

April 14, 2016

Councilmember Bob Blumenfield
Council District 3
Los Angeles, CA

Dear Councilmember Blumenfield,

I am writing to ask you to help write clear and fair legislation regarding home sharing (Airbnb) in Woodland Hills and throughout LA.

As a Woodland Hills homeowner of over 20 years - with a proven commitment to protecting and improving my community - including acting as Vice-Chair of the Woodland Hills / Warner Center Neighborhood Council (2007-2009) I know how important it is to truly understand how the community feels about these issues

With a family of four, including my wife of thirty years, a son recently graduated from UC Berkeley and another son living at home and attending Pierce College, times have been tough over the last several years.

When my older son moved out of the house we had a vacant room and he suggested we try renting via Airbnb to help the family financially recover from the "Great Recession," help pay off debt, and help fund my younger son's current college education.

My wife, as a LAUSD elementary teacher lost her job during this Recession and I lost my job as Manager of the UCLA Department of Chemistry & BioChemistry. During this time, I also had open-heart surgery and hip replacement surgery. My wife has since gotten her teaching job back with LAUSD. But with myself, being over 60 years old and with my physical challenges, securing career employment, that I could do, was seemingly impossible... before Airbnb!

Airbnb short term rentals in our house allows me to work at home, at my own pace, where I can employ my proven professional and people skills to generate income from an asset (our home) we have invested in for over 20 years. Our Airbnb reviews are virtually all 5-Star and because of our outstanding performance Airbnb ranks us a SuperHost. We happily find our role as Hosts engaging and feel privileged to act as "Ambassadors" for Woodland Hills and Los Angeles as a whole.

Being an Airbnb Host has been a savior to our family and would be devastating to us if we lost the ability to generate Airbnb rental income.

In addition to being a Woodland Hills Homeowner in the same location for over 20 years, and serving as the Vice Chair of the Woodland Hills – Warner Center Neighborhood Council, I served for almost five years on the Community Advisory Committee for the LA / Warner Center 2035 Plan (2008-2013). This City of LA plan studied the Woodland Hills / Warner Center area and drafted the Plan that now steers how Woodland Hills will develop to the year 2035. I know my neighbors and neighborhood.

Regarding the Wesson-Bonin Motion & Related Issues

1. **AGREE: Ability to rent out only parts or all of your primary residence.** The only condition that I would add is that the owner or owner representative actively supervise the rental space. We live in our home while we rent space in our house. We make sure people treat the house and particularly the neighborhood with respect and courtesy. I might add that 99% of the guests are great.
2. **DISAGREE: (Partially) : TOT (Tax)** I don't think the impact of an Airbnb guest (certainly in our case) has the same kind of impact that dedicated hotels (or the like) do on the community. Use of spare rooms in our house is a smart use of "excess capacity". These rooms were occupied by family members before and sit vacant otherwise. If there has to be a TOT on short-term rentals like Airbnb, perhaps it should be less because of this consideration.
3. **DISAGREE: Limits?** With Primary Owner residence rentals only using "excess capacity," the impact on the neighborhood is minimal. Limiting the number of rental days is unfair punishment. Property owners who have made perhaps the largest investments of their lives, home ownership, should not be restricted from making market driven income, just like stock investors or banks.
4. **AGREE: SELF-RELIANCE** Short term rental/ Airbnb income frequently determines if people can keep their homes... and helps them live without relying solely on the seemingly ever shrinking labor market, their dwindling savings and/or constantly threatened government assistance.

I want to add that I think many of the guests we've had visit our Airbnb might never have been visitors to LA because hotels would have been too expensive. One of the first things we are asked by our Guests is: "Where to go for some great food?" We have a preprinted list of our favorite locations and additionally steer them to the new Woodland Hills mall... along with the beach and the many LA tourist attractions.

We think our Airbnb is a win-win for everybody.

Feel free to call on me if you have any questions or would like me to speak to others or serve on a Home Sharing Committee (should there be one) - like I did on the LA Warner Center 2035 Plan.

Sincerely,

Stephen S. Naczinski

Woodland Hills, CA 91367
stephen@nacz.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File No. 14-1635-S2 - Support STRs

Reyes, Maria <maria.reyes@emc.com>

Thu, Apr 14, 2016 at 5:43 PM

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April 14, 2016

The Honorable Mike Bonin

200 N. Spring St. #475

Los Angeles, CA 90012

RE: Council File No. 14-1635-S2

Dear Councilmember Mike Bonin,

I'm writing on behalf of the West Beach Playa del Rey Property Owners Association to officially document our support of responsible home sharing here in lower Playa del Rey. We are in total agreement with your Motion dated June 2, 2015 regarding Short Term Rentals. Your support and recommendations are fair and thoughtful and your overall support and care for this community is greatly appreciated.

http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_mot_06-02-2015.pdf

- Authorizes a host to rent all or part of their primary residence to short-term visitors, permitting someone to rent a spare room, a back house, or even their own home while they are out of town.

- Prohibits hosts from renting units or buildings that are not their primary residence or are units covered by the Rent Stabilization Ordinance (RSO), forbidding speculators from creating a syndicate of short term rental properties, and prohibiting the loss of valuable rental housing stock.

Thank you for all the great work that you do.

Respectfully,

WBPDRPOA

CC:

Bob Hughes, President

Maria Reyes, Vice President

Jeanne Moody, Secretary

Carol Kapp, Member Emeritus



14-1635-S2_STR Letter_Bonin WBPDRPOA STR Support Letter 041416.pdf

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