



14-1635-S 2

Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Kyle Ehlig <thedancingcandyman@gmail.com>

Tue, Jul 5, 2016 at 4:22 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,

Kyle Ehlig



Yale Law School

GIDEON YAFFE • *Professor of Law*

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

July 19, 2016

Dear Councilmembers,

I am writing to urge you **not** to enact the proposed ordinance for regulating Airbnb rentals in the city. The Airbnb market should be regulated, but the proposed ordinance will do more harm than good. The city has a tremendous opportunity to gain tax revenue from the Airbnb market. Squashing that market would squander that opportunity and undercut many of the very good things that Airbnb provides to hosts, to their customers, and to owners of small businesses who benefit from the tourist traffic that Airbnb brings to otherwise ignored neighborhoods.

I am a professor at Yale Law School and I live in District 13. I host a single Airbnb unit. I am also the author of an op-ed about the proposed ordinance which was published in the LA Times:

<http://www.latimes.com/opinion/op-ed/la-oe-0513-yaffe-airbnb-ordinance-la-20160513-story.html>

For the reasons described in the op-ed, I believe that there is a good chance that the ordinance will do very little to ease the rental crisis in the city; at least there is insufficient evidence that it will. The report to the Planning Commission cites the same flawed data set as other studies that have blamed the rental crisis on Airbnb. **Do not expect this ordinance to help at all in easing the rental crisis.**

There are additional reasons to be concerned about the ordinance:

- **You should not have day limits on hosting.**

The proposed limits (180 days/year and 15 days/year, depending on the kind of unit) will radically decrease the amount of revenue that an Airbnb unit will generate for its host, and so radically decrease the amount of revenue that the city will generate in transient occupancy taxes. The harm to hosts and to the city that these limits will cause is clear and quantifiable while the benefits are vague at best.



Etta Armstrong <etta.armstrong@lacity.org>

The proposed home sharing ordinance goes too far.

1 message

Ana Izquierdo <anita667_3@hotmail.com>

Tue, Jun 28, 2016 at 6:00 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,

Ana Izquierdo