

6/1/16 ✓

Re:
Council file number: CF#14-1635-S2 ✓
Planning commission file number: CPC-2016-1243-CA

Comments on Proposed Home-Sharing Ordinance CF#14-1635-S2

To whom it may concern,

Thank you for your draft ordinance and the ability to comment in hopes of being part of the solution.

My name is Michael Williams, and I'm an Airbnb Host. My homesharing story starts last year when I first put my guest house up for short term rental on Airbnb. This was actually done out of necessity, as I will explain. In mid year 2015, my elderly mother began to develop serious medical conditions that had a great affect on my productivity as a self employed real estate agent. As you know, if you don't work, you don't eat. As I began to have more responsibilities tending to my mother, and being away from work for long periods, my income began to decline. If I had continued to slide I would had to sell my home in order not to lose it. So, I decided to set up my small guest house as a short term rental to offset my losses in hopes of staying afloat and being able to pay my mortgage. My small guest house on Airbnb has been a lifesaver. No, a homesaver! The success that I've had on Airbnb has helped me and my family tremendously. If I had not had this opportunity to do this, I would have had to face some very serious decisions on the matter of my home.

The part of the draft ordinance that concerns me most is **Item #3 under Section D - Prohibitions: the limitation of HomeSharing to 90 days per calendar year.** Why? What purpose does this serve, and to whom does it serve? If we are registred hosts and pay the transfer occupancy tax, then why would we be limted to continue to earn and pay more taxes? This makes absolutely no sense to me. Doesn't the lack of limitation help both the homeowner, and the city?

I would also like to add that as a los angeles real estate agent, I have personally seen how homesharing has help many homeowners maintain and improve their homes by completing necessary repairs, and upgrades to their home. The additional income derived from homesharing is helping to improve our neighborhoods and protect and bolster our neighborhood values. All respectable homeowners want to contribute to their neighborhood value, but many do not have the means to maintain their properties as they wish. Homesharing has helped to make this happen. Again, to limit the homesharing to 90 days per year would have a drastic effect on homeowner's ability to do.

All in all, I feel very strongly against the 90 day per calendar year limitation and feel it will do more damage than good. Quite honestly, I don't see any good at all to a homesharing limitation.

Thank you for the opportunity to share my comment on the ordinance, and I hope that things will fair well for all involved. Homesharing is a very important aspect of my life now, and I would like to see it continue to help people like me as previously discussed in the examples above.

Respectfully,

Michael Williams

June 1, 2016

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

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My name is Albert Antonini; I am a resident and constituent of the city of Los Angeles for the past 40 + years and a resident of the Highland Park neighborhood since 1976. We have lived in our current single family residence since 1987 and share two (2) rooms in our home.

Our Home Sharing experience came about due to two (2) major life changes:

- 1) Our grown daughters married, left our home and now lead their own lives with their husband(s) and children.
- 2) We reached retirement age and applied for Social Security Benefits.

We are now grandparents to 6 children, retired and primarily living off Social Security.

The Home Sharing income has been a blessing. We now share the two (2) rooms our daughters previously occupied in our home. I don't think we can continue to pay our mortgage, utility bills, phone, living expenses, etc. without the additional Home Sharing Income from these two (2) rooms. In addition to our financial betterment, we really enjoy hosting people from all over the world and domestically.

Our home and grounds are kept up and meticulously maintained for the enjoyment of our guest(s). Our neighbors find our home an asset to the neighborhood. There have been no complaints from our neighbors; on the contrary our neighbors go out of their way to welcome our guests to the neighborhood.

All our guest(s) contribute to the local economy in a big way. Occidental College parents comment when visiting their children they greatly appreciate having the Home Sharing alternative.

A large portion of our guests are people visiting their families in the area. Some come for family weddings, baby showers other come to get treatment at Keck Medical Center or USC. We have divorcees waiting for their final divorce papers, people buying homes in the area with their new properties in escrow.

Home Sharing has brought the world closer to us and our neighborhood. I do not have enough words to describe the positive experience it has been for everyone, I ask you reconsider restricting hosts like myself to one bedroom or listing in our primary residence.

No Hotel in the world offers or provides this intimate, culturally diverse and loving L. A. experience.

Sincerely,

Albert Antonini



Etta Armstrong <etta.armstrong@lacity.org>

CF#14-1635-S2

1 message

Jordan <jordandawes@gmail.com>

Wed, Jun 1, 2016 at 7:35 PM

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

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6.1.2016

To Council Member Bonin, Planning Commission and Planning Department;

Thank you for sending out this draft ordinance.

My name is Jordan Dawes and I am an Airbnb host since August 2015 and I have been a Venice resident since 1997 and Venice homeowner since 2002.

I would like to share some background on my home-sharing story: I have a child and a wife. I have worked on and off in the film industry for 23 years and only left briefly for a few years to start my own business of an invention I developed. I had bought my home when I was doing well in the film industry back in 2002, but after leaving the industry and starting over with my business I took money out of the house to pay for start up costs and self finance.

Although the company did pretty well I did not have the amounts of marketing funds to completely fulfill my entrepreneurial dreams regarding the product brought to market. I was tapped out and fried from working 18 hour days for five years and then started to sway back into the film industry again. Unfortunately I had lost many contacts due to being gone for many years so times were slow and tough with California losing a lot of productions due to competitive tax breaks in other cities and states other than Los Angeles. My mortgage payments suffered and I got into foreclosure. I was able to bare down and muscle through it doing many jobs and working too many hours a week to catch up. It has been taking me years to catch up and just breathe. I was, and still am, working in several careers and jobs, and doing anything to make ends meet and put food on the table and NOT lose the house, my single largest asset.

We listed our garage on Airbnb, we had made it into a small one bedroom and all of a sudden our payments were being paid on time, mortgage was actually beginning to keep up. I still am working too much and barely see my child and wife but our finances have been able to keep up because of this new social sharing economy. I still haven't 'caught up' but I am getting closer to not feeling that unending pressure and threat of losing my home and get out from under the debt headache. I am happy to pay the taxes on this income, that is not a problem. I will pay my share, but if we have to be limited to 90 days, all of the people I employ will also lose out on work, maids, handymen, plumbers, electricians, and our household. We touch many in our community due to this new platform of sharing our home. They also use that money to pay for schools for their kids and food on their table here, in Los Angeles. My little garage apartment is listed on Airbnb as an "entire house" because it is a separate entrance from our main home and provides privacy for guests. There are many Airbnb listings like ours, so the idea that Airbnb is removing long-term housing from the market is primarily false, because many of the Airbnb listings (like ours) would never have been long term housing in the first place.

Another item of concern to me is Item #3 under Section D - Prohibitions: the limitation of Home Sharing to 90 days per calendar year. What is the reason for this limitation? It seems arbitrary an unnecessary given that hotels don't have this limitation and the Hotels in the city of Los Angeles had a record year of revenue for 2015. This rental provided essential income for my family which has allowed us to continue paying our mortgage and stay in our home.

Thus, the second item that concerns me Item #5 under Section D - Prohibitions: No person shall offer or engage in Home-Sharing in any part of the property not approved for residential occupancy, including but not limited to a vehicle parked on the property, a storage shed, recreation room, trailer or garage or any temporary structure like a tent. I think it is an unfair limitation. If a person wants to rent their RV and there is demand for such a rental, and the Host is otherwise

in compliance with ALL the standards of the ordinance, then there should be no reason to restrict this type of rental. Please re-consider this limitation.

Finally the registration process needs to be streamlined and avoid the collection of personal data, including addresses, nights booked, income earned. I am sharing my garage and that has only been a benefit to me, my neighbors, and the travelers that bring income to our awesome neighborhood. I am happy to pay the transient occupancy tax, but lets have the home sharing platform collect the fees like they do in other cities.

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

Sincerely, Jordan Dawes



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

Complicated Bureaucratic Registration Process

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Good evening, thank you for reading this.

It is 2016, the age of the internet.

Banks allow us to transact millions of dollars online.

Why can't we register online?

Why can't we just say "yep I'm doing what we've done for millennia, I'm sharing my home" rather than having to fill out forms and physically traipse from government department to government department?

The people that home share do it because they are trying to make ends meet. We are busy. Why punish us by having us travel to government offices, making us take tickets in already busy, understaffed offices to simply share our space with other people?

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



Where to?



Hey, I'm Nicholas!

US (/s/US) · Member since May 2015

Report this user



Superhost

15

Reviews

[\(/users/show/33084696#reviews\)](/users/show/33084696#reviews)

Reviews (15)

Reviews From Guests



Jodie & Dave

[\(/users/show/61810746\)](/users/show/61810746)

May 2016

We spent a week in this garden oasis and it was delightful. The kids loved finding new spaces in the garden, and it was a treat to relax in. We found Nick's place central to all that we did, although I was glad we had a car to get around. The hosts were available when we needed them, but discreet when we didn't. Would stay here again.

+ More

April 2016



(/users/show/18147245)

Courtney (/users/show/18147245)

LOCATION LOCATION LOCATION!!! Nick and Lucia were amazing hosts!!!! They had an unexpected/unforeseen issue with the house that was very stressful and a lot of extra work for them to prepare for us to arrive. Even with that going on, they were completely hospitable, available, warm and friendly. The second night we were a little chilly and Nick came over to show us how to work the heater, which warmed things right up. Even at that, he still brought over space heaters the next day. The house was ADORABLE and SUCH a perfect location!!!! If you are not familiar with LA, this location is amazing. We live in Des Moines and were here for work and pleasure. The house is 10-15 mins from Santa Monica, 15-20 to downtown LA, and 10 mins to Beverly Hills. The neighborhood feels super safe and quaint. We would definitely stay with them again!!! No complaints at all!!!

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April 2016



(/users/show/34821881)

Ryan (/users/show/34821881)

Great experience. Our hosts were kind and inviting. The home was comfortable and clean. The beds themselves were extremely comfortable and worth the trip in itself!

+ More

March 2016



(/users/show/50736575)

Katalynn (/users/show/50736575)

The Garden Oasis was perfect for our stay in Los Angeles! We spent our mornings in the garden sipping coffee and enjoyed a fire by the pond in the evening. The three bedrooms worked perfectly for the 5 of us, and having only one bathroom was never an issue. The living room was cozy with a fireplace and the kitchen had the essentials that we needed to cook. The house is located below a highway, but we didn't really hear any noise inside. Other than the highway, it was a quiet neighborhood and perfect for what we needed! The location was great - we were about 15 minutes from the Beach/Pier, and 40 minutes from the Hollywood sign. We enjoyed our stay greatly! Our hosts were wonderful. They stay in a small house in the garden. We did not hear them and saw them passing in and out of the garden maybe once or twice. They stayed out of the way but were available if we needed them!

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February 2016



(/users/show/8802653)

Paulina (/users/show/8802653)

Such a great time staying at Nick and Lucia's home! My family flew in from New York and we were comfortable all 6 days. Very cozy and pleasant. Would highly recommend staying at the Garden Oasis. Great location, super private with a beautiful outdoor space! Thank you Nick and Lucia- hope to see you guys around town soon! xoxo!!

+ More

December 2015



(/users/show/3700098)

Kris (/users/show/3700098)

What a lovely place. So clean and very well located. The hosts are amazing and nothing is too much trouble. We can't wait to book again. Wonderful. Well done and thank you for having us. Xx.

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November 2015



Your Host

Short-Term Rentals & Regulation

There needs to be regulation but what makes sense? Where does regulation prevent abuse and where does it stifle growth? I believe the 90-day restriction paints too broad a brush, can not be enforced, and is a 'one size fits all' idea when STR's fall into 4 categories and should be treated differently.

- These are:
- 1) **Real Estate Investors/Developers** that want to convert their buildings to bootlegged hotel suites
 - 2) **Apartment renters** who sublet their unit as STR
 - 3) **Owners of Condos** that rent their unit as STR
 - 4) **Families/Property Owners** of one or two Single Family Residences, Duplexes, or Triplexes

Recommended Regulations:

- 1) **Real Estate Investors/Developers** - should be stopped and TOT money should be used to form a task force to investigate buildings classified by lenders as "commercial" (5 units or more). Exacting penalties on knowing parties would freeze this trend almost immediately. These STR's are the anti-thesis of 'hosting' and only care about profits.
- 2) **Apartment renters** - should produce a deed of ownership or documentation that landlord is allowing them to sublet their apartment.
I've witnessed situations where a renter is renting 4 or 5 apartments in multiple buildings and using them as STR's. Generally, these people are not in the habit of paying property or business taxes and probably won't pay TOT. The government has no way to levy against their unpaid taxes except to put a lien on the building which would be unfair to the unsuspecting property owner. Also these people have no regard for the additional wear & tear on the property or the disruptive effect on long-term tenants. A 90-day cap would be an extremely generous gift to these people since it would allow them to set up temporary businesses as long as the landlord would allow it.
- 3) **Owners of Condos** - since these folks share common walls and public spaces they have rights as property owners but must abide by homeowner association rules. They should produce documents showing HOA's permission and then should not have a 90-day cap restriction.
- 4) **Families/Property Owners** - Single Family Residences do not fall under Rent Control Ordinances and any 90-day restrictions are questionable because it infringes on their Civil, Property, and Constitutional Rights.
Duplexes/Triplexes are a small portion of the rental inventory of the City. If the Property Owner lives on-site and the additional unit(s) are STR's then there should be no 90-Day restriction.
These type of 'hosts' prevent 'party houses' because they are engaged with their properties, have on-going relations with their neighbors, and take a more active interest in their 'guests' (they read online reviews, choose more carefully, and physically greet them). They won't standby and witness their property (their investment) being destroyed.

Why I Am Against Restrictions Being Put on Homeowner 'Hosts'

I am a homeowner, awarded by AirBnb as a 5 star "superhost", because of great online reviews as well as the caring attention I give to my guests. When a visitor comes to our City, they are met by a person that they already know, through email conversations, who welcomes them warmly and acts as a kind of concierge, directing them to local events and better businesses establishments. This is so enormously valuable to our City because they can feel alone & anonymous in this large city but I instantaneously create an emotional 'anchor' to Los Angeles for this visitor. 'Hosting' is this person-to-person connection which forms a friendship bond between a Los Angelino and a Visitor. If you read my enclosed reviews, from my guests, you can see that I am an 'ambassador/host' for my city. This creates such a positive experience on so many levels and that encourages that person to return to LA - not to mention all the positive word-of-mouth incentives for their friends to come here. For instance, whenever we host a visitor from Saudi Arabia or France, their departure is soon followed by inquiries from other people from their country. This has happened multiple times so I think it is more than a coincidence.

I dutifully pay my TOT taxes, and I want to retain affordable housing for struggling working people who feel stepped on by the pace of development and feel excluded from the shared economy. I am struggling as much as they are otherwise I would not have chosen to have strangers move in & out of my home. You have heard the stories from the hosts and the devastating effects of a 90 day restriction on thousands of struggling middle-class homeowners who will be forced on to the overburdened ranks of thousands of renters if we cannot continue to pay our mortgages.

I have heard the complaints against STR's, some genuine and some emotional reactions, but there is so much benefit being brought to the City by true 'Hosting' that I must plead for you not to throw out the baby with the bathwater by enacting an across the board 90-day restriction on this group of Hosts.

STR's create financial stability & retention of long-term community members by allowing them to afford health insurance, pay their mortgages, and prevents their displacement into the rental market. Seniors, physically challenged, unemployed homeowners, and single/divorced parents have additional income to afford such community assets as christmas decorations, beautification of their homes, and maintenance of their landscaping. These promote good online reviews which attract new renters. Regular homeowners & long-term rentals have no such incentives so the upkeep and appearance of their place is up to their discretion.

STR's promote Tourism and create extra discretionary cash which will be spent at local businesses. Hotels are doing very well but many working families can simply not afford to stay in them and STR's create an affordable and practical alternative. My home rents out 3 bedrooms and all of my guests, so far, have been: 1) Grandparents, parents, 2-3 children; 2) 3 couples sharing the rental; 3) 6 workers on a temporary work assignment or professionals attending a symposium; At \$225/night this equates as \$75/night for a room per couple. The equivalent requirement for these groups would be to rent 3 rooms per night.

I have surveyed the local hotel/motel rates and the nightly rate for 2 persons:

Azul Inn, Westwood \$109 x 3 rooms = 327/night - 225/nt = \$102 saved
Holiday Express, WLA \$161 x 3 rooms = 483/night - 225/nt = \$258 saved
LA Airport Marriott \$219 x 3 rooms = 657/night - 225/nt = \$432 saved
Omni LA Hotel \$269 x 3 rooms = 807/night - 225/nt = \$ 582 saved

A typical stay is a 5 day minimum, so this would mean \$510 - \$2,910 saved which could be spent at local businesses which benefits job creation & retention.

The effect on jobs

Presently, there are approximately 25,000 STR's in Greater Los Angeles

this equates into 25,000 on-going house keeping jobs;
over 15,000 on-going gardener jobs;
1,000s of electricians, plumbers, contractors jobs;
\$\$ 1,000's being spent on hardware, carpeting, and furnishings;



Etta Armstrong <etta.armstrong@lacity.org>

Council File # CF#14-1635-S2

1 message

Denise Kaufman <deniseyoga@earthlink.net>

Thu, Jun 2, 2016 at 1:32 PM

To: mayor.garcetti@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, councilmember.wesson@lacity.org, councilmemberbonin@lacity.org

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

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

Dear Mayor Garcetti, Councilmember Bonin, Honorable Friends on the Planning Commission, LA City Council and other associated agencies:

I have owned and lived alone in my small home in Venice for about 25 years. I am mostly retired from a life of teaching. I'll be 70 years old in a few months. The ability to share my home with guests from out of town through Airbnb has allowed me to make ends meet in my retirement years. I am so grateful to be able to remain in my community at this point in my life. Venice has changed radically during the time I have lived here. My favorite grocery stores have been replaced by expensive restaurants. My favorite clothing outlet has become a marijuana dispensary. Still, I love where I live and sharing life with my neighbors who have been here for 40-50 years. I also enjoy meeting the people who come through my home as guests from all corners of the world. My house would not be on the rental market if Airbnb did not exist or if the restrictions of this ordinance were to pass. I would just have to sell my home and move away. The 90 day limit on rentals would be a real hardship for me and other Airbnb hosts I know.

I am, of course, willing to pay whatever local taxes are deemed fair. I just hope that, in this difficult economy for many people, you can see the value that Airbnb has brought to me and many seniors in Los Angeles.

Yours truly,
Denise Kaufman
310 614 4483