickinson@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Hello Council Members,

I am writing regarding the proposed Home-Sharing Ordinance (CPC-2016-1243-CA) that would impact Airbnb and other, similar home-sharing sites. I am not alone when I say this ordinance will impact me financially. As a host that depends on the extra income from hosting my Airbnb it will be difficult to support my family of 3 kids. Please, understand that the 90 day limit will be a great burden.

Short term rentals are an added value to our community for many reasons. Airbnb allows people from all over the world to stay close to their friends and family. Most homes do not have an extra bedroom or guestroom and residential neighborhoods do not have hotels close enough. I had a family from Australia visit their daughter who lived just a few houses away. Airbnb allows renters to experience the neighborhood before they rent. I had a guest stay at my Airbnb and decided to move here because she loved the neighborhood so much. It also allows business travelers to stay in a place with a cooking area. This allows them to have the necessities of their home while they are on travel. Limiting them to 90 days will not add value, it will divide families from being close together, it will have renters move into neighborhoods they are not happy with, and it will create a financial burden on business travelers.

Short term rentals provide economic growth for the community. The guests that stay in short term rentals spend money in the community resulting in job creation and businesses expansion. Many hotels are not in residential communities and do not provide the community spending that Airbnb does. Removing Airbnb would be removing a part of the community.

Short term rentals are the middle ground between hotels and traditional rentals. Airbnb does not compete with hotels because they don't provide the same amenities that hotels provide. If a guest wants amenities they find in hotels they will stay in a hotel. Airbnb offers a location for guest to stay that want to feel part of the community. it is a very different

concept than the hotel industry. Airbnb does not compete with traditional apartment rentals because many are guest houses or mother-in-law rooms that are meant for friends and family to stay.

Short term rentals are what our country was founded on. Travelers crossing the country would stay at peoples homes short term in what was known as a bed and breakfast. Advertising was traditionally done over the radio and travelers would look for signs on the highways to help them get to the bed and breakfast. Big hotels moved into the communities and pushed out the bed and breakfast. Many of these closed because they could not compete with the large hotel chains. Nobody was advocating for the mom and pop bed and breakfast back then. Now is your opportunity to advocate for those voices that were never heard.

So I urge you, please consider take my points into consideration and do not put a 90 day limit on short term rentals.

Thank you,

Marty Morisky



Sharon Dickinson <sharon.dickinson@lacity.org>

Fwd: Draft ordinance on Home Sharing.

2 messages

susan maltby <susanmmaltby@gmail.com>

Fri, Jun 3, 2016 at 3:31 PM

To: sharon.dickinson@lacity.org

----- Forwarded message -----

From: **susan maltby** <susanmmaltby@gmail.com>

Date: Fri, Jun 3, 2016 at 3:06 PM

Subject: Draft ordinance on Home Sharing.

To: councilmember.bonin@lacity.org

Council File Number, CF#14-1635-S2.

Planning Commission File Number, CPC-2016-1243-CA.

To members of the council. I own my own home and have a part of it devoted to Home Sharing or to relatives coming to visit. (This flexibility is important). By my age, 69, I am supposed to have more than a million dollars in savings. I don't have anything if the truth be told; I am part of the 75% of people who live paycheck to paycheck. I get social security, not much. I work less than I did and I have to generate additional income; somehow. The bottom fell out of the market 8 years ago and it has not recovered. See NYT today, June 3rd-'Once again the Fed will likely not be able to raise interest rates in June due to a weak hiring report'. Please also look at NYT, 'Old and on the street: the graying of American Homeless', May 31st 2016. And one more,

'The mystery of the vanishing pay raise', NYT, Oct 15th 2015-' despite economic recovery the share of corporate income going to workers has sunk to its lowest level since 1951!' Meanwhile prices continue to edge up. Home sharing has been a godsend, a lifeline. Guests bring in money that is earned elsewhere, and in a study conducted in San Fransisco ,2011-2012, each guest over a 5 day stay spent ,on average, \$1045. (see Wikipedia). Home sharing fills a lot of gaps that the old established model of employment is unable to do at this time. I absolutely need to be doing this year round just to keep up. 90 days only would cause extreme hardship.

And the fine of \$2000 per day is wholly unrealistic for someone who doesn't have an extra \$2000. My experience of the guests is the following: Most of all they are quiet; they come and go like mice. They come for interviews. They come to see their children (for graduation for example) or their grandchildren and they want to find a spot close to them. Very close so they can walk. They come to look for apartments or to work. They come to do research or to relax. They come to see Los Angeles and to experience the American way. They have never come to party in my experience. I am hoping you will see Home Sharing in a positive light, as a well run, very organized business that truly spreads the wealth around , Sincerely,
Susan Maltby.

susan maltby <susanmmaltby@gmail.com>

Fri, Jun 3, 2016 at 3:39 PM

To: sharon.dickinson@lacity.org

[Quoted text hidden]



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Carlyle Hall <carlylehall@gmail.com>

Fri, Jun 3, 2016 at 3:58 PM

To: homeowners-encino@sbcglobal.net

Cc: Felipe Fuentes <councilmember.fuentes@lacity.org>, Mitchell Englander <Councilmember.Englander@lacity.org>, Gilbert Cedillo <GilCedilloCD1@gmail.com>, Marqueece Harris-Dawson <solomon.rivera@lacity.org>, Jose Huizar <councilmember.huizar@lacity.org>, Sharon.Dickinson@lacity.org, Renee Weitzer <Renee.Weitzer@lacity.org>, David Ryu <david.ryu@lacity.org>, Sarah Dusseault <sarah.dusseault@lacity.org>, Andy Shrader <andy.shrader@lacity.org>, Faisal Alserri <Faisal.Alserrri@lacity.org>, Joan Pelico <Joan.Pelico@lacity.org>, Paul Koretz <paul.koretz@lacity.org>, Shawn Bayliss <shawn.bayliss@lacity.org>, Gurmet Khara <gurmet.khara@lacity.org>, Cara Goldman <cara.goldman@lacity.org>, Tom Henry <Tom.Henry@lacity.org>

Thanks. Excellent letter. Can you reach out to any of your members for more letters? phone calls?

[Quoted text hidden]

June 3, 2016

Dear Maror Garcetti, Mathew Glesne, CPC, Justin Wesson, Bob Blumenfeld, Sharon Dickson, Etta Armstrong

Regarding: *Ordinance on Short Term Rentals in LA -CF# 14-1635-S2 – CPC# 2016-1243-CA*

I am writing about the draft ordinance for host home-sharing. The issue I have a problem with is Item #3 under Section D - Prohibitions: the limitation of Home-Sharing to 90 days per calendar year. I don't understand the reason for this limitation? People have been renting out second homes and taking in roommates for decades, why the 90-day limitation; it seems to unfairly discriminate against people like me who are short on retirement savings to be able to take in guest. Hotels don't have a limit of 90 days, so why are you requiring a home-sharing host to have limitations? There should be no issues if home-sharing host are in compliance with the home-sharing ordinance. Your reasoning seems subjective and unnecessary given that hotels in the city of Los Angeles had a record year in revenue for 2015.

Benefits for not adapting a 90-day limitation:

- Tourist dollars would increase in Los Angeles as travelers on a budget will be able live like a local for a while and enjoy our beautiful city.
- Visitors will spend more, stay longer, and visit more local businesses than hotel guest, bringing huge economic benefits to our city.

Thank you very much for taking the time to consider my comments. I greatly appreciate the opportunity to contribute.

Best regards

Joan McNamara