



July 21, 2017

VIA EMAIL

The Honorable Members of the Planning, Land Use & Management Committee
 200 North Spring Street
 Los Angeles, CA 90014

Dear Chairman Huizar and Councilmembers Harris-Dawson, Blumenfield, Price, and Englander:

We write to you as a coalition of housing justice advocates in support of a citywide ordinance to regulate the short-term rental industry in Los Angeles. In your deliberations on the proposed home-sharing ordinance, we ask that you carefully consider the ordinance’s ramifications on our city’s dwindling affordable housing stock. With hundreds of affordable units being converted every year via the Ellis Act and thousands of covenants set to expire soon, *we must underscore the importance of preserving our existing affordable housing stock.* We are very supportive of prohibiting the short term rental of Rent Stabilized units which will ensure that this important source of reasonably priced housing is used primarily as housing.

We also support platform enforcement and the requirement that short term rentals be in primary residences, but are concerned that an annual cap per STR operator set too high serves as an economic motivation for many landlords and property owners to enter into the short-term rental industry and shun long-term tenancy options. Our coalition supports those who can earn extra income by renting a room in their home, but we cannot support property owners running full-time businesses out of their homes at the expense of thousands of vulnerable families looking for affordable housing options.

Furthermore, it has also been suggested that Transient Occupancy Taxes (TOT) generated by short-term rentals can be used to close funding gaps for new affordable housing projects across Los Angeles and help ease the housing shortage. Considering that we now have over 57,000 individuals living on the streets and the cost of construction of one unit soaring over \$400,000, new construction will never be able to keep pace with our need for affordable housing. It would take years upon years upon years of TOT collection to be able to replace the loss of one unit of housing due to short-term rentals. For example, if the average TOT collected for one short-term rental was \$15 per night, a total of \$5,475 would be collected annually if rented 365 days a year. Given that the City's public subsidy of one affordable unit hovers around \$100,000, it would take a staggering 18 years to replace that unit. This is an extremely myopic and careless recommendation that will only add more fuel to our housing crisis fire. New construction will always be an important component to any housing affordability solution; however, it is critical – now more than ever – that we regulate the short-term rental industry, implement a cap of 75-90 days, and prevent the loss of affordable units in the first place.

This legislation is vital to the health and well-being of tens of thousands of vulnerable Angelenos, and we urge you to keep their health and safety and the forefront of your thoughts. Thank you for your consideration.

Sincerely,

Coalition for Economic Survival

Community Health Councils

Esperanza Community Housing Corporation

Inner City Law Center

Inquilinos Unidos

Keep Neighborhoods First

Koreatown Immigrant Workers Alliance (KIWA)

Los Angeles Alliance for a New Economy (LAANE)

Los Angeles Community Action Network (LA CAN)

People Organized for Westside Renewal (POWER)

Strategic Actions for a Just Economy (SAJE)

Southeast Asian Community Alliance (SEACA)

St. John's Well-Child and Family Center

Thai Community Development Corporation

Venice Community Housing

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Google Groups

Fwd: Short-Term Rental News

Sharon Dickinson

Jul 21, 2017 11:28 AM

Posted in group: **Clerk-PLUM-Committee**

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

Date: Fri, Jul 21, 2017 at 10:00 AM

Subject: Short-Term Rental News

To: sharon.dickinson@lacity.org

Short-Term Rental News

Los Angeles

The Destruction of Los Angeles Affordable Housing Due to the Ellis Act (MAP)

Anti-Eviction Mapping Project

In the City of Los Angeles, from 2001 through March, 2016, 20,000 rent control units were destroyed due to the Ellis Act. This has brought great hardship to low and moderate income tenants, seniors, disabled and working families. This has further exacerbated L.A.'s already existing affordable housing crisis.

House-rich, cash-poor: why these older LA homeowners are standing with Airbnb

Southern California Public Radio | 7/20/17

Los Angeles Councilman Mike Bonin, who proposed the home-sharing regulations, said he "loves the Airbnb hosts," but wants to stamp out commercial operators who list multiple short-term rentals on the Airbnb platform. "The proposal tries to strike that balance between what we call "good" short-term rentals - genuine home sharing - and "bad" short-term rental units which are the ones stealing untold units of rental housing in Los Angeles," Bonin said. Los Angeles Alliance for a New Economy, an Airbnb critic, estimates these commercial operators make up 11 percent of Airbnb hosts in LA but account for 46 percent of the revenue.

Sex Crimes & Trafficking

Owners shocked to learn Cooper-Young Airbnb rental used as brothel

WREG | 7/18/17

A Memphis couple was in for the shock of their lives Monday when they learned the Cooper-Young home they had rented out on Airbnb was the center of an alleged prostitution ring. Police made five arrests at the home after neighbors counted at least 31 men drop by since Friday. A neighbor, who only wanted to be identified as Jeff, said he was hosting a Game of Thrones premiere party Sunday when he noticed the strange comings and goings. "For the first few guys I thought, 'I'm not really seeing what I'm seeing here,' but after a while, it became pretty clear," he said. Police said a man named Travis Young rented the property from the owners, who neighbors said are on vacation. He then allegedly pimped out two women.

Sex crimes: Airbnb under fire over rogue hosts

The Korea Times | 7/19/17

There has been an outcry to strengthen controls but Airbnb is in a bind because the only measure it can take is to expel hosts that have committed sexual offenses. The controversy has led people to cancel trips or avoid using Airbnb. "I initially planned my trip through Airbnb," Hwang Min-su, 27, who is going to Taiwan in August, told *The Korea Times*. "However, the recent news has led me to believe that the application is not safe." Hwang said she has cancelled her Airbnb reservations and booked a hotel instead. "It may be more expensive, but I can sleep comfortably knowing that it is safe."

Airbnb hosts warned that pimps and prostitutes are renting apartments to use as temporary brothels

The Daily Mail | 2/9/16

Airbnb hosts in Sweden's capital are being warned about a rise in the number of pimps and prostitutes who are turning properties into temporary brothels. Stockholm police said pimps are creating fake profiles on Airbnb and other short-term accommodation websites to pose as legitimate customers and rent privately-owned homes for two or three weeks at a time. The homes are then used as a place where sexual services are offered to clients in the owners' bedrooms, unbeknownst to them while they are away, said Simon Haggstrom of the police prostitution team.

Crime

Teen shot at high school party at AirBNB house in southwest Houston

NBC Houston 2 | 7/19/17

A 17-year-old boy was shot Wednesday at a high school house party in southwest Houston. Police said there were at least 50 people in a rented house in the 5600 block of Edgemoor when three men drove up, got out of a car and opened fire into the house and drove away. The teen was shot in the back and taken to a hospital. He is expected to survive. Investigators found at least 13 shell casings outside the house.

Amsterdam Airbnb Host Accused Of Pushing South African Down Stairs Is Arrested

Huffington Post | 7/13/17

An Airbnb host in Amsterdam accused of pushing a guest down a flight of stairs for missing her checkout time faces attempted murder charges. Video of the confrontation went viral after the guest's friend, Zanele Muholi, a popular South African artist and activist, posted it to Instagram on Saturday. The video shows the host, a white male, telling Sibahle Steve Nkumbi, a South African filmmaker and student in Bern, Switzerland, to get out of his rental property. The host then pushes Nkumbi, sending her head-first down a long staircase. She lands at the bottom, face-down and motionless.

Hidden camera at Airbnb house in Japan catches Korean couple off guard

The Korea Herald | 7/3/17

A Korean couple travelling in Japan found a hidden camera disguised as a fire detector in a house rented through Airbnb. The couple, according to a post they uploaded to an online community, said they spotted a green light coming from a fire detector in a corner of the room as they were readying themselves for bed. The detector appeared to have a tiny camera lens pointing directly toward the bed.

Fraud

Airbnb under fire after investigation highlights its inability to stop

fraudsters*The Drum | 7/15/17*

Airbnb's anti-fraud policy has come under scrutiny after an investigation highlighted major flaws in its ability to stop fake accommodation listings which fraudsters use to rob people of money. Consumer research site Which? called on Airbnb to make changes to its procedures after its investigators managed to post eight property profiles without being asked for any proof of identification. The Times reported that one victim named Trudy Gregory was defrauded by two listings in a row, costing her more than £6000.

After Eviction From Airbnb Rental, Family Forced to Sleep in Car*NBC Bay Area | 7/13/17*

A family of six said they were forced to sleep in their car after an eviction notice was posted on the door of an Irvine, California apartment they had rented from Airbnb. The Berlans, from Texas, had been staying since Saturday in the three-bedroom apartment while vacationing in California. At midnight Thursday, they returned to the room at the Metropolis Apartments and found an eviction notice on the front door. Because their keys no longer worked, all their possessions and souvenirs were locked inside. The family paid \$1,500 on Airbnb for the rental and were staying in California to celebrate the daughter's high school graduation.

Share accommodation giant Airbnb hits back over damage claims*SBS | 7/19/17*

Building manager at Melbourne's Watergate apartments, Marshall Delves, sees the downside of the online home share boom every day. Many arriving guests are instructed simply to follow residents in through the front door security. "You don't know who is coming into the building," he said. "They don't have anyone to meet them. They just turn up." And after enjoying their stay and all the facilities on offer, the visitors are leaving ballooning maintenance bills for those who call the building their permanent home.

Discrimination**CA to begin anti-discrimination testing of Airbnb hosts***Southern California Public Radio | 7/17/17*

State regulators plan soon to test hosts on Airbnb to prevent discriminatory practices, picking audit targets using information provided by the online homesharing platform. The tests follow the state's decision last week to fine an Airbnb host in Big Bear for canceling the reservation of a guest because she is Asian-American. But regulators at the California Department of Fair Employment and Housing had been discussing auditing hosts even before the fine. The planned audits are part of a months-long investigation into complaints of discrimination on the online platform, said Jon Ichinaga, the department's chief counsel.

City & State Action**Lawmaker wants apartment-sharing ads in New York City to include address***New York Daily News | 7/18/17*

An Airbnb critic is pushing legislation requiring anyone advertising apartment units in New York City on home-sharing sites to include full location details. The bill sponsored by Assemblywoman Linda Rosenthal (D-Manhattan) would require the posting of the address, including street name, street number, apartment number, borough, town and county of the unit being offered. Rosenthal said the bill would create "an open and honest system that prioritizes transparency and safety."

West Hollywood City Council Largely Supports Hosted Short-Term Rentals*WEHOville | 7/18/17*

Most aspects of a proposal to permit short-term housing rentals in WeHo so long as the host is present were supported by the West Hollywood City Council last night, with the exception of allowing such rentals in apartment buildings. The City Council considered a proposal by the city's Department of Public Works that it allow such short-term rentals for 18 months, after which their impact would be analyzed to decide whether hosted short-term rentals should be continued. The department's Code Compliance Division enforces city regulations that currently ban all short-term rentals, whether hosted or not.

Del Mar working on ordinance for short term rentals

CBS 8 | 7/17/17

The council chambers were packed Monday night as Del Mar took a step closer to deciding the fate of short-term vacation rentals in the city. The Del Mar City Council discussed exemptions to its short-term vacation rental ban in residential zones late into Monday night. The issue over short-term vacation rentals has been contentions for two years. Some home owners claim vacation rentals change the fabric of the Del Mar community. Last spring the City Council passed a ban on short-term vacation rentals in residential zones.

Short-term vacation rentals becoming hot topic in Palm Desert

KESQ | 7/19/17

Nearly 1,300 registered vacation rentals in Palm Desert generated more than \$1,000,000 in tax revenue for the city. However, aware of the controversy vacation rentals have caused in Palm Springs, the city issued a temporary moratorium on new rentals in January. Since then, residents have stayed busy, with people who are against them signing a petition and those who are for it, working on a draft ordinance. "The music comes from the house down below there on the corner and it just amplifies right up the hill here," David Toltzmann told KESQ News Channel 3's and CBS Local 2's Katie Widner.

Short-term rental market exploding in Marin County as officials mull regulations

ABC 7 | 7/18/17

Marin County has an explosion on its hands of short-term rentals, also known as AirBNB's or VRBO's - Vacation Rentals By Owners. The numbers have doubled in the past two years, and some residents are not too happy about it. "There is one street in Stinson Beach where every house but one is a vacation rental," said resident Scott Tye. "That kind of destroys the neighborhood."

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, 374 Marlborough Street, Sacramento, CA 95816

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Google Groups

Fwd: Housing justice advocates for the regulation of short term rentals

Sharon Dickinson

Jul 21, 2017 3:31 PM

Posted in group: **Clerk-PLUM-Committee**

From: **Cynthia Strathmann** <csstrathmann@saje.net>

Date: Fri, Jul 21, 2017 at 12:01 PM

Subject: Housing justice advocates for the regulation of short term rentals

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org,

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