

Re: Council File 18-1245

I am reaching out to beg of you to consider the plight of owner occupied AirBnB hosts in RSO properties. My councilman Mitch O'Farrell is proposing an amendment to the short term rental ordinance which would allow struggling owner RSO hosts to continue hosting so long as we live on the property.

I am a 53 year old man who bought a historic old building. My feeling at the time was that I would live in one unit and rent out two others. Once the mortgage is paid off (In my early 70s) I would use the rental income as my retirement income. I have been self employed nearly my whole life and have virtually no retirement savings and no pension of any kind. In 09 I lost my business in the economic crash, started a new business only to have physical limitations dramatically limit my work in that business as well.

My roommate around this time moved out and I seized the opportunity to let my house help me make ends meet not just in retirement, but now. I turned my roommate quarters into a space that functions perfectly as a short term rental with its own entrance, bedroom, bathroom and area I could put in a mini-fridge, coffee maker and microwave. While it is listed on the platform as whole apartment, it really wouldn't function as a whole apartment without a kitchen sink or room for a full size fridge or other kitchen appliances.

This short term rental saved my house as an RSO property with two tenants well below market rents, going to them to balance my budget was never an option. But AirBnB filled that budget shortfall, I kept my house and my tenants kept their apartments. My property is right next to a vacant lot so I think we all know if I lose my home, it likely goes to a developer who kicks out my tenants (school teacher and artist) to knock it down and put in condos or something. Additionally I have another struggling friend who I help out sometimes by hiring him to help clean and set the apartment between guests. So I will not be the only loser if short term rental is taken from me, there will be 3 others in my property alone.

As we have gone through this short term rental ordinance process I have met a great many other area hosts and can tell you there are parts of my story that apply to a great many others in similar situations (some already struggling in retirement many with lower incomes than when we bought our properties). If we lose this income we lose homes, our tenants could lose security of their apartments and anybody we employ to manage the property also loses their needed income.

I personally as a low income housing advocate understand why this issue has even come up. I understand the way developers of luxury housing, hotels and other mix use developments have created an affordable housing crisis. The cities inability to pass Prop 10 left lots of low income Angelinos vulnerable to the greed of corporate landlords who can and have given them rent increases well beyond their ability to pay, while others have seen the greed of corporate landlords kick them out and become short term rental hosts with multiple, even hundreds of listings around the city. I fully understand going after these corporate hosts and purging them from the short term rental market to not only bring back big chunks of housing stock, but also to make it so that us struggling owner occupied hosts don't have to compete for bookings with these greedy corporate hosts who can afford lower margins and drive our prices down and still leave us with holes in our calendars.

Please consider this amendment to allow owner occupied hosts whether RSO or otherwise to host year round. Our lives and properties depend on it. Low income tenants are not the only victims in this economy, many of us hosts are struggling to hang on. In my situation bringing a roommate back in would leave me about \$1500 short of covering my bills each month and my unit would still not put an apartment back into the housing stock.

Please don't lump me and other owner occupied RSO hosts in with the corporate players who are the ones we hear the housing advocates rail against at every meeting. As for the hotel lobby who also frame us as the bad guys at these meetings, they don't have the high ground. The people staying in properties like mine may not even be able to afford to come to LA were it not for our affordable options to hotel greed. Our guests go to local restaurants, local bars and shop locally... they go to Dodger games, attend concerts and spend money in the communities besides what they give to us. I'm not asking for any special treatment, what I am asking for is fairness that considers that I am using my home which is both my greatest asset and greatest expense to make it in this economy... It is a win win win... a win for me, win for my less affluent guests and a win for the local economy.

If you have any questions please feel free to reach out to me

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