



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File: 14-1635-S2 Support Second Homes in LA ordinance

1 message

Andrew Gombiner <agombiner@gmail.com>
Reply-To: Andrew Gombiner <agombiner@gmail.com>
To: Sharon Dickinson <sharon.dickinson@lacity.org>

Fri, Jun 16, 2017 at 3:07 PM

Sharon Dickinson,

I am writing today to oppose restrictive short-term rental regulations including those that prohibit second home rentals. It has been demonstrated that easy to follow rules have the best-shared outcomes for visitors, homeowners, and the community.

Short-term rentals are a primary accommodation for many travelers. It must be recognized that short-term rentals, including non-owner occupied rentals, play an important role in the local business community.

The 2016 PhocusWright U.S. Private Accommodation study demonstrates that nationally private accommodations, like vacation rentals (not homesharing):

- Have been used by 30% of travelers.
- Make up 17% of the total revenue in the lodging industry.
- Make up 8% of total revenue in the travel and tourism market.
- Are a \$31.8 billion industry.

Vacation rentals hire many local contractors to maintain, landscape and clean our homes. In addition, short-term rental guests stay longer and spend more during their trips.

The use of secondary homes as short-term rentals does not affect affordable housing. Second homes make up a small percentage of the total housing stock and in most cases would not be converted to long-term housing.

I urge you to protect individuals' property rights and interstate commerce by creating an easy system to register properties, collect taxes, and provide consumer protections.

Andrew Gombiner
458 N. Doheny Dr. #393
West Hollywood, CA 90069



Sharon Dickinson <sharon.dickinson@lacity.org>

Short-Term Rental News

Los Angeles Short-Term Rental Coalition <lacoalition@calodging.com>

Fri, Jun 16, 2017 at 10:04 AM

Reply-To: lacoalition@calodging.com

To: sharon.dickinson@lacity.org

Short-Term Rental News

Los Angeles

Airbnb, short-term rental restrictions draw hundreds to LA council debate

Southern California Public Radio | 6/14/17

As one of the world's biggest short-term rental markets for Airbnb and other companies, Los Angeles wasn't going to institute new industry regulations without heavy blowback. Hundreds on Tuesday filled Los Angeles City Council chambers to its 350-person capacity, leading police to direct an overflow crowd to City Hall's south lawn, where a microphone at a podium had been set up for speakers. The city's plan to allow rentals for only 180 days per short-term listing provided the chief bone of contention in its proposed regulations. City planners say the cap will address nuisance complaints about short-term rental guests as well as deter commercial landlords from turning apartments into lucrative Airbnb listings. **The vast majority of hosts - 92 percent - rent for less than 180 days, according to the city.**

Legalize Airbnb

Los Angeles Times Editorial Board | 6/6/17

Staff initially recommended limiting rentals to no more than 90 days a year per dwelling. Then they bumped it up to 120 days. The Planning Commission increased the cap to 180 days after hosts pleaded for more. But at 180 days, residents are essentially operating small-scale hotels for nearly half the year, most often in residential neighborhoods where such activity has traditionally been prohibited. **What's more, data from Airbnb show that the typical listing is rented for only around 71 nights per year - well below the 90 or 120 cap proposed by staff.** The City Council ought to lower the cap to 120 days or fewer.

Amid housing crisis, Garcetti's 'linkage fee' proposal remains in limbo

Los Angeles Times | 6/12/17

Following the lead of other California cities, Mayor Eric Garcetti two years ago proposed charging a fee on construction and using those funds to build affordable housing in Los Angeles. The so-called linkage fee - a financing tool already in use in San Francisco, San Diego and Oakland - would raise \$100 million a year, city officials say. But amid mounting questions, a City Council committee last week put off a vote on Garcetti's plan until late July or beyond.

City & State Action

Meteoric Rise in Number of Pasadena Airbnb Accommodations Prompts Regulations Recommendation

Pasadena News Now | 6/15/17

Following an arduous public hearing and discussion, the Pasadena Planning Commission Wednesday evening recommended an amended set of short term Airbnb rental regulations for the City Council to consider. The growth in Airbnb in Pasadena has been dramatic, according to the presentation by Planning Director David Reyes. As of March 2017, according to a staff report, approximately 644 properties in the City were being actively advertised across various hosting platforms. Approximately two-

thirds of were "entire dwelling units"; the remaining one-third were rooms inside of homes. **The average host in Pasadena rents his or her space 54 nights a year**, while 40 percent rent over 90 days a year.

Short-Term Rentals Get a No in Santa Barbara

Santa Barbara Independent | 6/8/17

The two-year debate over short-term rentals across Santa Barbara County came to a head Tuesday morning inside the jam-packed County Board of Supervisors fourth-floor hearing room. In the end, by a split vote, the supervisors banned STRs in residential zones and on small agricultural parcels designated AG-I, while allowing them on large AG-II properties and in areas zoned for commercial and mixed use.

Santa Monica wants to keep granny flats off Airbnb

Curbed Los Angeles | 6/9/17

Next week, Santa Monica's city council will decide whether or not accessory dwelling units, commonly called granny flats or in-law units, can be rented out via home-sharing sites like Airbnb. The Santa Monica Daily Press reports that a proposed ordinance going before the council would only allow property owners to rent their in-law units to long-term renters, not people on vacation, and would not permit them to be listed on online rental sites. The ordinance has the recommendation of city staff. The move comes not long after the passage of a new state law that encourages homeowners to build more housing on their property by adding accessory dwelling units.

Airbnb to start collecting taxes on Michigan rentals July 1

Michigan Live | 6/9/17

About 4,900 "hosts" use online vacation brokerage Airbnb to rent their rooms, houses and apartments in Michigan. Those bookings - which can range from a room in a home with a shared bath to use of a full home - collectively were worth about \$25.2 million to those hosts in 2016. The situation will change July 1, now that Airbnb formalized an agreement with Michigan's Department of Treasury to collect the 6 percent use tax it levies on rentals of 30 days or less.

New Toronto Airbnb rules would require hosts to live at property they're listing

CBC News | 6/12/17

Torontonians will only be able to list short-term rentals for the property they live in, if city hall approves new recommendations released Monday. The city's municipal licensing and standards division released a series of new proposals Monday following months of consultation. Critics, like the Fairbnb coalition, accuse investors of snapping up multiple properties and running them like "ghost hotels," further reducing the amount of affordable rental housing in the city.

Community Impact

Airbnb boom is 'emptying' historic Italian cities

The Telegraph | 6/13/17

Italian cities are the latest subjects of concern that Airbnb is pushing permanent residents out of historic city centres and aiding a trend in 'Disneyfication' in places such as Florence, according to a new report from the University of Siena. The authors behind the report claim that up to one in five properties in the historic centre of Florence is being rented out through Airbnb, turning the famed city into a "theme park for tourists". "Almost 20 per cent of the entire housing stock in the historic centre of Florence is listed on Airbnb, which is a lot," said Stefano Picascia, one of the authors behind the report. "Every single flat on a short-term let is one flat less in the regular long-term market."

Prague's Central District Warns of Airbnb Ghost Town Scenario

Czech Radio | 6/5/17

Common complaints are that hosts of private short stay guests don't pay the tourist and spa fees that are due or pay taxes on the earnings. Only around 400 of hosts are making those payments, according to Prague 1 council. But most of all, Prague 1 councillors are worried that the short stay phenomenon is pricing local people out of the centre of the city and it is in danger of making it a ghost town or tourist museum. And although at a national level the Czech government is preparing its own measures to govern the so-called shared economy and does not want to see ad hoc measures, Prague 1 says it is prepared to go it alone if necessary with its own rules.

More than 100 party-goers hold noisy 'all-night rave' at Airbnb flat*The Sun | 6/12/17*

MORE than 100 party-goers held a noisy 'all-night rave' at an Airbnb flat in a posh London street - even bringing their own sound system and a bouncer to guard the door, neighbours have claimed. The posh maisonette in Maida Vale in North-west London is in a street where flats go for more than a million pounds and a house will set you back £3million. Boozed-up revellers blasted reggae and hip-hop from a sound system through the night on Saturday while the owner was on holiday, residents said. The exclusive event is said to have started late on Saturday night and did not finish until after 7am on Sunday morning.

Commercial Hosts**Airbnb's Mega Hosts Are Turning It Into Just Another Travel Booking Site***Buzzfeed | 6/8/17*

Of Airbnb's many hosts, Jan stands out. Jan is a busy man, or woman. The Airbnb host has 1,083 properties listed on the site, from Fiji to the Ozarks. More than 760 reviews have been written about the properties, and they're generally very positive. It suggests Jan is more than just your typical host, renting out a spare room or second home for extra cash. And there are many more like him. Or her. They're the faces of a changing Airbnb - one that's moving away from its home-sharing roots and embracing the commercial hospitality industry.

Our coalition represents workers, neighbors, tenants, lodging associations, employers and affordable housing advocates. We stand united behind responsible and appropriate regulation of the short-term rental (STR) industry in Los Angeles.

Short-Term Rental Coalition consisting of AH&LA, CH&LA, Hotel Assoc. of LA, Keep Neighborhoods First, LAANE, UNITE HERE Local 11, and other neighborhood, business and community groups, 414 29th Street, Sacramento, CA 95816

SafeUnsubscribe™ sharon.dickinson@lacity.org

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by lacoalition@calodging.com in collaboration with

Constant Contact 

Try it free today