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To:
City Planning Department
Cally Hardy
Cally.Hardy@lacity.org
200 North Spring Street
Los Angeles, CA 90012

From:
Susan Hunter
6500 Sunset Blvd.
Los Angeles, CA 90028

RE: Home-Sharing in RSO owner-occupied Units/ CF 18-1245

7/6/2020

Ms. Hardy,

I am sending this letter today to oppose the carve out for owner-occupied units under the Home Sharing Act. This would only create an incentive to create more owner-occupied move in evictions. This would also increase the work load on the Housing and Community Investment Department who oversee these types of evictions. Currently, they are already having problems validating owner-move in evictions, and are not able to thoroughly vet the applications they have coming in.

This process would also require a correlating increase in revenue needed to pay for the staff and resources needed for this process. As such, I would recommend that there be stricter regulations in place to help deter the abuse of owner-occupied move in attempts. This would keep the costs associated with regulating and inspections to a manageable level. I would recommend the following:

1) The fee to register the unit should be much higher, and there should be a correlating fine on any units found to have been illegally evicted/terminating tenancy or in violation of RSO laws.

2) No units can be used for an owner-occupied RSO home-sharing unit if the unit had a tenant in place in that same unit less than 10 years ago. If a tenant was moved out for an owner to move in, then they are demonstrating that this is not an income property anymore. Therefore, they should not be gaining income on that unit via home-sharing.

3) Owner-occupied units should only be allowed to list on home-sharing platforms if the owner is a real person and the property is not under an LLC. LLC’s are the actual property owners, while any people associated with the LLC are typically listed as the manager of the LLC. Manager units are also not allowed to home-share in RSO buildings, so neither should the manager of an LLC.
4) The buildings in which the owner-occupied unit resides in must be inspected every year for RSO and code compliance. Any outstanding violations found by HCID and not cured within 30-days should result in the suspension of the owner-occupied home sharing. Any units in the same structure or any other properties owned by the same person that have entered into the REAP program must result in the loss of the home-sharing privilege for no less than one year after the unit is no longer under the REAP program.

My hope is that by implementing these amendments into the Home-Sharing Act, we would be able to disincentivize the push to remove multiple tenants in the same building in order to move in multiple “owners” or “family-members” and leave it on an already over-burdened agency to try and vet all the different applications. Without a correlating increase in revenue stream that already exists to give to oversee this program, we wouldn’t be able to get ahead of the curve of another possible route of eviction of tenants in an already existing housing crisis in Los Angeles.

Susan Hunter
Communication from Public

Name: Stacey Storey
Date Submitted: 07/09/2020 08:51 PM
Council File No: 18-1245
Comments for Public Posting: I would love to see short term rentals be a thing again in Los Angeles and available for all to do so.