



Etta Armstrong <etta.armstrong@lacity.org>

Comments and suggestions on the short-term rental ordinance (CF#14-1635-S2, CPC-2016-1243-CA)

1 message

Nathan Schneiderman <nathan_schneiderman@yahoo.com>

Sat, Jun 18, 2016 at 11:22 AM

Reply-To: Nathan Schneiderman <nathan_schneiderman@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>, "david.ryu@lacity.org" <david.ryu@lacity.org>

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

Hello Eric, Matthew, Justin, David, Sharon, and Etta,

Thank you for sending out the draft ordinance on short-term rentals (CF#14-1635-S2, CPC-2016-1243-CA). My name is Nathan Schneiderman, and I am an Airbnb host and an owner of real property in Los Angeles.

I have a few comments on the draft ordinance, which I would like to respectfully submit for consideration. I would like to start out by saying that I am pleased that an ordinance has been drafted, as I (and many Airbnb hosts) are eager to have clear rules on short-term rentals.

By way of background, I have a house in Los Feliz and since Oct 2015 have rented out a bedroom/bathroom suite on Airbnb as a short-term rental; the suite is a section of my house but also is blocked off from the main living areas of the house, which allows me to rent out the space while also having complete privacy. I had a stroke in January and no longer work, and I depend upon the extra income to pay bills, such as the huge property taxes assessed on my house (which have nearly doubled since I bought my house in 1999). The suite has a small refrigerator and a microwave but no oven and no kitchen. It is a space that I would never rent out to a long-term tenant and would not have appeal as a long-term rental, as there is no kitchen. Guests in my suite have a dedicated garage spot, so there is no impact on the neighbors. My suite is generally rented about 20-25 nights per month, so the proposed 90-day restriction / year would significantly harm me. In summary, my suite adds options for visitors wanting to stay in Los Feliz and near Griffith Park, WITHOUT taking away a rental space that could otherwise be used by a long-term renter.

The short-term rental proposal has some needed requirements, which I welcome, including a requirement to register as a home-sharing host and to pay Transient Occupancy Taxes (TOT). I have done this since the beginning, but so many of the Airbnb listings are illegal as they do not register with the city and do not pay these taxes.

I have a number of comments and suggestions that I urge you to consider that in my opinion would strengthen the proposal and make it fairer :

1. First and foremost, while the restriction on rentals to 90 days per year makes sense for units within a multi-family building (apartment) or duplex, it makes NO sense for those who rent out a section of their single-family home, which is my situation. I urge you to restrict this covenant to ONLY units within multi-family buildings and duplexes and NOT to spaces within owner-occupied homes. As I mentioned

previously, rentals such as mine open up attractive options for visitors WITHOUT taking away housing stock from long-term renters, thus by definition this is "GOOD Airbnb" and should be encouraged.

A few other suggestions:

2. I encourage you to have Airbnb assess and pay the transient occupancy taxes for ALL hosts and on all bookings. This makes the accounting simpler and allows the city to collect taxes on every single listing (even those that are temporarily illegal); thus, this change would be revenue positive, save all of us a lot of time, and simplify the city's work. In fact, cities including San Francisco and Portland already do this.
3. The penalty of a \$2000/day potential fine on hosts strikes me as egregious and unwise; I recommend you assess no more than \$200/day or double the average daily rent, whichever is more. While my unit has always been registered and legal, others may end up breaking these rules by mistake or ignorance. A \$2000/day fine easily has the potential to bankrupt someone, cause them to lose their home, or put them in grave financial hardship. I'm sure the city really doesn't want that to happen.

In my opinion, the key for the proposal is to strike a balance that is fair without overreach. Bring everyone in the system to register and pay taxes. Eliminate apartments getting turned into quasi hotels, either by the apartment owners or those who rent units from them. Factions from the hotel lobby support short-term rental restrictions; be clear that the hotel industry is NO friend of affordable housing, they simply view this as a threat to their revenue. If the hotel industry was concerned with affordable housing, they would dedicate a number of their rooms to low-cost long-term rentals, which they have NOT done and have no intention of doing. So please, don't be duped by their lobby.

Sincerely,

Nathan Schneiderman
323.219.9307c



Etta Armstrong <etta.armstrong@lacity.org>

Proposed Home Sharing Ordinance - comment

1 message

Constantine Vlahos <vlahos@sbcglobal.net>

Fri, Jun 17, 2016 at 12:43 PM

To: matthew.glesne@lacity.org

Cc: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org, david.ryu@lacity.org, mayor.garcetti@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org

Dear Mr. Glesne,

I am just beside myself after reading your newest Staff Recommendation Report from the Department of City Planning regarding the proposed Home Sharing Ordinance (CPC-2016-1243-CA).

There is so much to loathe about this report but I can definitely start with the \$2000/day fine. This is, in a word, vicious. It is predatory. Where would you come up with the idea to impose such back breaking fines on such an innocuous activity? Renting out a spare room is not a "crime". No-one gets harmed by this activity. It doesn't jeopardize anyone else's safety.

What precedent is there for this fine? \$2000/day for renting out a spare room in your house? Most Americans don't spend \$2000/month for their total monthly housing cost in this country. People renting out their spare rooms are doing it because they are in financial duress. You want to fine your fellow citizens into bankruptcy for renting out a spare room? Have you ever multiplied \$2000 times say 30? That's \$60,000 for renting out your spare bedroom for a month. Enough to put many people into poverty, if they are not already living in poverty. This is your idea as a public servant?

After a quick google search, here are some examples of California fine amounts:

- The fine in California for texting and driving is maximum \$20
- The fine in California for illegal sale of marijuana, up to 28 gram, is \$100
- The fine in California for reporting a false crime is "no more" than \$1000
- The fine in California for your 3rd DUI is "up to" \$1800
- The fine in California for driving without insurance is between \$100 - \$200
- The fine in California for driving without insurance, 2nd offence is between \$200 - \$500
- The fine in California for speeding 15 MPH over limit is total of \$146
- The fine in California for speeding 16 - 25 MPH over limit is total of \$266
- The fine in California for speeding 25 MPH over limit is total of \$380

To look at this another way, the Federal Reserve Board conducted a consumer study that found 48% of Americans said they could not cover a hypothetical emergency expense of \$400 without selling something or borrowing money. You are preying on an economically devastated populace with your proposed public policy. See here:

<http://www.federalreserve.gov/econresdata/2014-economic-well-being-of-us-households-in-2013-executive-summary.htm>

Do I really need to spend any more time on this issue? Fighting this fight is sucking up time when I need to be working to try to keep my home, which I built myself.

Lastly, your proposed 120 day cap for home-sharing would not allow me to make ends meet. I need this supplemental income year round. Please don't put a cap on the amount of nights I am able to host per year. Renting out a spare room is my safety net. The same way Uber is a safety net for others when times get rough. It's a lifeline for a drowning person. I may not need more than 120 nights/year but if there is a cap it will create an uncertainty I can't risk. It will force me to sell my house.

I left you a voice message earlier this morning. I would appreciate an opportunity to talk to you directly. I can be reached mornings at 323 662-9055.

Sincerely,

Tim Vlahos



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Kindalle Brown <kindalle@ca.rr.com>

Thu, Jun 16, 2016 at 1:34 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.
- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.
- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.
- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Kindalle Brown



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Galina Rostova <galina.rostova@gmail.com>

Mon, Jun 20, 2016 at 4:19 PM

To: etta.armstrong@lacity.org

Dear Etta Armstrong, LA City Clerk Office,

While I support fair regulations for home sharing in Los Angeles, the draft ordinance goes too far. As a responsible host, I believe the following:

-- A 90 day cap is overly restrictive and arbitrary. If the City is trying to limit impacts on housing then the cap should be based on actual data. For example, a recent study found that a full unit would need to be rented on a short-term basis over 177 days in order to financially break even with its use as a long term rental.

-- I should have the flexibility to rent out a single bedroom, my entire home, or guest house on my property. My home is unique and being able to adjust my listing to my needs is one of the most important features of home sharing.

-- I don't feel comfortable knowing that information about how often and how much income I earn from home sharing could be available to anyone who asks. I want to comply with the law, but I need to be reassured that this personal information remains confidential or I won't feel comfortable sharing my home.

-- Any registration or permitting process needs to be simple, online, and efficient.

Please take these points into consideration when drafting laws that will affect me and my family.

Thank you

Sincerely,

Galina Rostova