DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

CITY PLANNING COMMISSION

Date: September 13, 2018
Time: After 12:00 p.m.
Place: Los Angeles City Hall
200 N. Spring St., Rm. 340
Los Angeles, CA 90012

Case No.: CPC-2016-1243-CA
CEQA No.: ENV-2016-1277-ND
Council No.: All
Plan Area: Citywide

Applicant: City of Los Angeles

PROJECT LOCATION: Citywide

PROPOSED PROJECT: The proposed Home Sharing ordinance (Exhibit A) amending Sections 12.03, 12.22, 12.24, 19.01, and 21.7.2 of the Los Angeles Municipal Code (LAMC); and creating a new Section 5.576 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, except units subject to the regulations and restrictions set forth in the Rent Stabilization Ordinance ("RSO"), for no more than 120 days a year, unless registered for Extended Home Sharing; establishing a registration requirement, an application fee for hosts, a fee on nightly stays, and administrative fines for Home-Sharing; and directing a portion of Transient Occupancy Taxes and/or per-night fees derived from Home-Sharing to a new Short-Term Rental Enforcement Trust Fund.

RECOMMENDED ACTIONS:

1. **Recommend** that the City Council **determine**, pursuant to CEQA Guidelines, section 15060(c), based upon the whole of the administrative record, that the adoption of the Home Sharing Ordinance is not a "project" as defined by CEQA Guidelines Section 15378;
2. **Recommend** that the City Council **determine**, based on the whole of the administrative record, the adoption of the Home Sharing Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) , because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment;
3. **Recommend** that the City Council **find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-1277-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the adoption of the Home Sharing Ordinance will have a significant effect on the environment; FIND that the Negative Declaration reflects the independent judgment and analysis of the City; and ADOPT the Negative Declaration;
4. **Approve** the proposed ordinance (Exhibit A) and **recommend** adoption by City Council;
5. **Adopt** the staff report as its report on the subject; and
6. **Adopt** the attached Findings.

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PROJECT ANALYSIS

I. PROJECT SUMMARY

The proposed Code Amendment would establish a new Home-Sharing Ordinance (HSO) to establish regulations regarding short-term rental activity in one's own home. The City Planning Commission (CPC) has previously considered the ordinance on June 23, 2016. After several deliberations, the Planning and Land Use Management (PLUM) Committee made several amendments to the ordinance. The City Council subsequently requested several additional report-backs and referred the matter back to the City Planning Commission for further consideration.

The revised draft ordinance (Exhibit A) includes the amendments requested by the Planning and Land Use Management (PLUM) Committee and approved by the City Council. The most significant changes involve the proposed annual cap on the amount of short-term rental activity, including a reduction from a proposed 180 to 120 days per year, as well as a new "extended home-sharing" process to allow for short-term rentals above this 120-day cap, subject to certain conditions. The Department of City Planning (Department) has also proposed a series of minor changes, some of which are in response to a variety of City Council Motions. The majority of the changes address streamlining of enforcement regulations and providing greater clarity for implementation.

II. BACKGROUND

In 2015, the Los Angeles City Council directed the Department of City Planning to draft an ordinance establishing a regulatory framework to legalize and regulate the short-term rental (for less than 30 days at a time) of one's own home. The sharing of one's own residential unit, in part or in whole, as a short-term rental is a practice that has grown rapidly in recent years, facilitated by the Internet and the rise of hosting platforms. The Department has chosen to call this form of short-term rentals *home-sharing.*

Legalizing home-sharing embraces technological innovation that facilitates the efficient use of existing resources, including one's own residential space. Many credit home-sharing with providing meaningful financial assistance and significantly enriching their lives. On the other hand, the Department has seen research and heard testimony about lives and communities that have been negatively impacted by short-term rentals. Many have expressed significant concerns about the loss of neighborhood character, the loss of valuable housing stock and various nuisance activities associated with short-term rentals.

Current Regulations Related to Short-Term Rentals

The rental of a dwelling unit for less than 30 days (called short-term rental) is not permitted by the Zoning Code throughout the vast majority of the City. Unless a property is located in a commercial (C) zone, and more than 500 feet from a residential zone, a special conditional use permit (CUP) must be obtained before any residential use can be rented on a short-term basis. Owners of buildings in R4, R5 or C zones may request one type of a CUP to enable an apartment/hotel hybrid use called a transient occupancy residential structure (TORS). Smaller structures with fewer than five guest rooms, if they are deemed to be historic, may apply for another type of a CUP to become a Bed and Breakfast and rent on a short-term basis in any zone.

The current regulations were not intended to regulate the new short-term rental market that has emerged. Enforcement of the current short-term rental market has been difficult. The proposed

ordinance (Exhibit A) establishes home-sharing as an accessory use to the primary residential structure, notwithstanding current zoning code definitions. However, all other applicable building, zoning and housing code provisions remain in effect.

Central Policy Considerations

The Department's proposed ordinance has been structured to address several key policy considerations.

Benefits of Short-Term Rentals

Short-term rentals bring benefits to those who operate them, as well as their guests. The activity makes efficient use of space by allowing residents to host guests in a room or unit when it might otherwise go unused. The Department has heard testimony from many individuals who use short-term rentals as a way to help afford their own home, cover healthcare expenses, recover after the loss of a job, and have meaningful, culturally enriching interactions with visitors from around the world. Given the significant affordability challenges in Los Angeles, short-term rentals help offset the housing cost burden for many families.

For visitors, short-term rentals often offer a more affordable and flexible option. Many types of travelers benefit from a more residential environment, including families with children, travelers with pets and large groups. Kitchens are often available as part of home-sharing, which is an added benefit to many. Many travelers also enjoy the feel of being in a "local" neighborhood as opposed to a typical commercial hotel district. As such, short-term rentals have the potential to bring tourists to neighborhoods that may be underserved by hotels and therefore ordinarily do not receive tourist dollars.

Concerns with Short-Term Rentals

On the other hand, there are several significant concerns regarding short-term rentals. Two key areas of concern include nuisance activity and impact on the City's housing stock.

Nuisance Activities

Nuisance activities that have been reported include instances of loud noise, parties, trash, inconsiderate guests, excessive coming and going as well as the commercial use of residential properties for private events. More broadly, some neighbors of short-term rentals feel that these activities have resulted in the loss of stable residential character as their long-term neighbors are increasingly replaced by short-term guests.

Impact on Housing Stock

Many have expressed concern regarding the potential impact of short-term rentals on the already strained housing stock. To the extent rental units are removed from the long-term housing market to be used solely for short-term use, overall residential supply is reduced and the lack of housing will be exacerbated.

Many owners have an incentive to convert housing units from long-term to short-term use because, in some neighborhoods, there is a substantial financial premium to be earned from short-term rentals. Technology has allowed the easy pairing of willing hosts with willing renters, leading to a situation where the regular rental market increasingly competes with the short-term market.

When units intended for long-term rental are lost or replaced as short-term rentals, the City's housing production goals are undercut. For every unit that is converted to short-term use, another unit must be created to make up for the loss. Any decrease in the supply of residential units available for the City's permanent residents may put an upward pressure on price. Recent research from New York City estimated that in several of the highest demand neighborhoods, between 18 and 22 percent of the total rent increases in recent years is attributable to short-term rentals.[1]

In its October 2017 report to City Council, the Department estimated that approximately 1,500 to 2,500 short-term rentals being rented for more than 90 days a year were added in Los Angeles last year – an annual growth rate of 34%. Many of these spaces could be rented out to long-term tenants. For perspective, the City has lost about 1,300 units subject to the Rent Stabilization Ordinance (RSO) each year from all demolitions and condominium conversions combined since 2001. The Department has also received testimony relating to evictions of tenants based on claimed false pretense to establish a unit as a short-term rental. As a strong measure to stem any incentive for abuse, the ordinance would not permit home-sharing in units subject to the Rent Stabilization Ordinance.

The General Plan, and more specifically the Housing Element, recognizes the issue of rising housing costs in Los Angeles, and its related impact on the City's most pressing issues, including homelessness, overcrowding, and reduced quality of life, traffic, and air quality. Preservation of non-subsidized affordable units subject to the RSO is specifically called out in Policy 1.2.2 of the Housing Element, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.

III. PROPOSED HOME-SHARING ORDINANCE

The Home-Sharing ordinance seeks to strike a balance by providing a regulatory framework that reflects the City's policy objectives around preservation of housing and residential character. To protect housing stock, it requires the eligible unit be the host's primary residence, includes a cap on annual activity and places a complete prohibition on home-sharing in units subject to the Rent Stabilization Ordinance (RSO). Various responsibilities - and in some cases fines - would be established for both hosts and internet hosting platforms used to facilitate bookings of short-term rentals such as Airbnb and VRBO.

After City Council deliberations, an extended home-sharing framework was introduced to balance the need to preserve housing stock for long-term renters with the need of some homeowners to provide home-sharing to supplement their income.

The proposed ordinance incorporates the City Council's instruction (Exhibit C) to create a separate and more robust regulatory system for extended home-sharing. Extended home-sharing will have both an administrative and discretionary review processes, depending on whether the host has recent verified nuisance violations. This requires creating a new definition for "verified citation" and will require close cooperation amongst City agencies. The proposed ordinance also incorporates multiple clarifications and adjustments that aim to balance the preservation of valuable housing assets and new home-sharing opportunities. Following is a summary of the key provisions of the proposed ordinance, along with a description of the primary changes incorporated in the proposed ordinance since the Commission last considered the item in June 2016.

[1] https://www.nytimes.com/2018/05/03/nyregion/airbnb-rent-manhattan-brooklyn.html

Key Provisions of Proposed Ordinance

The proposed ordinance would create a framework to legalize a form of short-term rentals, called home-sharing, in one's primary residence for up to 120 days per year. It would also establish a framework to allow for extended home-sharing beyond the 120-day cap, as well as new enforcement tools.

The proposed ordinance establishes home-sharing as a legal accessory use to a primary residence. The host interested in home-sharing will need to register to pay the Transient Occupancy Tax (by completing a Transient Occupancy Registration Certificate) prior to registering for home-sharing, or agree to list only on a hosting platform that has previously filed a TOT collection agreement with the Office of Finance. Administrative Guidelines will lay out the registration process as well as the documents required to prove a minimum six month residency at the address where home-sharing will occur. The City aims to create a streamlined and straightforward online registration process to facilitate compliance.

The Home-Sharing application process will establish a primary residency requirement and require a signed affidavit in which the host pledges under penalty of perjury to comply with the Home-Sharing regulations. These regulations include restrictions on the renting of space other than those approved for residential use, a limit to 120 days each calendar year (unless approved for extended home-sharing that would permit 240 days a year), and a requirement that a host list no more than one property for home-sharing in Los Angeles. The process will also ensure that renters have permission from their landlords for home-sharing, that units subject to the Rent Stabilization Ordinance (RSO) or dedicated affordable housing units are not proposed for home-sharing, and that units with active Orders to Comply do not engage in home-sharing.

In addition, the ordinance would also amend several other sections of the City's Municipal Zoning Code and Administrative Code, including sections that would:

1. Prohibit the conversion of existing buildings (through a Conditional Use Permit, in R4 zones and above) of residential uses to transient occupancy residential structures (TORS);
2. Establish new administrative fees for home-sharing and extended home-sharing registration, including and Nuisance Abatement hearings regarding home-sharing;
3. Include home-sharing in the definition of hotel, and hosting platforms in the definition of a secondary operator in the TOT code, clarifying that home-sharing is subject to the TOT;
4. Create a new Short-Term Rental Enforcement Trust Fund; and
5. Allocate a portion of TOT monies attributable to home-sharing, along with any additional per-night fee for home-sharing, to proactive enforcement in the new Enforcement Trust Fund.

<u>Registration Procedures</u>

Home-Sharing registration would be valid for a period of one year, requiring annual renewal. Hosts would be permitted to renew if they are shown to have been in compliance with the provisions of the ordinance, pay a renewal fee, document any changes on their initial application, and provide records to document the number and length of each home-sharing stay during the past year. In addition to the annual renewal requirement, a process for suspending and revoking registrations, based on violations of the law and/or repeated nuisance activity, is outlined in the proposed ordinance. If there are violations, the Department may revoke authorization, or modify an approval by adding conditions using an existing Administrative Nuisance Abatement process in LAMC 12.27.1.

Extended Home-Sharing Procedures

For hosts who wish to engage in extended home-sharing beyond the 120-day cap, a two-tiered extended home-sharing permit process is available to permit home-sharing for up to 240 days per year. Hosts who adhere to the home-sharing requirements, have no nuisance violations and mail out a notice to adjacent and abutting owners and occupants are eligible for an administrative clearance for extended home-sharing. If nuisance violations have occurred, hosts will no longer be eligible for administrative approval of an extended home-sharing permit, but may apply for a discretionary extended home-sharing permit. These two processes are described in further detail below.

Administrative Clearance

The administrative clearance process is intended to reward responsible home-sharing hosting behavior. While all hosts are required to demonstrate responsible home-sharing for six months (or 180 days) prior to being permitted to extended home-sharing, the existence of one verified nuisance violation will disqualify hosts from extended home-sharing for the remainder of the year (registration period). A violation within the last three years will disqualify a property/host from eligibility for the administrative extended home-sharing process, requiring a discretionary review process. A notice of the subject property's application to exceed the short-term rental cap would be mailed to the adjacent and abutting owners and occupants of the property, along with basic information regarding how to report a nuisance violation.

Discretionary Process

If an applicant is unable to meet the criteria for an administrative exception to the 120-day cap, then a discretionary review process is provided for an *extended home-sharing use permit* to allow home-sharing for up to 240 days per year. The process will follow similar procedures to a conditional use permit (CUP) by requiring a 21 day notification to adjacent and abutting owners and occupants. The discretionary process will require several findings of approval and allow for conditions, to ensure that the extended home-sharing rental does not adversely affect neighbors or the housing supply. The initial decision maker for this process is the Director of Planning, with appeals to the Area Planning Commission. A public hearing would not be required, however, the Director would have the option of holding a public hearing at his/her discretion. The following draft findings are proposed as part of discretionary review by the Director of Planning. These findings are based on Conditional Use Permit (CUP) findings, but tailored to address the specific policy concerns associated with home-sharing.

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region; and
2. That the project's operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, the availability of housing, or the public health, welfare, and safety; and
3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan; and
4. That there is no substantial evidence of continued nuisance behavior from the location.

Prohibitions, Enforcement and Hosting Platform Requirements

The ordinance includes important prohibitions to ensure that all measures of the ordinance are complied with, including a ban on advertising short-term rental listings without including a registration number, the 120 day limit, and the ban on renting to more than one set of guests at a

single property (or more than one booking) at a time. These are explained further in the "Key Issues" section below.

Most hosting platforms have created ways for property addresses to be hidden until after a property has been booked. This is different than most other types of business. As such, cities across the country are retaining the cooperation and assistance of the entities that facilitate this activity - the hosting platforms. To assist with enforcement, the City's ordinance requires that platforms only complete bookings for listings that have a valid home-sharing registration number. Beyond that, it also requires that platforms provide to the City, on a monthly basis: 1) address of all sites facilitated or advertised by the Platform; 2) total number of nights that the unit was booked; and 3) amounts paid for each stay.

Platforms can be fined $1,000 per day for completing a booking service for an illegal listing, $1,000 per day for refusing (upon formal request) to provide the addresses of unregistered short-term rentals to the City, and $1,000 per day on any refusal to submit monthly documents required for City to verify the accuracy of the Transient Occupancy Tax payment.

Summary of Key Ordinance Changes Since June 2016 CPC Hearing

The proposed ordinance has undergone several key changes since it was last considered by the CPC in June 2016. For reference, following is a list of the major changes. Of these, the most significant changes are discussed in greater detail under the "Key Issues" section, below.

<u>Changes recommended by the PLUM Committee</u>

The proposed ordinance was heard by the PLUM Committee on four dates: June 13, 2017, October 24, 2017, February 6, 2018 and April 10, 2018. During that time, the Committee requested additional reports from the Department on several key topic areas. The Department reports to the PLUM Committee have been included as Exhibits E, F and G. As a result of those deliberations, the PLUM Committee recommended several changes, as follows:

- A reduction in the annual cap on home-sharing from 180 days to 120 days.
- The creation of a new extended home-sharing process to allow hosts to exceed the annual cap through either an administrative or discretionary review process, depending on whether the property has received nuisance violations within the past three years.
- A modification to the home-sharing registration period, requiring annual renewal as opposed to registration renewal every two years.
- A provision to allow landlords to proactively opt their buildings out of home-sharing by submitting written notice to the Department
- The creation of a per-night fee on home-sharing activity to help offset the cost of enforcement and compliance
- Amendments to incorporate various enforcement enhancements including:
    - establish a 24-hour/seven-days a week staffed hotline to receive complaints;
    - real-time outreach to hosts to resolve issues;
    - a web-based registration and renewal process, and
    - establish of a task force for coordination between City agencies.
- The creation of an optional platform agreement procedure that would incentivize data sharing and self-enforcement by hosting platforms, including:
    - designate an employee or representative to respond to enforcement issues and coordinate sharing of information;
    - provide the City, in electronic format, relevant information needed by the City to conduct enforcement; and
    - Collect and remit the Transient Occupancy Tax (TOT).

- A reduction in the number of verified citations that would lead to revocation of a Home-Sharing registration, from three citations to two.

Changes That Derive from the City Council

The City Council considered the PLUM Committee's recommendation on May 2, 2018. At that time, the City Council requested additional reports on a number of items. The Department's response to those motions, including a full analysis of the various policy options, is included as part of this report. As a result of that report, the Department has also incorporated a number of changes that respond to issues raised by the City Council, as summarized below.

- Require suspension from participating in home-sharing during the 30 days after they have been cited as a "loud and unruly gathering" under LAMC Section 41.58.1.
- Require that hosts provide a "code of conduct" to guests that will include the primary provisions of the ordinance.
- Remove the dedication of 90% of the TOT revenues to the Affordable Housing Trust Fund.
- Hosts renting properties located in Very High Fire Hazard Severity Zones shall post written notices on any patio or deck that smoking is not permitted outside the house pursuant to LAMC Sec. 57.25.14.

Changes Proposed by the Department of City Planning:

As the proposed ordinance has been under deliberation, the Department has been able to monitor the implementation of similar ordinances in other Cities and make needed adjustments and technical changes to enhance the effectiveness of City's ordinance. Below is a summary of some of these key changes.

- Allow for Hosting Platforms to enter into a Transient Occupancy Tax (TOT) collection agreement with the Office of Finance, which would alleviate the obligation of individual hosts to complete TOT registration.
- Add new definitions to clarify that the City may take enforcement action against illegal short-term rentals that fall outside of the ordinance.
- Revise eligibility requirements and application procedures for additional clarity.
- Revise regulations relating to transient occupancy residential structures (TORS) to prevent conversion of residential buildings to TORS, and ensure that new TORS may only be approved through a Conditional Use Permit.
- Include new prohibitions including limiting rentals to more than 2 persons (not including children) per habitable room and a prohibition on amplified music after 10 pm, as well as weddings and evening outdoor congregations of more than 8 people (not including children).

IV. KEY ISSUES

Many of the key issues associated with short-term rental were discussed in the Department's prior June 23, 2016 CPC Recommendation Report (Exhibit D). This report focuses on the key differences between the CPC recommended ordinance and the City Council amendments.

Annual Cap and Extended Home-Sharing

The Department's initial recommendation to the City Planning Commission on June 23, 2016 was to place a 120-day annual cap on home-sharing activity. This would mean that a home-sharing registration would permit a home to be used for a total of 120 days per year as a short-term rental. In 2016, the City Planning Commission recommended increasing the cap to 180 days per year. Subsequently, the PLUM Committee decided to return to the 120 day cap, but also created a new extended home-sharing allowance, which permits home-sharing beyond the 120-day cap through a new extended home-sharing process, as summarized under "Proposed Ordinance," above.

PLUM directed the Department to implement a cap of 120 days based on the financial break-even point of short-term rentals over long-term rentals, to ensure long-term rentals remain the priority in housing policy and remove any incentive for abuse. This discussion is explored in greater detail in the Department's January 11, 2018 report to the PLUM Committee (Exhibit F). The cap is also intended to protect residential character and emphasize the part-time (accessory) nature of this activity.

The proposed ordinance would allow for home-sharing for up to 240 days per year if approved for extended home-sharing. This was studied in the associated environmental analysis (Exhibit B). The PLUM Committee directed the Department to amend the ordinance to allow for unlimited home-sharing activity through an extended home-sharing framework. The Department is recommending approval of an extended home-sharing framework that would limit hosts to a maximum of 240 days per year of home-sharing. The second upper limit on Extended-Home Sharing activity is a staff recommendation intended to further protect the City's housing stock and residential neighborhoods by ensuring that Home-Sharing does not occur year-round and remains accessory to long-term residential uses.

Of the estimated 28,000 listings in Los Angeles (as of October 2017), about 23,000 are considered active unique short-term rental listings. Over the period of a year, approximately 9,024 listings in Los Angeles were rented for 120 days or fewer, 2,673 rented for 121 to 180 days, while about 6,588 rented for more than 180 days (see Table 1). It is not known how many of those would not be eligible for home-sharing based on the proposed eligibility requirements.

Table 1. Estimated Annual Nights Rented Per Year for Short-Term Rental

Nights Hosted	Number of Listings	% of Listings
0 nights (inactive)	10,653	36.8%
1 to 30 nights	2,027	7.0%
31 to 90 nights	4,850	16.8%
91 to 120 nights	2,147	7.4%
121 to 180 nights	2,673	9.2%
Over 180 nights	6,588	22.8%
Total	**28,938***	**100.0%**

Source: Host Compliance LLC. October 2017. Los Angeles: Short-Term Rental Market Overview

*The 28,938 figure includes all estimated short-term rental listings in Los Angeles, including duplicate listings and listings for legal transient structures such as hotels and bed and breakfasts not covered by the proposed ordinance.

Extended Home-Sharing

To provide a balanced framework that recognizes the need to preserve housing stock for long-term renters with the need of some homeowners to provide home-sharing to supplement their income, the PLUM Committee introduced a process to allow hosts to exceed the 120-day cap in certain circumstances. Based on the PLUM Committee instruction and discussion the Department has developed a general framework that would allow qualified hosts to participate in home-sharing beyond the annual cap, with a staff recommendation of up to 240 days per year. The “extended home-sharing” framework creates a two-tiered system in which, 1) hosts are permitted to exceed the cap through an administrative process wherein hosts receive approval after certain conditions are met; or 2) hosts who are unable to meet these requirements may request approval through a discretionary review process that would include the ability to solicit input from neighbors, consider neighborhood impacts and add conditions to mitigate particular concerns. Specific details of the extended home-sharing framework, including information related to the two approval processes, are provided under “Proposed Ordinance,” above.

Per Night Fee

The PLUM Committee instructed the ordinance to include a per night surcharge to help offset cost of enforcement and compliance. Because the Department recommends keeping the home-sharing registration fee very low to encourage participation, there is a need to identify supplemental revenue sources to help offset the costs for administration and enforcement. This topic was discussed in more detail in the October 19, 2017 and January 11, 2018 Department reports to the PLUM Committee (Exhibits E and F).

A fee may be enacted to the extent it is reasonably related to the cost of the City services to administer and enforce the registration process. Such a fee could be a based on a flat fee per night booked. While the City does not have precise figures for all home-sharing activity, the

Department estimates that a $5 per night fee would generate revenues for administration and enforcement of approximately $2.75 million per year.

The proposed ordinance dedicates 10% of all TOT revenue generated from Home-Sharing to administration and enforcement of the ordinance. Based on an estimated TOT revenue of $25 million, this would result in $2.5 million for administration and enforcement. A $5.00 per night fee would be expected to raise slightly more than this amount ($2.75 million). The fee amount should be finalized depending on an accounting of total staffing and resource needs to administer the ordinance, as well as a consideration of whether a per night fee should completely replace the current TOT dedication or supplement it.

Platform Agreement and Hosting Platform Accountability

Platform Requirements

To assist with enforcement, the City's ordinance requires that platforms only complete bookings for listings that have a valid home-sharing registration number. Beyond that, the proposed ordinance requires that platforms provide basic information to the City, on a monthly basis including the: 1) address of all sites facilitated or advertised by the Platform; 2) total number of nights that the unit was booked; and 3) amounts paid for each stay. The proposed ordinance includes fines of $1000 per day for allowing reservations or providing other booking services that a hosting platform knows to be illegal, fines of $1,000 per day for refusing (upon formal request) to provide the addresses of unregistered short-term rentals to the City, and $1,000 per day on any refusal to submit monthly documents required for City to verify the accuracy of the Transient Occupancy Tax payment.

Platform Agreement

In response to the PLUM Committee direction, as discussed in greater detail in Exhibit D, the Department has created the framework for an incentive-based "platform agreement" in the proposed ordinance that provides streamlining of certain registration and compliance requirements in exchange for greater cooperation in facilitating legal home-sharing activity. The benefit of platform agreements stems from the uniqueness of the short-term rental industry, and some of the challenges cities have faced in enforcement. Most hosting platforms have created ways for the location of the home-sharing rental unit to be hidden until after a property has been booked.

As such, cities across the country are retaining the cooperation and assistance from the entities that facilitate short-term rentals - the hosting platforms. The PLUM instruction specified that any platform agreement should include the following provisions:

- Actively remove listings that violate Home-Sharing Ordinance.
- Designate an employee or representative to respond to enforcement issues and coordinate sharing of information.
- Provide the City in electronic format, relevant information needed by the City to conduct enforcement.
- Abide by regulation of Transient Occupancy Tax (TOT) Ordinance, including entering into a collection agreement with the City of Los Angeles.

The Department is proposing an incentive-based approach which would allow, in exchange for signing and adhering to the agreement, streamlining of certain registration and compliance processes for both the platform and its hosts (provided they only list on that site or others with an

agreement). The proposed incentives for signing and adhering to a platform agreement include the following benefits for hosts listing exclusively on the platform:

- Not requiring hosts who only list with a platform that has a platform agreement to register individually for a Transient Occupancy Registration Certificate with the Office of Finance since the platform agreement includes a requirement for platforms to collect Transient Occupancy Tax revenues;
- Providing the ability to implement a “pass through registration” process whereby hosting platforms provide relevant information to the City on their users, for the purpose of facilitating home-sharing registration; and
- Allowing hosts to renew without the need to provide information on their booking activities to the Department (the Department will have the necessary information from the platforms).

This approach allows for customization of the details of the platform agreement, including methods of compliance, for each hosting platform in order to correspond with individual capabilities.

Enforcement Enhancements

Effective enforcement is a critical component of the proposed Home-Sharing Ordinance. Many communities that have adopted short-term rental regulations have found enforcement to be difficult. The proposed ordinance introduces a number of prohibitions that do not exist today and which provide an array of tools to be used in enforcing the law. Enforcement is envisioned to require proactive internet-based work, which requires new types of enforcement processes (see prior Department report backs including Exhibit D).

To help strengthen the enforcement provisions of the proposed ordinance, the April 10, 2018 PLUM Committee action directed the Department to include additional enforcement enhancements in the proposed ordinance and home-sharing process. The key provisions specified in the Committee’s instruction include:

- Establish a task force for coordination between City agencies.
- Establish a 24-hour/7-days a week staffed hotline to receive neighbor complaints and provide real-time outreach to hosts to help resolve issues as they are reported to the hotline.
- A web-based registration and renewal process, and
- Establish a per-night fee to help offset the cost of enforcement and compliance

<u>Short-Term Rental Task Force</u>

In addition to requiring coordination between hosts and Hosting Platforms, enforcement of the proposed ordinance will also require close coordination between various City agencies. This is in part due to the fact that any verified citation complaint from an enforcement agency would lead to penalties under the proposed ordinance. As such, there is a need for documentation of these violations to be shared across Departments and with third-party enforcement entities. For this reason, the PLUM Committee requested the establishment of a task force for coordination between City agencies. While discussions with enforcement agencies have been ongoing throughout the ordinance development process, the short-term rental task force will be officially established prior to implementation of the ordinance.

Hotline with Real-Time Outreach

The PLUM instruction calls for a 24/7 staffed telephone and email hotline for neighbors to report non-emergency problems related to STR properties. This is a service that exists through certain third party services or could be created by the City. It would allow for incidents to be reported by phone or email, including submission of photos, video footage and sound recordings to document complaints. A key feature is real-time outreach to owners of problem properties, whenever owner's contact info is known. The service could also allow for weekly reports containing the number and types of reported incident and the list of properties for which incidents have been reported

Web-Based Registration and Renewal Process

The development, implementation and operation of a streamlined, secure online process for allowing hosts to apply for and have home-sharing permits issued when permit criteria are met is an important goal for successful implementation. The Department envisions a system that will allow hosts to apply for a home-sharing permit using their smartphones or computers in just a few clicks. However, verification systems will be developed to ensure permit applicants prove their primary residency. This will allow for uploading a photo of state-issued IDs and secondary proof of primary residency, including automatic real-time authentication of IDs (to prevent against fraudulent documents) as well as automatic cross-referencing of permit applicants' address, ID and address with other relevant databases to confirm other permit eligibility criteria. The system will have the ability to collect a digital signature from applicants in order for them to sign an affidavit attesting under penalty of perjury that all submitted information is true and correct.

Per-Night Fee for Enforcement and Compliance

The Committee instructed the Department to establish a per-night fee to help offset the cost of enforcement and compliance. A full discussion of the per-night fee is provided under the section titled "Per Night Fee," above.

Flexibility Enhancements to Application Procedures and Other Requirements

The Department has made several amendments to the proposed ordinance to provide for more flexibility related to application procedures and other requirements. While minor in nature, these amendments would allow the City to maintain the most appropriate and efficient systems possible in an evolving environment. The intent is to provide a more user-friendly process for stakeholders, while still ensuring that the ordinance's requirements are met. Some of the key proposed changes are summarized below.

All hosts are required to pay Transient Occupancy Tax (TOT) for the nights that a listing is rented out. The ordinance originally included a requirement that hosts complete a TOT registration with the Office of Finance in order to register in home-sharing. The eligibility requirements in the proposed ordinance have been modified to allow for hosts to be exempt from complying with the individual TOT registration requirement if they agree to only list with a Hosting Platform that has a platform agreement (which includes a TOT collection agreement). This is the case today as the Office of Finance does not require individual registrations provided the activity is covered by a collection agreement. This amendment would ease the administrative burden for applicants, while ensuring that TOT is collected on all registered listings.

The ordinance includes a requirement that renters who wish to register for home-sharing must obtain written approval from the landlord. This requirement was included in part to recognize that many rental agreements have prohibitions on subletting. The Department has received input from

landlords and property owners who would like to proactively opt their buildings out of home-sharing. In order to provide greater ease of enforcing this requirement, the ordinance has been amended, as requested by the PLUM Committee, to provide landlords a mechanism to proactively opt their buildings out of home-sharing by submitting written notice to the Department.

Earlier drafts of the proposed ordinance required applicants to submit home-sharing rental records that document the number and length of each home-sharing stay during the prior year to the Department at the time on renewal. The intent is to verify that the listing complied with the requirements of the ordinance, in particular the 120 day cap and TOT compliance. The Department recognizes that there may be alternative ways to comply with the intent of this requirement, including information sharing from hosting platforms or other sources. To allow for greater flexibility during the renewal process, the ordinance has been modified to require the submittal of rental records at the time of renewal, unless the host lists solely on a hosting platform that has entered into a Platform Agreement with the City. The Host is still required to keep and preserve, for a period of three years, all records as may be necessary to determine the amount of such tax as he may have been liable for the collection of and payment to the City, including the number and length of each Home-Sharing stay, and the price paid for each stay. The Office of Finance shall have the right to inspect these records at all reasonable times.

Transient Occupancy Residential Structures (TORS)

The Department has received increased interest in an existing type of use that is related to short-term rentals called a *transient occupancy residential structure* (TORS). The TORS designation allows for partial or total short-term rental use in high-density zones (R4, R5 and C) through a Conditional Use Permit (CUP) approved by a Zoning Administrator. In some areas of the City, a TORS use is also permitted by-right.

The TORS designation was established in the early 1990s to allow for hotels to include kitchens in the guest rooms, something otherwise not allowed. It had traditionally been used as a way to allow for extended-stay hotels that require greater cooking amenities. More recently, the TORS designation has also been used for apartments that serve corporate rentals, which usually provide a mix of short- and medium/long-term rental options. The policy concern is that the TORS definition is broad enough to permit the whole or partial conversion of existing apartment buildings currently providing long-term housing to short-term rentals, which was not the original intent in creating the TORS use.

In line with the direction in the original City Council Motion to preserve rental housing stock, the proposed ordinance would disallow the conversion of existing residential buildings to a TORS, while preserving the opportunity for new buildings to request a TORS designation. This proposed language was added to the CUP section that covers the TORS use in 12.24 W.24.

The Department has recently received additional comments from many residents concerned that the proposed changes do not go far enough to ensure that TORS use cannot be used as a vehicle for illegal conversions of residential units. The comments are likely referring to the existing by-right process that allows for conversions or new construction of TORS uses in certain areas of the City through an exception in the zoning code. The exception in LAMC 12.22 A.18 allows for hotels and TORS uses to be created by-right (without a CUP) if it is located in a C zone in the Central City Community Plan Area or any Regional Center, as designated in the General Plan. In response, the proposed ordinance has a new section that removes the references to the TORS use being permissible by-right in the C zones and would instead require TORS projects to receive a CUP. This would then link to the prohibition on TORS conversions of exiting residential buildings cited above in 12.24 W.25 (section 5).

V. ADDITIONAL ANALYSIS REQUESTED BY CITY COUNCIL

REPORT BACK RELATIVE TO PROPOSED HOME-SHARING ORDINANCE (CF 14-1635-S2, 14-1635-S3)

On May 2, 2018, the City Council considered the proposed Home-Sharing Ordinance (HSO). During the discussion, the City Council recommended amendments to the ordinance and referred the matter back to the City Planning Commission for consideration. In addition, the City Council adopted 9 motions (See Attachment 1) instructing the Department of City Planning (Department), in consultation with the City Attorney to report back on a number of additional policy considerations. On April 10, 2018, the Planning and Land Use Management (PLUM) Committee also requested a report back on two additional items. A summary of each motion and report-back request along with the Department's response is provided below.

1. Motion 16C - Loud and Unruly Gatherings

Motion 16C included a direction for the Department to report on options to provide clarification pertaining to the relationship between home-sharing and the recently approved Ordinance regarding Loud and Unruly Gatherings (Party House Ordinance - No. 185,451). Specifically, the motion requested additional information on two potential amendments to the proposed Home-Sharing Ordinance.

The first potential amendment would suspend hosts from participating in home-sharing during the 30 days after they have been cited as a "loud and unruly gathering" under LAMC Section 41.58.1. This amendment would be broadly consistent with the approach of the proposed home-sharing enforcement scheme, which includes certain penalties for hosts who violate provisions of the ordinance and a process for suspending and revoking registrations based on violations of nuisance provisions or other laws. The 30-day duration of this suspension is consistent with the provisions of the Party House Ordinance that requires a notice of the violation be posted at the residence for a period of 30 days. The Department is supportive of this change, and has amended the proposed ordinance to incorporate this penalty (see proposed Subparagraph (c)(4)(i)). In addition, based on PLUM Committee direction, a host participating in extended home-sharing would immediately lose the ability to rent beyond the 120-day cap for one nuisance violation, including a citation as a "loud and unruly gathering." Hosts would need to reapply for extended home-sharing under the discretionary review process, which allows for a thorough vetting of the facts as well as neighbor input.

The second suggested amendment would suspend hosts from participating in home-sharing for one year if they have been cited three or more times for a "loud and unruly gathering." This provision is more generous than the "two-strikes" policy requested by PLUM, which requires revocation after two verified citations (see proposed Subparagraph (c)(4)), so the Department has not incorporated this change at this time.

2. Motion 16D - Differentiated Cap for "Non-Hosted" and "Hosted" Stays

Motion 16D requested additional information on options to maintain the proposed 120-day annual cap only for "non-hosted" stays, and to remove any cap on the number of "hosted" stays that are permitted per year. A hosted stay refers to a short-term rental where the host lives on site in the

residence throughout the time of the rental by a guest. The proposed ordinance does not differentiate between “hosted” and “non-hosted” stays.

As discussed in the January 11, 2018 Department report to the PLUM Committee, some cities with nightly short-term rental caps allow unlimited hosted stays. Hosted activity helps to protect the housing stock, ensures the primary residential use is maintained and limits nuisance behavior by guests. Despite the potential benefits this approach might offer, it has proven very difficult for cities to be able to verify whether each guest stay is hosted on a nightly basis. A random inspection, for example, could determine whether a host is present at a given time; however, this would not prove whether the stay is considered hosted or not since a host is still permitted to go to their place of employment and attend to regular social and other engagements. The City of West Hollywood recently adopted a hosted stay provision that requires that hosts respond in person within one hour of being contacted by city staffers or a law enforcement officer. Other cities have required self-certification under penalty of perjury, or required a disclosure to guests about the hosted stay policy. Neighbor complaints could also help to identify violations, but enforcement would continue to be an issue of concern under any of the options the Department has reviewed.

The Department has previously identified more verifiable proxies that could be considered to help meet the policy intent of this approach. For example, the City could consider exemptions from the cap for shared spaces or private rooms only (not entire-home listings). This approach, however, also has enforcement challenges. While most platforms describe shared spaces separately from entire-home listings (as self-reported by hosts), not all may make this information transparent. Another concern with this approach is that certain spaces may not neatly fit into the intended categories. For example, because entire home listings are more valuable, hosts often describe their units as entire homes, even though they may consist of attached rooms or suites of rooms or detached spaces that are not considered separate units. Because of these concerns, the Department has not recommended this approach.

In addition, the City Council has already incorporated amendments to the proposed ordinance that would establish administrative procedures to extend the 120-day cap, both for “non-hosted” and “hosted” stays.

For these reasons, the Department does not recommend that the ordinance be amended to reflect a differentiated cap for “non-hosted” and “hosted” stays.

3. Motion 16E - Guest Code of Conduct

Motion 16E requested additional enforcement-related information about a potential amendment to the proposed ordinance requiring a “Code of Conduct” be provided to each registered home-sharing host (to address behavioral, safety, security and basic “good neighbor” concepts for short-term visitors), including a recommended methodology to ensure that every host is provided with the text of the adopted ordinance and any other collateral materials necessary to help them achieve full compliance.

The City of Palm Springs requires a Code of Conduct be provided to all guests in vacation rentals, and that guests complete a Statement of Rules and Regulations prior to their stay. As part of the registration procedures required for properties to be used as a Vacation Rental, the City of Palm Springs requires applicants to acknowledge receipt of all applicable operational regulations.

The City’s proposed ordinance has many key differences from the vacation rental ordinance that is being implemented in Palm Springs. Most significantly, the proposed ordinance would limit

short-term rentals exclusively to a primary home, based on the principle that sharing one's own home creates fewer neighborhood impacts compared to an absentee landlord (or tenant) renting out an otherwise empty unit. If the neighbor is present, most nuisance problems can be managed. Despite this, the Department recognizes that the provision of a "Code of Conduct" could additionally serve as a preventative measure against nuisance behavior in short-term rentals.

The ordinance has been amended in Subparagraph (e)(5) to include a requirement that hosts provide a copy of the Code of Conduct to all guests. The Code of Conduct will include the relevant provisions of the ordinance and other information to address behavioral, safety, security and basic "good neighbor" concepts. The specific provisions of Code of Conduct will be outlined in the Department's administrative guidelines to be developed pursuant to the ordinance.

4. Motion 16F - Apartment Hotels, Residential Hotels and Definitions of Rental Units and Tenant

The City Council requested additional information to clarify that buildings designated as "apartment hotels" or "residential hotels" are subject to all the terms and prohibitions of the Home-Sharing ordinance, including the prohibition on home-sharing for units subject to the Rent Stabilization Ordinance (RSO).

A residential hotel is defined as a residential building with six or more guest rooms or efficiency dwelling units being used as long-term primary residences (for more than 30 days). An apartment hotel is also defined as a residential building used for six or more guest rooms but also requires two or more dwelling units. Guest rooms are habitable rooms (without a kitchen) designed for occupancy by one or more person. Guest rooms and dwelling units located in either a residential hotel or apartment hotel are to be used for long-term tenancy (longer than 30 days). Therefore, both uses are subject to all the terms and prohibitions in the proposed Home-Sharing Ordinance, including the prohibition in units subject to the RSO.

There may be some confusion on this point as the RSO provisions explicitly do not apply to "hotels" and other similar uses occupied for 30 days or less (see the definition of "rental unit" in LAMC 151.02). However, despite sharing the word hotel in common, apartment hotels and residential hotels are distinct uses from hotels. Hotels do not contain dwelling units and allow for either short or long-term stays. Apartment hotels and residential hotels do not allow for short-term stays at all.

Additionally, the City Council requested information on any Municipal Code amendments needed to clarify that the definition of "rental units" includes all dwelling units, guest rooms, suites of rooms, and efficiency dwelling units in apartment hotels and residential hotels, and that a "tenant" be defined as a person who lives in a rental unit for 31 days or more. Both terms are defined in the City's Rent Stabilization Ordinance (LAMC Section 151.02). A "tenant" is defined as any person, including a tenant, subtenant, and sublessee, who is entitled to use or occupancy of a "rental unit." A "rental unit" includes dwelling units and guest rooms in hotels that are occupied for periods of more than 30 days. This would include units and guest rooms in residential hotels and apartment hotels and therefore no change is needed to the definitions in the RSO.

The broader intent of the motion is to ensure that the proposed ordinance applies to residential hotels and apartment hotels, including the prohibition in RSO buildings. As described above, both terms apply to the home-sharing ordinance and the RSO. However, to add clarity and address the concerns of City Council, the proposed ordinance now specifies that short-term rentals are only permitted through home-sharing or in accommodations presently permitted for transient use

(30 days or less) including hotels, motels, bed and breakfasts or transient occupancy residential structures."

5. Motion 16G - Prohibition for Rent Stabilization Ordinance (RSO) Units

Motion 16G requested additional information on the legality of precluding units that are subject to the City's Rent Stabilization Ordinance (RSO) from participating in home-sharing. As drafted, the proposed ordinance would prohibit home-sharing in units subject to the RSO. This prohibition is included in the proposed ordinance in order to protect this critically important housing stock from possible abuse by removing any incentive to evict tenants or to convert long-term housing to short-term rentals. The RSO housing stock is particularly vulnerable to fraud or illegal evictions. There are also regulatory issues related to the RSO and the Ellis Act which would introduce additional complications if these units were to be utilized for home-sharing. The Office of the City Attorney advises the provision prohibiting RSO units from being used for home-sharing is defensible.

6. Motion 16H - Transient Occupancy Tax and Costs of Administration, Oversight and Enforcement

Motion 16H included an instruction to the City Administrative Officer (CAO), the Planning Department and the Chief Legislative Analyst (CLA) to report on ways for the City to address the negative impacts of the short term rental industry with the TOT revenue that has been collected, and looking at a way to develop proposed formula options for citywide and local amelioration, including distributing a portion to each Council District. Additionally, the Motion instructed the same agencies to identify daily surcharges, platform and host registration fees, for the purposes of administration, oversight and enforcement. The Department will continue to work with the CAO and CLA staff to respond to this request.

<u>Address the Negative Impacts of Short Term Rentals Using TOT Revenues</u>

The negative impact most consistently identified with short-term rentals involves taking long-term housing off the market for tourist and guest use. Studies have shown the impact of unregulated short-term rentals on rent levels and the Department has heard testimony on the direct impact on renters who have been evicted or are denied additional housing options. For this reason, the CPC recommended ordinance included a provision that 90% of all TOT revenues from home-sharing be directed to the Affordable Housing Trust Fund. This allocation was subsequently removed by the City Council.

Neighborhoods are also often negatively impacted when they the residential character is lessened or nuisance behavior proliferates. Impacts range from the nuisance of constant coming and going, losing the "neighborliness" of a community, potential parking impacts and late-night parties. One way to prevent these problems is to ensure short-term rentals are limited to home-sharing through strong regulations and effective enforcement.

Eviction of tenants is a particularly important concern related to home-sharing. The Department has learned of many instances whereby tenants were evicted either directly or indirectly through pressure. Often the same landlord or property owner may be responsible. In those instances, the City may want to prioritize special investigations by the Office of City Attorney or enforcement agencies to ensure the practice does not continue, and explore methods to assist tenants who have been harmed due to short-term rentals. The Department suggests the proposed short-term rental task force be responsible for further study and analysis to include ways to address negative impacts once the ordinance is operational.

Formula Options for Citywide and Local Amelioration

A formula to expend resources for citywide and local amelioration could be based on the relative impact of short-term rental activity in different areas of the city. For example, data from October 2017 shows that at that time, short-term rental activity was concentrated in certain neighborhoods, as can be seen in Table 2. Any formula used to allocate resources based on local amelioration should utilize updated data to reflect current short-term rental activity.

Table 2. Percentage of Short-Term Rental Activity in each City Council District

Neighborhood	**Number of Active Short-Term Rental Listings**	**Percent of Total**
Council District 1	1,860	6.4%
Council District 2	1,518	5.2%
Council District 3	709	2.5%
Council District 4	6,012	20.8%
Council District 5	3,499	12.1%
Council District 6	305	1.1%
Council District 7	107	0.4%
Council District 8	420	1.5%
Council District 9	211	0.7%
Council District 10	1,876	6.5%
Council District 11	5,842	20.2%
Council District 12	334	1.2%
Council District 13	4,157	14.4%
Council District 14	1,866	6.5%
Council District 15	202	0.7%
TOTAL	**28,918**	**100.0%**

The Departments recommend that any funds to be allocated to address negative impacts of short-term rentals should be presented as a formal budget request for Council consideration. The request would detail the needs to be addressed and a program to address them, along with a projected budget. The budget request is recommended to be made a citywide level to address the highest priority needs, given the unequal geographic distribution of short-term rentals.

Daily Fee

The Department has previously discussed a fee to offset the costs for administrative and enforcement costs relating to home-sharing in three Department reports (March 22, 2018, January 11, 2018 and October 19, 2017). A fee may be enacted to the extent it is reasonably related to the cost of the City services to administer and enforce the registration process. Depending on the intent, the fee could supplement, reduce or completely replace the currently proposed 10% TOT allocation for administration and enforcement.

While the City does not have precise figures for all home-sharing activity, the March 22, 2018 report estimated an approximate 550,000 nights booked for short-term rentals in Los Angeles in 2017. The March report also projected how many nightly bookings there might be in the following year, assuming the original CPC recommended ordinance went into effect. As a result of these projections, it is estimated $5 fee would net $2.75 million for administration and enforcement.

Platform and Host Registration Fees

The proposed Home-Sharing ordinance had left the cost to register a home-sharing unit to be determined. As discussed in prior reports, the Department recommends a low fee structure to encourage universal registration, particularly for hosts who do not plan to use home-sharing very often.

Based on consultations with the CAO and CLA, the Department recommends a host registration fee of $89 per year. This is based on the expected cost of service, which will require verification of the host's identification, their primary residence and the eligibility requirements, including whether the residence is located in a unit subject to the RSO or requires landlord approval. Some registrations will be relatively easy to verify, while others will require follow-up and additional research.

Hosting Platforms are not subject to a fee in the proposed ordinance. A fee may enacted under state law if it is imposed for a specific benefit conferred on the payer that is not provided to those not charged. Otherwise, the fee is considered a "tax" and is subject to voter approval under Proposition 218. Because of the legal constraints, the best opportunity to charge a platform fee may align with the City Council direction for the Department to create an optional "platform agreement" that hosting platforms would enter into with the City. The platform agreement, as proposed, requires that platforms collect and remit TOT and is expected to include details on how platforms intend to comply with the major platform responsibilities under the ordinance. The platforms would gain benefits by streamlining and removing certain requirements for its users because the platform is taking responsibility for certain key provisions, including not booking illegal listings, the designation of an employee or representative to communicate with the City, and providing the City basic information to conduct enforcement.

Platforms with a larger customer base will result in significantly more administrative and enforcement work by the City. The City of Chicago charges either $5,000 or $10,000 per short-term rental advertising platform, depending on the number of listings, with an additional charge of $60 per listed unit. These are annual registrations requiring payment each year. This could raise approximately $750,000-1,000,000 each year for administration and enforcement related to short-term rentals based on assumptions in the Negative Declaration (Exhibit B).

7. Motion 16I - Options for Administrative Approval of Extended Home-Sharing

As directed by the PLUM Committee, the Department has prepared an amended ordinance which establishes procedures to allow qualified hosts to participate in home-sharing beyond the 120-day cap (called extended home-sharing). In particular, the ordinance includes a set of conditions which must be met in order for a property to qualify for administrative approval of extended home-sharing, including:

A. A notice of the subject property's approval of extended home-sharing is mailed to adjacent owners and occupants, including an outline of a complaint process;
B. Host must have had a home-sharing permit/registration for at least six months or have hosted for at least 60 days; and
C. That the property has no verified citations from an enforcement agency in the City of Los Angeles, including any Administrative Citation Enforcement violation.

If the property does not meet these criteria, it would not be eligible for administrative approval, and would need to request approval through the discretionary process.

Motion 16I requested information on alternative criteria for administrative approval of extended home-sharing, which would include the following:

A. Neighbor notification to abutting property owners/occupants;
B. Host must have had a home-sharing permit/registration for at least six months or have hosted for at least 60 days;
C. That the property has no more than two documented violations from an enforcement agency in the City of Los Angeles; and
D. For those qualified hosts in an R-1 and more restrictive zone, by right approval will not be granted if a majority of the property owners within a radius of 100 feet object within 30 days of notification.

The first two criteria suggested in Motion 16I are consistent with those included in the initial PLUM Committee direction, and as such no ordinance change would be needed at this time. The second two criteria have some key differences from the PLUM Committee direction, as explored in detail below.

<u>Number of Documented Violations</u>

As described, the PLUM Committee recommended a structure that would disqualify any property from extended home-sharing that has received a documented nuisance violation. The proposed ordinance would require no violations for the prior three years to qualify for administrative extended home-sharing. Allowing a property to qualify for administrative approval with up to two documented violations, as suggested by the motion, would provide more leniency. This could have the effect of reducing the number of properties that would require discretionary review to participate in extended home-sharing. This would also allow properties that have a history of multiple documented nuisance violations to participate in extended home-sharing without the benefit of a more in-depth process to more fully review the circumstances. The ability to conduct home-sharing beyond the 120-day cap should be considered a privilege and the Department favors the more conservative approach based on one violation for administrative approvals. Hosts ineligible for administrative approval because of a violation would be able to apply for a discretionary review for extended home-sharing.

Neighbor Consent or Objection to Extended Home-Sharing

As currently proposed, the ordinance would not include a requirement for neighbor consent (or lack of objection) in order for the administrative application to be approved. Adding in a mechanism for affirmative consent or objection to an extended home-sharing application would provide an opportunity for neighbors to participate in the administrative approval process. This would pose benefits in the sense that neighbors are often most familiar with potential nuisance activity associated with home-sharing. By limiting the neighbor consent process to R1 or more restrictive zones, this could help to reduce the number of applications requiring this process, but only offer the strongest protections to the City's single-family neighborhoods, as opposed to multifamily units where many short-term rentals are currently occurring.

On the other hand, a neighbor consent process would create procedural challenges and potential for uneven implementation. This process would empower a neighbor or group of neighbors to preclude extended home-sharing of a neighbor due to any reason, including those that may not necessarily be related to the extended home-sharing activity. Due to the administrative process, the Department would not have the ability to vet whether the complaints are materially related to the extended home-sharing application. While the noticing provides for the protection to prevent one neighbor from precluding the activity, there could still be room for abuse or unfounded claims which cannot be investigated under a ministerial process.

For these reasons, the Department does not recommend including this change at this time.

8. Motion 16J - Alternate Fee Structure for "Hosted" Stays

Motion 16J directed the Department to provide information on an alternate, reduced fee structure for "hosted stays." As explained above (see discussion under *Motion 16D - Differentiated Cap for "Non-Hosted" and "Hosted" Stays*), it is difficult to enforce hosted activity. In addition, it is possible that a single property could be used for both "hosted" and "non-hosted" stays, depending on whether the host is present at the property during a given stay.

Application fees for administrative approval of regular home-sharing (subject to 120-day cap) is expected to be minimal (proposed at $89), so a differentiated fee structure would likely not be needed for these applications. As described in the Department's March 22, 2018 report to the PLUM Committee, filing fees for the extended home-sharing administrative clearance process will be $1,149 in addition to notification costs. Filing fees for the discretionary approval process would be approximately $5,660. These fees are comparable to other similar entitlement requests that the Department processes, and are set commensurate with the amount of staff resources and time required to process the application. If the City Council opted to provide a reduced fee structure for "hosted stays," a supplemental revenue source would likely be needed to be identified by the City Council in order to offset the costs accrued to the City for application review and processing. A method to determine hosted stays would also need to be devised.

Introducing a differentiated fee structure for hosted stays would pose significant implementation concerns, and for this reason, the Department does not recommend a modification to the proposed fee structure at this time.

9. Motion 16K - Amendments to Definition of "Primary Residence"

Motion 16K requested additional information on a potential amendment that would change the definition of "primary residence" from 6 months to 11 months, and provide an exemption for hosts who are able to demonstrate that they are out of town for a lengthy period of time.

A "primary residence" is defined in the proposed ordinance as the property on which the host conducts home-sharing and in which the host resides for more than 6 months in the year. As currently proposed, the application process would require that hosts provide two forms of verification (for example, driver's license and copies of utility bills) to demonstrate their identification and that they reside at the property for at least six months of the year. The Department recommended that a host reside at the property for a minimum of 6 months in order to ensure that the short-term rental is an accessory use to the structure's long-term residential use, while also recognizing that hosts may be out of town for several months of the year. This requirement is also consistent with tax code, which defines primary residence, in part, as the place where an individual lives for the majority of the year. The intent of the 6-month minimum provides the flexibility for hosts who are out of town for a longer period of time, while ensuring that the home is a primary residence, consistent with the intent of the requested amendment.

If the City Council elects to extend the definition to require that hosts demonstrate that they reside at the property for 11 months of the year, additional documentation would be required. This has the potential to make the application process more difficult both for applicants, and for ensuring compliance with the application requirements. Additionally, it is unclear what type of documentation would be sufficient to demonstrate this requirement.

For these reasons, the Department does not recommend a change to the definition of "primary residence" at this time.

10. PLUM Committee Request - Framework of Enforcement and Violations

On April 10, 2018, the Planning and Land Use Management (PLUM) Committee requested a report back with greater detail on the proposed framework for enforcing violations of the ordinance. In particular they requested information on four points, including required documentation to establish residency, the definition of nuisance violations, health and safety standards for short-term rentals (home-sharing) compared to hotels/motels and staffing resources for enforcement. A response to each point is provided below.

<u>Documentation Required for Residency</u>

Given the importance of establishing that the home to be used for home-sharing is the host's primary residence, there is value in retaining some flexibility regarding the comprehensive list of documents that will be accepted as proof of primary residence. In general, the Department will need to verify both the identity of the host as well as that they reside at the property for more than half the year. This verification will require at least two separate documents. Potential documentation that may qualify includes a state driver's license or identification card, federal and state tax returns, bank account records, car registration, voter registration and utility bills. This information will be further detailed in the "administrative guidelines" for home-sharing that will be developed by the Department.

Nuisance Violation Definitions

Under the proposed ordinance, nuisance violations would result in certain sanctions for a registered home-sharing property and may prevent a property from registering for home-sharing. There are generally two types of nuisance violations described in the ordinance. First, are those which result from a "verified citation" from an enforcement agency of the City of Los Angeles. The second type of nuisance violations do not require a verified citation and are enforced through an administrative nuisance abatement process initiated by the Director of Planning.

The term "verified citations" was defined by the PLUM Committee recommendation to include Administrative Citations issued pursuant the Administrative Citation Enforcement (ACE) program (Article 1.2 of the LAMC) as well as any citation or similar violation notice issued by the Los Angeles Department of Building and Safety, Housing and Community Investment Department, Police Department and Fire Department. ACE administrative citations may be issued by City agencies or third parties and are appealable to the Office of City Attorney. There is value in better defining this term, so the proposed ordinance has been amended to include the following definition of Verified Citation:

> ***VERIFIED CITATION*** *- Includes any enforcement citation, ticket or similar notice of violation issued by the Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, Los Angeles Police Department and Los Angeles Fire Department, as well as any Administrative Citation issued pursuant Article 1.2 of the LAMC.*

There are penalties for having verified citations. A prospective host may not register for home-sharing or continue to participate in home-sharing if there are any open verified citations that have not yet been resolved. If a host has an extended home-sharing registration, the first verified citation will result in immediate revocation and the Host will revert to regular home-sharing of less than 120 days a year for the next year starting at the date of citation. After a year, hosts would be able to apply for extended home-sharing under the discretionary review process. Two verified citations from an agency of the City of Los Angeles will result in the immediate revocation of any Home-Sharing registration and a prohibition from participating in Home-Sharing for one year from the date of violation. A single type of violation spanning multiple consecutive days shall constitute one violation.

The second category of nuisance violation is connected to the code section for the Administrative Nuisance Abatement program (LAMC 12.27.1.B). The section includes a list of violations that may result in a use being declared a nuisance by the Director of Planning, which may result in a modification, discontinuance or revocation of any use of land. The process involves an optional public hearing and may be initiated by the Department based on any violation of city, state, or federal law as well as any use that adversely impacts nearby uses or constitutes a public nuisance or resulted in repeated nuisance activities. This includes, but is not limited to, disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, or police detentions and arrest. An applicant may challenge a revocation using the procedures in LAMC Section 12.27.1.

The penalties for nuisance violations are summarized in Table 3 on the following page.

Table 3. Penalties for Violations

# of Violations	1	2	No Violations Needed
Registering	All - May not register while citation is open (unresolved) Extended Home-Sharing - ineligible for administrative extended home sharing registration for 3 years	All - Must wait for one year from date of second violation to re-apply	Not applicable
Operating	Home-Sharing - May not operate while Order to Comply is open; All - Suspension for 30 days for a “loud and unruly party” per Party House Ordinance Extended Home Sharing – Revocation of EHS permit, revert to regular HS (120-day cap) for remainder of registration period	All - Revoked	Director may initiate modification (with conditions), revocation or discontinuance per 12.27.1.

Health and Safety Standards for Short-Term Rentals Compared to Hotels/Motels

Home-sharing is expected to occur inside someone’s residence, which has to meet habitability and building code standards approved for residential use. Hotels and motels are built to a higher standard of building code standards (R1) because they are primarily for transient use. This includes higher building code requirements for items such as sprinklers, door widths, exit routes, signage, etc. The codes in a home-sharing residence may be built to a variety of building code standards, which may have sprinklers, for example.

The proposed ordinance includes some basic health-safety protections. It specifically states no person shall offer or engage in home-sharing in any part of the property not approved for human habitation as a residential building, including but not limited to, a vehicle parked on the property, a storage shed, trailer or garage or any temporary structure like a tent. Furthermore, a host must provide and maintain fire extinguishers, smoke detectors, carbon monoxide detectors and information related to emergency exit routes and emergency contact information.

Staffing Resources for Enforcement

The Department has provided information on potential staffing options for enforcement in the prior March 22, 2018 and October 19, 2017 reports. Various enforcement approaches have been discussed as the ordinance has evolved. Much still depends on final decisions on available resources, including whether to pursue a proactive approach to enforcement and the extent to engage new information technology and services. The October 19th report laid out two potential enforcement options it called “existing” and “proactive.”

Thus far, the City Council has advanced an enforcement approach involving many of the components of a proactive approach, including a 24/7 hotline with real-time outreach to hosts as well as web-based registration. The Department continues to emphasize the need of a robust system to monitor and identify illegal online listings, requiring both scale and specialized resources, such as address identification and unpredictable online searches (Santa Monica recently reported that illegal hosts kept listings offline during weekday hours). This would all require significant resources.

Prior reports have outlined the likely significant efficiencies to be gained from an approach that utilizes specialized technology the City does not presently possess. New York City employs 48 full time employees for short-term rentals, for example. Smaller cities with comprehensive third party contracts have been able to minimize their internal staffing to one or two employees. Given the size of Los Angeles, at least five new City Planning employees would be recommended to staff the Home-Sharing registration and enforcement. An additional 20 estimated Planning Department positions may be required to staff the extended home-sharing discretionary processes beyond 120 days (see below).

Based on ultimate program demand, the applicable Department of City Planning registration and enforcement positions have been identified as:

> City Planner and City Planning Associate (2 positions) - To oversee the day-to-day implementation of the home-sharing ordinance, manage the home-sharing task force and work programs of the Home-Sharing enforcement; coordinate with other departments, such as City Attorney and the Department of Building and Safety and Housing and Community Investment Department.
>
> Management Analyst - Create and manage the online registration system, manage communication with hosts and platforms and maintain home-sharing records.
>
> Senior Administrative Clerk and Administrative Clerk - Two staff will be responsible for issuing Home-Sharing registrations, administering service contacts and managing any listings that violate the ordinance by passing case files along to the appropriate enforcement agencies.

Additional Planning Department employees, comprised of administrative staff, Principal City Planners, Senior City Planners, City Planners, City Planning Associates and Planning Assistants would be needed to implement the extended home-sharing, including processing applications. The staff would be funded primarily by the cost of the extended home-sharing entitlement and would be able to be ramped up accordingly, subject to City hiring provisions, including up to 20 planners (see report in Exhibit G).

This minimal staffing approach would require engaging with a third-party consultant or contracting services. There are new firms emerging to provide solutions to the challenges of enforcing short-term rentals, including online registration, address identification, data management, listing monitoring and complaint hotlines. They may have experience in different cities, and have had the opportunity to refine new technologies and approaches. They would perform the work that takes the most time in other cities - looking online for listings and sending enforcement notices. This would leave the Department to performing the higher-level work to ensure policy success.

Similar to above, the City's enforcement agencies generally support their enforcement actions through fees for service. This allows for staff to be increased concurrent as services increase. The central enforcement tool is likely to be the ban on online advertising without a registration number. This requires looking online at more than twenty thousand ads, then sending out

citations. The Administrative Citation Enforcement (ACE) system has worked well in a pilot phase for enforcing cases related to animal registrations and parks violations and appears well suited for home-sharing enforcement. Citations can be mailed to the host, with built-in procedures for appeals, administrative hearings and fines. This process can be used for enforcement by a third party consultant, discussed below. The Department notes the PLUM instruction included creation of a short-term rental task force, which will have the participation of all enforcement agencies (DBS, HCIDLA, LAPD, LAFD, City Attorney and potentially others).

If the City were to procure a comprehensive suite of third party services and apply them to all hosting platform services operating in the City, it is estimated to cost approximately $1.5-$2 million per year. The cost would cover the following (all completed in close consultation with the City):

- Creation of an online home-sharing permit application form.
- Operation and real-time processing of online applications, including authentication of photo identification and signatures, cross-referencing of permit applicant's address, identification and other relevant databases to confirm permit eligibility and ability to collect additional documents.
- Active monitoring of all short-term rental listings in the city across top 20+ websites and monthly analysis of activity including scale, scope and trends.
- Address identification and contact information for all identifiable short-term rentals in the city
- Compliance monitoring of all short-term rental activity to ensure compliance with all registration requirements, including up to date listing of all illegal operators
- Systematic outreach to non-compliant short-term rental operators and monthly staff reports on compliance, including full case history for non-compliant listings
- 24/7 staffed short-term rental telephone and email hotline to report non-emergency concerns relating to short-term rental properties, including digital recordings, ability for neighbors to submit photo or video, real-time outreach to owners and weekly staff reports

Based on the instructions from the PLUM Committee and City Council (through Motion 16H), staffing is expected to be funded through registration filing fees, the proposed 10% TOT allocation and a per-night fee to help offset costs of enforcement and compliance. The response to Motion 16H above and the City Council motion below also discuss the proposed daily fees and host registration fees to help offset the costs of administration, oversight and enforcement.

11. PLUM Committee Request - Program Expenditure Plan

On April 10, 2018, the Planning and Land Use Management (PLUM) Committee requested a report back with greater detail on a proposed "Program Expenditure Plan" including a revenue analysis of the various revenue sources: a per-night fee, full cost recovery fees for enforcement, and an annual registration fee by host and annual fee by platform.

Given the current resource approach described in #10 above, and with the input of the CAO and CLA, the Department can provide preliminary cost estimates and a basic revenue analysis. The department initially recommended 5% of TOT revenues from home-sharing be utilized to pay for administration and enforcement of the ordinance. The amount was increased to 10% by the City Planning Commission. A per-night fee was then introduced by the PLUM Committee, as an additional method to collect revenues for administration and enforcement. Additional funding options explored in the report back to Council Motion 16H above is requiring a short-term rental platform fee as well as a way to use TOT revenue to help ameliorate citywide and local impacts from short-term rentals.

The registration filing fees for regular home-sharing is proposed to be set at a cost ($89) below what it will cost to effectively administer and enforce the ordinance. This is because of the strong interest in keeping costs low enough to achieve registration of all those who are eligible for home-sharing, not just frequent users, so that enforcement and monitoring can be facilitated and the ordinance can be truly effective.

For further information on potential annual home-sharing registration fees, platform fees and per-night fees please see the response to Motion 16H above. The summary program expenditure plan is presented below for consideration:

Table 4. Home-Sharing Program Revenue Plan

Item	Estimated Program Revenue
Per Night Fee ($5)	$2.75 million
Annual Registration Fees	$600,000
10% TOT	$2.5 million
(Optional) Platform Fee	$500,000 (Optional)
TOTAL	**$5.85 million ($6.35 million with optional Platform Agreement)**

<u>Program Cost</u>

The response to #10 above includes the outlines of the proposed staffing resources needed on day one to implement the home-sharing ordinance. As outlined below, the program cost likely includes five Planning Department staff for general administration, up to 20 Planning Department staff for implementation of extended home-sharing depending on the number of cases, a significant contract for registration and enforcement services, assistance of three to four full time equivalencies from other City agencies, and a fee-for service positions that will ramp up over time.

Table 5. Estimated Approximate Program Cost

Item	Estimated Approximate Program Cost
IT Service Contract (online registration, online monitoring, address identification, enforcement letters, 24/7 hotline with real-time response, etc.)	$1.5 – $2 million
DCP Administrative Staffing	$500,000
DCP Additional Staffing for Extended Home-Sharing	$500,000 - $2 million
Special Assistance Fund to Address Negative Impacts (see Motion 16H above)	$500,000
Enforcement Agencies (to process Orders to Comply, ACE Citations, Administrative Nuisance Abatement)	$1 million (Dedicated staff for the Department of Building and Safety, Housing and Community Investment and Office of City Attorney)
TOTAL	**$4 to $6 million**

VI. CONCLUSION

The proposed ordinance strikes a balance in protecting the City's existing housing stock, while providing flexibility for homeowners and tenants to supplement their rental income through home-sharing.

As a result of the public hearings that have taken place and the public comments received since the matter was last considered by the City Planning Commission in June 2016, a number of changes have been proposed to better maintain this balance. This includes the City Council's changes to reduce the annual cap to 120 days per year, while providing an Extended Home-Sharing framework to allow Hosts a separate process to apply to exceed this cap. The Department added many relatively minor changes to the draft to increase the enforceability and clarity of the ordinance. Additionally, changes have been included to limit the conversion of residential buildings to transient occupancy residential structures (TORS).

PUBLIC COMMUNICATIONS

To-date, there have been numerous opportunities for public comment on the proposed ordinance, and there has been an exceptional amount of public input and communications on this issue. The Department's June 23, 2016 report references the communications received by the public on the earlier draft HSO Ordinance, including those received at three "community listening sessions" that were held in September and October of 2015. Since the prior CPC hearing, the ordinance was heard at the Housing Committee on December 7, 2016; by the Planning and Land Use Management (PLUM) Committee on June 13, 2017, October 24, 2017, February 6, 2018 and April 10, 2018; and by the City Council on May 2, 2018. A public hearing was conducted at each of those meetings.

Since the City Council's consideration, additional comment letters have been received by the Department. In addition, since the time since the CPC last considered the matter, a large number of comment letters have been submitted to the City Council (included in the Council File Nos. CF 14-1635-S2 and CF 14-1635-S3). Many of the key issues raised by members of the public have been addressed in this report, as well as in the various other reports prepared by the Department on this issue (Exhibits D, E, F and G). Additionally, a brief summary of the key issues raised in those comment letters and during the public hearings is provided below.

Annual Cap on Home-Sharing Activity

The annual cap on home-sharing activity continues to be an issue of wide concern. Numerous commenters have shared concerns that home-sharing creates an incentive for landlords to remove permanent housing units from the long-term rental stock. To limit this financial incentive, many suggest a lowered annual cap, for example of 90 or 60 days per year.

Others have shared that the ability to conduct home-sharing provides a meaningful source of rental income, which often allows them to afford their rental or mortgage payment. To provide for greater opportunity to supplement their income, many have suggested a higher annual cap, or the removal of an annual cap altogether.

Extended Home-Sharing Framework

Some members of the public have raised concerns that the administrative process to allow for extended home-sharing would make it too easy to obtain approval to exceed the annual cap, which would effectively render the annual cap meaningless.

On the other hand, many have articulated that extended home-sharing would provide a helpful process to allow those who have units that are truly unsuited for long-term rentals, or those who out of town for long periods of time (e.g. teachers during summer months), to receive rental income from a space that is otherwise unable to be utilized during those times. From this perspective, the process to allow for extended home-sharing should be as simple, fair and inexpensive as possible. They have argued that an onerous extended home-sharing application process will deter "mom and pop" hosts, while failing to curb activity by commercial operators who are better able to navigate the process.

Impact on Residential Neighborhoods and Housing Stock

A large number of comments have raised concerns about the impacts of short-term rental activity on surrounding residential neighborhoods, as well as the potential impact on the long-term housing stock in a neighborhood. In particular, the Department received considerable testimony about homes being turned into "party houses," which keep neighbors up at night and cause a

neighborhood nuisance. Other concerns raised about noise, trash and parking impacts have also been raised. The Department has also received testimony relating to evictions of tenants based on claimed false pretense to establish a unit as a short-term rental.

Others have shared that home-sharing contributes to the local economy in residential neighborhoods by attracting visitors who support local businesses as well as generating additional service sector employment opportunities. Many have testified that hosts who carefully screen guests and encourage good behavior, including the imposition of “good neighbor” house rules (such as quiet hours, no smoking, and no parties), should not be penalized as their short-term rental activities do not have a negative effect on the surrounding neighborhood. As referenced above, many have also shared that their short-term rental activity does not remove housing units from the market, as many share portions of their primary residence that are otherwise unsuitable to be rented out to long-term tenants.

Prohibition on Home-Sharing in Units Subject to the Rent Stabilization Ordinance

Many have expressed support for the provisions of the proposed ordinance which would prohibit the use of units subject to the RSO for home-sharing. This prohibition is intended to remove incentives for landlords to remove this particularly valuable type of housing stock from the long-term rental market. Additionally, by prohibiting the use of RSO units, the potential for fraud is significantly reduced.

Others have raised concerns that this prohibition would prevent many landlords and renters from engaging in home-sharing. They have argued that many of those currently hosting in RSO units have their landlord’s approval to engage in short-term rentals, and do so to assist them in making their rental payments. They have argued that many people who are away from their homes for periods of the year rely on short-term rentals to maintain their housing (whether as owners or renters of RSO units) while out of town.

Transient Occupancy Residential Structures (TORS)

Based on many comments received concerned about the ability of property owners to convert existing apartment buildings to a type of building that allows for short-term rentals, the Department has added additional language to prevent this from occurring through. See the TORS section under Key Issues (pg. A-12) above for details.

FINDINGS

I. GENERAL PLAN/CHARTER FINDINGS

City Charter Section 556

In accordance with Charter Section 556, the proposed ordinance is in substantial conformance with the purpose, intent and provisions of the General Plan in that it would further accomplish the following goals, objectives and policies of the General Plan outlined below.

General Plan Framework Findings

The proposed ordinance will meet the intent and purposes of the General Plan Framework Element to encourage the creation of housing opportunities for households of all types and income levels, while at the same time preserving the existing residential neighborhood stability of residentially zoned neighborhoods. Home-sharing, as an accessory use to primary residences, furthers those goals as they increase the utilization of empty space within homes to assist with housing costs without significantly changing neighborhood character. In particular, the ordinance would further the intent and purpose of the Framework Element of the following relevant Goals and Objectives:

The proposed ordinance is consistent with Land Use Goal LU-4, which seeks to preserve and enhance the residential character of existing neighborhoods, and furthers Land Use Policy LU-4.2, which seeks to create convenient supporting services and alternative residential types when they meet standards for development that protect neighborhood character.

The ordinance requires that home-sharing only occur in structures approved for residential use. Allowing for limited short-term accommodation of guests as an accessory use to dwelling units is an activity that is incidental and accessory to the primary residential use. Residents have always hosted guests from out of town in extra rooms, for short or long term periods. The charging of rent, in and of itself, is not any different from what occurs in almost one-third of the City's single-family residential zones, which are currently renter-occupied. In the Los Angeles Zoning Code, short-term rentals of less than 30 days are already permitted through a CUP in Bed and Breakfast establishments, which may be located in any zone. Other accessory uses, such as Accessory Living Quarters, already permit the short-term stay of guests in residential zones.

As the definition states, home-sharing is considered an accessory use to a (primary) residence. As such, the dwelling unit is already used for sleeping, cooking, eating, and living. The unit may be considered a residential dwelling regardless of whether its renters are primarily short term or long term or whether it is vacant most of the time. As a fundamentally residential use, home-sharing is consistent with the General Plan Land Use categories that allow residential uses within the range of uses.

Housing Element 2013-2021

The ordinance furthers the aim of preserving housing stock (Objective 1.2) through its focus on new ways to enforce the current bans on vacation rentals, the ban on conversions of units subject to the RSO to short-term rentals as well as the proposed prohibition on conversions of apartment buildings to transient occupancy residential structures. The Housing Element also calls for amending the zoning code to facilitate innovative housing models to make housing more affordable, including shared housing and congregate housing (Program 67). The Home-Sharing

ordinance will allow thousands of Angelenos to efficiently use space in their homes to afford the cost of housing. As such, the ordinance furthers the following Housing Element policies:

1.1.1 Expand affordable homeownership opportunities and support current homeowners in retaining their homeowner status.

1.2.1 Facilitate the maintenance of existing housing in decent, safe and healthy condition.

1.2.2 Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.

1.4.1 Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

City Charter Section 558(b)(2)

In accordance with Charter Section 558(b)(2), the adoption of the proposed ordinance would be in conformity with public necessity, convenience, general welfare and good zoning practice. The ordinance would align the City with many cities across the country that have recognized the need for new regulations regarding the fast expanding use of residential spaces for short-term rentals. Current regulations simply do not differentiate between the sharing of one's own primary residence (home-sharing) and the conversion or rental of otherwise vacant units for short-term rental (vacation rental). This needlessly stifles efficient use of residential space and prevents hosts from sharing their home on occasion to help afford housing cost. The lack of current regulations specific to this new use also makes enforcement very difficult. A new regulatory framework is needed to adapt to the sharing economy, including new tools to enforce regulations against vacation rentals. The ordinance would limit home-sharing to an accessory use of a structure, with the home required to be someone's primary residence, thereby protecting residential areas from uses that are primarily transient in nature.

City Charter Section 559

In accordance with Charter Section 559, and in order to ensure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Office of City Attorney. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

II. CEQA FINDINGS

Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(2) and 15061(b)(3), the adoption of the proposed Home-Sharing Ordinance is exempt from CEQA. As demonstrated in Exhibit B.1, the proposed ordinance is not a "project" as defined by CEQA Guidelines Section 15378. Additionally, the proposed ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the project may be a significant effect on the environment.

Impacts of the Home-Sharing Ordinance on the environment will be minor as it is not expected to spur any new development or direct physical effects. The City reasonably expects that implementation of the ordinance will result in fewer primary residences being offered for short-term rentals compared to what currently exists in the City, and better regulation of the activity of sharing certain primary residences for short-term rentals. Both results are unlikely to result in a reasonably foreseeable direct or indirect impact on the environment.

Additionally, approval of the project is supported by the Negative Declaration (ENV-2016-1277-ND) prepared for this project. As demonstrated in Exhibit B.2, the proposed Home-Sharing Ordinance could not have a significant effect on the environment. An Environmental Impact Report is not required.

EXHIBIT A:
Proposed Ordinance (Revised as of September 5, 2018)

CPC-2016-1243-CA
September 13, 2018

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.22, 12.24, 19.01, and 21.7.2 of the Los Angeles Municipal Code (LAMC); and creating a new Section 5.576 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, except units subject to the regulations and restrictions set forth in the Rent Stabilization Ordinance ("RSO"), for no more than 120 days a year, unless registered for Extended Home-Sharing; establishing a registration requirement, an application fee for hosts, a fee on nightly stays, and administrative fines for Home-Sharing; and directing a portion of Transient Occupancy Taxes and/or per-night fees derived from Home-Sharing to a new Short-Term Rental Enforcement Trust Fund. This is referred to as the City's proposed "Home-Sharing Ordinance."

WHEREAS, in recent years, technology and innovation have expanded the use of "short-term rentals" as a form of temporary lodging (stays of 30 consecutive days or less) to allow visitors to stay in and experience a community;

WHEREAS, short-term rentals outside of primary residences have been found to have many unfavorable consequences, including impacts on the residential character of neighborhoods and increased nuisance activity;

WHEREAS, the conversion of long-term housing units to short-term rentals reduces housing stock and contributes to increased rents and decreased availability of affordable housing, and in recognition that in some cases, large numbers of units in the same building or entire buildings have been converted to short-term rentals, sometimes illegally;

WHEREAS, the extreme shortage of housing in the City of Los Angeles (the "City") has been well documented, and as additional enforcement ability is needed to prevent further conversion of long-term housing stock into short-term rentals;

WHEREAS, under the City's Zoning Code, no building may be used for any use other than a use that is permitted in the zone in which the building is located and all uses that are not expressly permitted are prohibited;

WHEREAS, the City has long interpreted short-term rentals – i.e. stays of 30 consecutive days or less – to be prohibited in the City's most restrictive residential zones.

WHEREAS, this Ordinance will protect Los Angeles' affordable housing stock by allowing only properly authorized Hosts to each Rent their registered Primary Residence, and only their Primary Residence, to Transient users;

WHEREAS, this Ordinance will protect Los Angeles' affordable housing stock by continuing to prohibit landlords and other property owners from converting housing units that are not zoned or authorized for Transient use into Short-Term Rentals;

NOW, THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. The definition of Accessory Use in Section 12.03 of the Los Angeles Municipal Code is amended to include:

Home-Sharing shall be considered an accessory use to a residential use.

Section 2. The definition of Home-Sharing is added to Section 12.03 of the Los Angeles Municipal Code to read:

HOME-SHARING. An accessory use of a Host's Primary Residence for a maximum of 120 days in a calendar year for the purposes of providing temporary lodging for compensation for periods of 30 consecutive days or less, in compliance with the registration and other requirements of LAMC Section 12.22 A 31.

Section 3. A new Subdivision 31 is added to Section 12.22 A of the Los Angeles Municipal Code to read as follows:

31. Home-Sharing. Notwithstanding any other provisions of this article to the contrary, and in all zones wherein residential uses are permitted by right, the following shall apply:

(a) Purpose. The purpose of this Subdivision is to allow for the efficient use and sharing of residential structures which are a Host's Primary Residence, without detracting from residential character or the City's available housing stock.

(b) Definitions. Notwithstanding any provision of this Code to the contrary, the following definitions shall apply to this subdivision:

(1) **BOOKING SERVICE.** A Booking Service is any reservation and/or payment service provided by a Person that facilitates a Short-Term Rental transaction between a Host and a prospective guest or Transient user, and for which the Person collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment services provided for the transaction.

(2) **EXTENDED HOME-SHARING.** A form of Home-Sharing permitted beyond the 120-day annual cap up to a maximum of 240 days in a calendar year.

(3) **HOME-SHARING HOSTING PLATFORM.** A Person that participates in Short-Term Rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a Booking Service transaction using any medium of facilitation.

(4) **HOST.** An individual who uses her residence to provide Short-Term Rental services.

(5) **PERSON**. Shall have the same meaning as that term is defined in LAMC 21.7.2.

(6) **PLATFORM AGREEMENT.** A signed agreement between a Hosting Platform and the City, which, among other things, includes a collection agreement for Transient Occupancy Tax and details on how the Platform will comply with the Platform Requirements.

(7) **PRIMARY RESIDENCE.** The sole property on which the Host conducts Home-Sharing and in which the Host resides more than 6 months of the year.

(8) **RENT**. Shall have the same meaning as that term is defined in LAMC 151.02.

(9) **RENTAL UNITS**. A Dwelling Unit, Guest Room, Accessory Living Quarters, or other structure, or portion thereof, being used for Short-Term Rental.

(10) **SHORT-TERM RENTAL**. A Rental Unit, rented in whole or in part, to any Person(s) for transient use of 30 consecutive days or less. Rental Units within City-approved Hotels, motels, Transient Occupancy Residential Structures and Bed and Breakfasts shall not be considered a Short-Term Rental.

(11) **TRANSIENT.** Shall have the same meaning as that term is defined in LAMC 21.7.2.

(12) **VERIFIED CITATION** - Includes any enforcement citation, ticket or similar notice of violation issued by the Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, Los Angeles Police Department and Los Angeles Fire Department, as well as any Administrative Citation issued pursuant Article 1.2 of the LAMC.

(c) Home-Sharing Registration.

(1) **Application.** To register for Home-Sharing, a Host shall file an application with the Department of City Planning in a manner provided by the Department, and shall

include all information required by the instructions on the application and the guidelines adopted by the Director of Planning. Any filing fees required under Section 19.01 E. shall be included with the application. Beyond basic information needed to verify the identification of the Host and his or her Primary Residence, the application shall also include information for a local responsible contact person, a list of all Hosting Platforms to be used and whether Home-Sharing is in an entire Rental Unit or shared Rental Unit. If the required information for registration is not received within 45 days of submittal of the application, the Home-Sharing registration will be considered withdrawn.

(2) **Eligibility Requirements:** The following requirements must be met at the time of Home-Sharing registration:

(i) The Host must obtain a Transient Occupancy Registration Certificate from the Office of Finance pursuant to LAMC Section 21.7.6 unless the Host exclusively lists the Rental Unit on Hosting Platforms that have a Platform Agreement with the City of Los Angeles during the length of the registration period for the Rental Unit.

(ii) Home-Sharing shall only be authorized in accordance with this Subdivision and shall only take place in the Host's Primary Residence.

a. Renters or lessees shall not engage in Home-Sharing without prior written approval by their Landlord. Renters or lessees shall provide copies of their prior written approval to the City at the time they file their application for registration. If a renter or owner is subject to the rules of a lease agreement, homeowner's or condominium association, or any other legal contract, allowance to engage in Home-Sharing through this Subsection shall not be inferred to grant any permission that invalidates the provisions in those documents. A property owner may proactively prohibit a property from Home-Sharing by submitting a request in writing to the Department of City Planning.

b. Units subject to Chapter 15 of the LAMC ("Rent Stabilization Ordinance") are not eligible for Home-Sharing.

c. Any unit, used for Home-Sharing, shall not be subject to any open Verified Citation.

d. No Person may apply for, or obtain, more than one Home-Sharing registration, or otherwise operate more than one Home-Sharing Rental Unit, in the City of Los Angeles.

(3) **Expiration and Renewal.** A Home-Sharing registration is valid for a maximum of one year from the date of issuance. It may not be transferred or assigned and is valid only at the applicant's Primary Residence. A Home-Sharing registration may be renewed annually if the Host meets the renewal requirements, including: (1) pays the renewal fee; (2) is deemed to have been in compliance with the provisions of this Subdivision for the past year; (3) documents and provides information

concerning any changes that have occurred to the information on the current Home-Sharing application; and 4) submits Home-Sharing records described in Subsection (e)(2) for the last year to demonstrate compliance with this Subdivision as part of the renewal, unless the Host lists exclusively on a Hosting Platform with a Platform Agreement. These Home-Sharing records can be utilized for enforcement purposes but otherwise will not be made public, to the extent permitted by law. Without a renewal application submitted within a year to the date of the issuance of the Home-Sharing registration, or prior renewal, a registration is considered null and void.

(4) **Suspensions and Revocations.** Notwithstanding any other provision of this Code to the contrary, the Director may require the suspension, modification, discontinuance or revocation of any Home-Sharing approval if it is found that the Host, any Owner, or any Principal (or agents or employees thereof) have violated this Section or any other city, state, or federal regulation, ordinance or statute.

(i) Hosts shall be suspended from participating in Home-Sharing while a Verified Citation remains open or unresolved, or for 30 days after they have been cited as a “loud and unruly gathering” under LAMC Section 54.58.1. If a Host contests a citation, the suspension will remain in place until after the Host has exhausted their available administrative remedies. If a Host contests the citation and the citation is resolved entirely in the Host’s favor, the suspension shall be lifted.

(ii) If a Host receives two Verified Citations from an agency of the City of Los Angeles, his or her Home-Sharing registration will be immediately revoked and the Host shall be prohibited from participating in Home-Sharing for one year from the date of either the issuance of the second Verified Citation or the conclusion of any appeal on the second Verified Citation, whichever is later. One unique violation spanning multiple consecutive days shall constitute one violation for the purposes of this Subsection.

~~(iii)~~ The Director may modify, discontinue or revoke any Home-Sharing registration based upon an order to show cause, issued pursuant to Section 12.27.1 B, why any proposed modifications, discontinuances or revocations of any Home-Sharing registration should not be granted. The Director shall provide notice to the recorded owner and lessee(s) of the real property affected to appear at a public hearing at a time and place fixed by the Director to respond to the Director’s order to show cause.

(d) Prohibitions.

(1) No Person shall advertise, undertake, maintain, authorize, book or facilitate any Short-Term Rental in a manner that does not comply with this Subdivision.

(2) No Person shall advertise any Short-Term Rental unless she holds a valid registration and operates in compliance with the registration and other requirements of this Subsection. No person shall advertise unless the City has issued this Person a Home-Sharing registration number or pending status

number, which is included on a visible location on the advertisement. Registration numbers and pending status number shall be established only if appearing on a registration list maintained by the Department of City Planning.

(3) No Person shall engage in Home-Sharing for more than 120 days each calendar year in their Primary Residence unless the City has issued this Person an Extended Home-Sharing registration pursuant to Subsection (j).

(4) An Accessory Dwelling Unit may not be used for Home-Sharing, unless the Host demonstrates she or he resides in the accessory dwelling unit for more than six months in a year and the unit is not subject to Chapter 15 of the LAMC (the "Rent Stabilization Ordinance").

(5) No Person shall offer, advertise, or engage in Home-Sharing in any part of the property not included in a Residential Building, including but not limited to, a vehicle parked on the property, a storage shed, trailer or any temporary structure such as a tent.

(6) A Host may maintain multiple listings on a Hosting Platform, however, only one listing may be booked at any given time.

(7) A Host may not rent all or a portion of his Primary Residence for the purposes of Home-Sharing to more than one group of guests, under more than one booking, at any given time.

(8) Home-Sharing is not permitted in units that are subject to affordable housing covenants, are subject to Chapter 15 of the LAMC ("Rent Stabilization Ordinance"), and/or are income-restricted under City, state, or federal law.

(9) Properties that have been converted from units subject to Chapter 15 of the LAMC ("Rent Stabilization Ordinance") to single family homes are not eligible for Home-Sharing until five years after the date of conversion.

(10) Except for allowable Home Occupations, non-residential uses including but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product shall not be permitted during Home-Sharing activity.

(11) No Persons shall advertise Short-Term Rentals on a Hosting Platform not listed on the Home-Sharing application form, unless they have submitted a written request and received written approval from the Department of City Planning.

(12) No building or unit, which is the subject of any open Verified Citation, may be used for Home-Sharing.

(13) Home-Sharing rentals may not consist of more than 2 persons (not including children) per habitable room, not including kitchens.

(14) Home-Sharing rentals shall not play amplified music after 10 pm, nor be used for weddings or evening outdoor congregations of more than 8 people, not including children.

(15) A Host whose registration has been suspended for any reason, including those enumerated in Subparagraph (c)(4) of this Subdivision may not participate in Home-Sharing for the duration of the suspension.

(e) Host Requirements.

(1) A Host may be responsible for any nuisance violations, as described in LAMC Section 12.27.1.B, arising at a property during Short-Term Rental activities.
(2) The Host shall keep and preserve, for a period of three years, all records as may be necessary to determine the amount of such tax as she or he may have been liable for the collection of and payment to the City, including the number and length of each Home-Sharing stay, and the price paid for each stay. The Office of Finance and other City agencies shall have the right to inspect these records at all reasonable times. Hosts may be required to provide a copy of the records to the Department of City Planning at the time the Host applies to renew the Home-Sharing registration.
(3) The Host shall fully comply with all the requirements of Article 1.7 of the LAMC (establishing the Transient Occupancy Tax) and successor Sections.
(4) The Host shall pay a per-night fee for each night of Home-Sharing per the requirements in Section 5.576.1 of the Administrative Code.
(5) A Host shall provide and maintain working fire extinguishers, smoke detectors, carbon monoxide detectors, information related to emergency exit routes on the property, and emergency contact information, including the contact information of the Host or a designated responsible person.
(6) Hosts renting properties located in a Very High Fire Hazard Severity Zone designated by the City of Los Angeles Fire Department pursuant to Government Code Section 51178 shall post written notices on any patio or deck, and include related notices in any advertisements of a Rental Unit, making clear that smoking is not permitted outside the house pursuant to LAMC Section 57.25.14.
(7) A Host shall provide a Code of Conduct to guests that includes the relevant provisions of the ordinance and other information to address behavioral, safety, security and other matters, as further outlined in the Department's administrative guidelines.
(8) A Host shall allow Hosting Platforms to provide the information described in in Subsection (f)(5) below to the City.

(f) Hosting Platform Responsibilities.

(1) Hosting Platforms shall not complete any Booking Service transaction for any Host listing a Rental Unit unless it has verified that the Rental Unit has a valid Home-Sharing registration number issued by the City or, as applicable, a pending registration number, at the time the Hosting Platform receives a fee for the Booking Service transaction. Hosting Platforms shall retain adequate records to demonstrate how the registration status of a Rental Unit was verified.
(2) Hosting Platforms shall not complete any Booking Service transaction for any Rental Unit approval which has exceeded the authorized 120-day limit for hosting

Short-Term Rentals in one calendar year unless they have an Extended Home-Sharing approval.

(3) Hosting Platforms shall not complete any Booking Service transaction for any Rental Unit with Extended Home-Sharing approval which has exceed the authorized 240-day limit for hosting Short-Term Rentals in one calendar year.

(4) Within 45 days of the effective date of this Ordinance, Hosting Platforms shall provide to the Department of City Planning contact information for an employee or representative responsible for responding to requests for information, including requests related to verification of violations of this Subdivision. Hosting Platforms established after the effective date must provide this information prior to facilitating Home-Sharing or renting to Transient guests within the City.

(5) Subject to applicable laws, the Hosting Platform shall provide to the Department of City Planning, on at least a monthly basis, a log in an electronic format, including the Home-Sharing registration number of each listing, the name of the person responsible for each listing, the street address of each listing, the number and lengths of stays booked for each listing, and the total amounts paid for each stay. If the Hosting Platform does not have the technical capability to collect such information, it shall provide written documentation to the City of Los Angeles within 75 days of adoption of this Ordinance that it either does not participate in the Booking Service of Home-Sharing or provide an alternative method to comply with the intent of this provision, to the satisfaction of the Department of City Planning.

(6) If a Host assigns its functions or responsibilities regarding the collection and remittance of the Transient Occupancy Tax pursuant to LAMC Section 21.7.1 et sec. to a Hosting Platform, the Hosting Platform and the Host shall have the same duties and liabilities as the Host, including but not limited to the collection and remittance of the tax to the City on a monthly basis.

(g) Enforcement of Violations.

(1) The provisions in this Subsection shall be in addition to any criminal, civil or other legal remedy established by law that may be pursued to address violations of this Subdivision. The selection of the appropriate remedies lies within the sole discretion of the issuing Department and, as applicable, the City Attorney, and shall be consistent with the purpose and intent of this Article.

(2) Any person who has failed to comply with the provisions of this Subdivision may be subject to the provisions of Section 11.00 of this Code. The Owner of the property in violation may be assessed a minimum inspection fee, as specified in Section 98.0412 of this Code for each site inspection.

(3) The Administrative Citation Enforcement (ACE) program in Article 1.2 of this Chapter may be utilized to issue administrative citations and fines pursuant to this Section.

(4) The Director may, at any time, require the modification, discontinuance, or revocation of any Home-Sharing registration in the manner prescribed in the Administrative Nuisance Abatement in Section 12.27.1.

(5) Violation or failure to comply with this Subdivision shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter, except as follows:

(i) Hosting Platform: a $1,000 fine per day shall be imposed for any of the following violations:

a. Completing a Booking transaction for listings without a valid City Home-Sharing registration number;
b. Completing a Booking Service transaction for multiple Primary Residence listings across more than one property affiliated with same Host or, for listings where the Host's home address does not match the listing location;
c. Completing a Booking Service transaction for any listing for a Rental Unit where the Host's Home-Sharing or Extended Home-Sharing registration has been revoked or suspended by the City;
d. Completing a Booking Service transaction for any Rental Unit lacking Extended Home-Sharing approval which has exceeded the authorized 120-day limit for hosting Short-Term Rentals in one calendar year;
e. Completing a Booking Service transaction for any Rental Unit with Extended Home-Sharing approval which has exceed the authorized 240-day limit for hosting Short-Term Rentals in one calendar year; or
f. Refusing to submit monthly documents required by the City to verify the accuracy of Transient Occupancy Tax payments.

(ii) Property Owner and/or Host:

a. A minimum daily fine of $500, or two times the nightly Rent charged, whichever is greater, for advertising a Rental Unit for the purposes of Short-Term Rental in violation of this Subdivision.
b. A minimum daily fine of $2,000, or two times the nightly Rent charged, whichever is greater, per day for Home-Sharing beyond the 120 day limit in a calendar year, unless the host has a valid Extended Home-Sharing Registration.
c. A minimum daily fine of $2,000, or two times the nightly Rent charged, whichever is greater, per day for Home-Sharing in any Rental Unit with Extended Home-Sharing approval beyond the 240 day limit in a calendar year.
d. For unauthorized Short-Term Rentals, the Administrative Fine shall be levied according to the amounts described in LAMC Section 11.2.04(a)(2). The square footage for the use in violation shall be the amount of indoor space to which the Transient guests have access. If the square footage is unable to be ascertained, it shall be assumed to be between 500 and 2,499 square feet.

(iii) The fine amounts listed above shall be updated annually, from the date of adoption, according to the Consumer Price Index for All Urban Consumers (CPI-U).

(h) Extended Home-Sharing. For Hosts who participate in Extended Home-Sharing, the following shall apply:

(1) **Application.** In addition to the application requirements for Home-Sharing, an application for Extended Home-Sharing shall demonstrate mailing of a notification to adjacent and abutting property owners and occupants, of registrations for Extended Home-Sharing, including a Director issued publication describing how to report complaints or nuisance violations on a form prescribed by the Director of Planning.

(2) **Eligibility Requirements**

(i) Administrative Approval. Extended Home-Sharing may be administratively approved if, in addition to the eligibility requirements for Home-Sharing, the following requirements are met:

a. The Host must have had a Home-Sharing permit/registration for at least six months or have hosted for at least 60 days based on substantial evidence provided by the host, hosting platform, and other information; and
b. The property and Host have had no Verified Citations issued within the prior three years.
c. The Host demonstrates mailing of a notification to adjacent and abutting owners and occupants on a form provided by the Department, which mailing includes a Director issued publication outlining the complaint process.

(ii) Discretionary Approval. A discretionary review of an Extended Home-Sharing application is required if a Verified Citation has been issued within the prior three years. The Extended Home-Sharing application may only be approved if, in addition to the eligibility requirements for Home-Sharing, the following requirements are met, to the satisfaction of the Director of Planning:

a. The Host must have had a Home-Sharing permit/registration for at least six months or have hosted for at least 60 days; and
b. If the Host or Rental Unit had a suspended or revoked Extended Home-Sharing registration, the Host or Rental Unit is not eligible to apply for Extended Home-Sharing until the remainder of that prior Extended Home-Sharing registration period has ended.
c. If the Director finds that the matter may have a significant effect on neighboring properties, the Director may set the matter for public hearing. If the application is set for public hearing, written notice of the hearing shall be sent by First Class Mail at least 21 days prior to the hearing to the applicant, owners and tenants of the property involved, owners and tenants of all adjacent and abutting property of the subject site, the City Councilmembers representing the area in which the property is located, and any Neighborhood Council if they request in writing to be notified.

d. The Host demonstrates mailing of a notification to adjacent and abutting owners and occupants on a form provided by the Department, which mailing includes a Director issued publication outlining the complaint process; and
e. 21 days have passed since the mailing and the Director has considered the comments from the public in making the findings below.
f. The Director finds the use is in substantial conformance with the following findings:
    1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region; and
    2. That the project's operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, the availability of housing, or the public health, welfare, and safety; and
    3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan; and
    4. That there is no substantial evidence of continued nuisance behavior from the location.

f. No appeal is filed within 15 days from the determination date, or the appeal is resolved in favor of the host. An appeal to the Area Planning Commission may be filed by the applicant or any adjacent and abutting owner and occupant. An appeal shall be filed at the public counter of the Planning Department within 15 days of the date of the decision to approve, conditionally approve, or disapprove the application for extended home-sharing. The appeal shall set forth specifically how the petitioner believes the findings and decision are in error. The Area Planning Commission body may grant, conditionally grant or deny the appeal. Before acting on any appeal, the Director shall set the matter for hearing, giving a minimum of 15 days' notice to the applicant, the appellant, the Area Planning Commission and any other interested parties of record. The failure of the Commission to act upon an appeal within 75 days after the expiration of the appeal period or within an additional period as may be agreed upon by the applicant and the Director shall be deemed a denial of the appeal and the original action on the matter shall become final.

(3) **Expiration and Renewal.** An Extended Home-Sharing registration is valid for a maximum of one year from the date of issuance. An Extended Home-Sharing registration is subject to the same expiration and renewal terms described in Subparagraph (c)(3) and may be renewed annually if the Host meets the same renewal requirements in that Subparagraph.

(4) **Suspensions and Revocations.** One Verified Citation from an agency of the City of Los Angeles will result in the immediate revocation of Extended Home-Sharing

registration and the Host will revert to regular Home-Sharing for the remainder of the Extended Home-Sharing registration period.

(5) **Host Requirements.** In addition to the host requirements that apply to Home-Sharing, the Host agrees to allow for revocation of extended home-haring registration for any Verified Citation.

(i) Administration and Regulations. City Departments and Agencies may promulgate regulations, which may include but are not limited to application requirements, interpretations, conditions, reporting requirements, enforcement procedures, and disclosure requirements, to implement the provisions of this Chapter. No Person shall fail to comply with any such regulation.

(j) Effective Date. This ordinance shall take effect on the 90th day following its adoption.

(k) Severability. If any provision of this Section is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Subdivision which can be implemented without the invalidated provisions, and to this end, the provisions of this Section are declared to be severable.

(FROM THIS POINT FORWARD ALL UNDERLINED TEXT IS NEW CODE AND ~~STRIKEOUT~~ IS DELETED)

Section 4. Sections 12.12.2, 12.13 and 12.13.5. of the Los Angeles Municipal Code are amended to read as follows:

SEC. 12.12.2. "CR" LIMITED COMMERCIAL ZONE.

The following regulations shall apply in the "CR" Limited Commercial Zone:

A. Use – No building structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a "Supplemental Use District" is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. The following uses when conducted wholly within an enclosed building:

(d) Hotels (including motels), Apartment hotels, ~~transient occupancy residential structures~~ or hostels when no portion of a structure proposed to be used as a hotel (including a motel), apartment hotel, ~~transient occupancy residential structure~~ or hostel is located within 500 feet from any A or R zone.

SEC. 12.13. "C1" LIMITED COMMERCIAL ZONE.

The following regulations shall apply to the "C1" Limited Commercial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered. enlarged or maintained, except for the following uses, and when a "**Supplemental Use District**" is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1.5. Hotels (including motels), apartment hotels, ~~transient occupancy residential structures,~~ or hostels when no portion of a structure proposed to be used as a hotel (including a motel), apartment hotel~~, transient occupancy residential structure~~ or hostel is located within 500 feet from any A or R zone.

SEC. 12.13.5. "C1.5" LIMITED COMMERCIAL ZONE

The following regulations shall apply to the C1.5 Limited Commercial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a "**Supplemental Use District**" is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein.

11. Hotels (including motels), apartment hotels, ~~transient occupancy residential structures~~ or hostels when no portion of a structure proposed to be used as a hotel (including a motel), apartment hotel~~, transient occupancy residential structures~~, or hostels is located within 500 feet from any A or R zone.

Section 5. Section 12.24 W.24 of the Los Angeles Municipal Code is amended to read as follows:

W. Authority of the Zoning Administrator for Conditional Uses/Initial Decision. The following uses and activities may be permitted in any zone, unless restricted to certain zones or locations, if approved by the Zoning Administrator as the initial decision-maker or the Area Planning Commission as the appellate body. The procedures for reviewing applications for these uses shall be those in Subsections B. through Q. in addition to those set out below.

24. Hotels and Transient Occupancy Residential Structures.

(a) Hotels (including motels), apartment hotels, ~~transient occupancy residential structures,~~ or hostels in the CR, C1, C1.5, C2, C4, and C5 Zones when any portion of a structure proposed to be used as a hotel (including a motel), apartment hotel, ~~transient occupancy residential structure~~ or hostel is located within 500 feet of any A or R Zone.

(b) Hotels (including motels), apartment hotels, ~~transient occupancy residential structures~~ or hostels, in the M1, M2 and M3 Zones when more than half of the lot on which the use is located is in the CR, C1, C1.5, C2, C4, C5 or CM Zones. In approving a request for a use in the M1, M2 and M3 Zones, the Zoning Administrator, in addition to the findings otherwise required by this section, shall also find that approval will not displace viable industrial uses.

(c) Hotels, motels or~~,~~ apartment hotels, ~~transient occupancy residential structures and hotels~~ in the R4 or R5 Zones, unless expressly permitted by Sections 12.11 or 12.12. In the R5 Zone, incidental business may be conducted, but only as a service to persons living there, and provided that the business is conducted within the main building, that the entrance to the business is from the inside of the building and that no sign advertising the business is visible from outside the building. If the proposed use is to be established by the conversion of an existing residential use~~,~~ then a relocation assistance plan shall be drawn up and approved in a manner consistent with Section 12.95.2G.

(d) Transient Occupancy Residential Structures in the R4 and R5 zones as well as the CR, C1, C1.5, C2, C4, and C5 Zones. Approval of a partial or complete conversion from another residential use to a Transient Occupancy Residential Structure under this paragraph shall not be permitted.

Section 6. Section 19.01, Section N of the Los Angeles Municipal Code is amended to read as follows and a new Section T of the Los Angeles Municipal Code is added to read as follows:

N. Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings.

[FILING FEE]

Type of Application	**Fee**
Home-Sharing Administrative Hearing	$20,000

T. Home-Sharing Registration Application Fee.

[FILING FEE]

Type of Application	**Fee**
Home-Sharing Application or Renewal (Section 12.22 A.31)	$89
Extended Home-Sharing Administrative Clearance (Section 12.22 A.31)	$1,149

Extended Home-Sharing Discretionary Review Application (Section 12.22 A.31)	$5,660
Extended Home-Sharing Renewal (Section 12.22 A.31)	$1,149

Section 7. Section 21.7.2 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 21.7.2. DEFINITIONS.

Except where the context otherwise requires, the definitions given in this Section govern the construction of this article.

(b) Hotel. "Hotel" means any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, Short-Term Rental as defined in LAMC Section 12.22 A.31, Home-Sharing as defined in LAMC Section 12.03, motel, studio, hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, or other similar structure or portion thereof, and shall further include any trailer court, camp, park or lot where trailer spaces, or combinations of such spaces and trailers, including mobile homes, are occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes.

(f) Operator. (**Amended by Ord. No. 176,005, Eff. 7/7/04.**) "**Operator**" means the person who is either the proprietor of the hotel or any other person who has the right to rent rooms within the hotel, whether in the capacity of owner, lessee, mortgagee in possession, licensee or any other capacity. The owner or proprietor who is primarily responsible for operation of the hotel shall be deemed to be the principal operator. If the principal operator performs or assigns its functions, in whole or in part, through a managing agent, a booking agent, a room seller or room reseller, or any other agent or contractee, including but not limited to Hosting Platforms as defined in LAMC 12.03, on-line room sellers, on-line room resellers, and on-line travel agents, of any type or character other than an employee, those persons shall be deemed to be secondary operators.

Section 8. A new Chapter 170 of the Administrative Code is added to read as follows:

CHAPTER 170
SHORT-TERM RENTAL ENFORCEMENT TRUST FUND

Sec. 5.576. Creation and Administration of the Short-Term Rental Enforcement Trust Fund.

(a) There is hereby created and established within the Treasury of the City of Los Angeles a special fund to be known as the City of Los Angeles Short-Term Rental Enforcement Trust Fund (the Fund) for the purposes of receiving and disbursing monies to address the enforcement of Short-Term Rental activity in the City of Los Angeles. In addition to the initial deposit of funds, the Mayor and City Council may establish additional revenue sources and appropriate funds for deposit in the Fund from time to time. An amount equal to ten percent of the initial and continuing net revenue attributable to the transient occupancy tax received by the City, which are attributable to any Transient use other than a hotel, motel, bed and breakfast, transient occupancy residential structure or hostel, shall be placed in the fund. Any additional per night fee for Home-Sharing pursuant to LAMC Section 5.576.1 shall also be placed in the fund. The Fund shall be administered by the Department of City Planning.

(b) Money in this account shall be used exclusively for administration and enforcement of Short-Term Rental activities (rentals for periods of 30 consecutive days or less). Such activities shall include but not be limited to:

(1) Funding any necessary Short-Term rental enforcement staff
(2) Hiring any necessary third-party consultant to perform Short-Term rental enforcement services
(3) Monitoring and collecting information on Short-Term rental listings and rentals
(4) Establishing and maintaining a Home-Sharing registration database
(5) Locating and citing non-compliant listings and Short-Term rental activities
(6) Operating a hotline or complaint-intake system that collects and maintains information on all types of reported code violations

(c) All monies in the Fund shall be held separately from all other funds expended by the DCP. All monies loaned from the Fund shall be repaid to the Fund in accordance with the terms of the loan. The repaid principal and interest shall be placed in the Fund.

(d) Any gifts, contributions or other money received for the stated purposes of the Fund shall be placed in the Fund. All interest earnings accruing on money in the Fund shall become part of the Fund. Money in the Fund shall not revert to the Reserve Fund of the City.

(e) The Director of DCP or his or her designee shall make recommendations to the City Council for expenditures from the Fund. No expenditure may be made from the Fund without the prior approval of the Mayor and the City Council, unless otherwise authorized.

Sec. 5.576.1. **Daily Rates to be Charged for Home-Sharing**

(a) A rate of an amount to be determined by an administrative fee study prior to the effective date of the ordinance, charged per night of Home-Sharing booked pursuant to LAMC

Section 12.22 A.31, shall be collected by the Office of Finance and deposited in the Short-Term Rental Enforcement Trust Fund.

EXHIBIT B:
Environmental Clearance

B1: Exemption
B2: Negative Declaration (ENV-2016-1277-ND)

CPC-2016-1243-CA
September 13, 2018

CEQA Compliance – Exemption

Home-Sharing Ordinance
CPC-2016-1243-CA

PROJECT DESCRIPTION

An ordinance amending Sections 12.03, 12.22, 12.24, 19.01, and 21.7.2 of the Los Angeles Municipal Code (LAMC); and creating a new Section 5.576 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, except units subject to the regulations and restrictions set forth in the Rent Stabilization Ordinance ("RSO"), for no more than 120 days a year, unless registered for Extended Home Sharing; establishing a registration requirement, an application fee for hosts, a fee on nightly stays, and administrative fines for Home-Sharing; and directing a portion of Transient Occupancy Taxes and/or per-night fees derived from Home-Sharing to a new Short-Term Rental Enforcement Trust Fund. This is referred to as the City's proposed "Home Sharing Ordinance."

CEQA FINDINGS

Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(2) and 15061(b)(3), the adoption of the proposed Home-Sharing Ordinance is exempt from CEQA. As demonstrated in this document, the proposed ordinance is not a "project" as defined by CEQA Guidelines Section 15378. Additionally, the proposed ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the project may be a significant effect on the environment.

Impacts of the Home-Sharing Ordinance on the environment will be minor as it is not expected to spur any new development or direct physical effects. The City reasonably expects that implementation of the ordinance will result in fewer primary residences being offered for short-term rentals compared to what currently exists in the City, and better regulation of the activity of sharing certain primary residences for short-term rentals. Both results are unlikely to result in a reasonably foreseeable direct or indirect impact on the environment.

ANALYSIS

Existing Environmental Setting

For the purpose of CEQA, the analysis of potential environmental impacts from a "project" is based upon a comparison of the potential impacts of a project with the baseline. The baseline is generally the existing conditions at the time the City commences the environmental review of the project (CEQA Guidelines, section 15125(a)). This is the case even when the existing conditions are the result of prior illegal activities, including zoning and building code violations (See *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, 1452-1453, *Citizens for East*

Shore Park v. State Lands Commission (2011) 202 Cal.App.4th 549, 559-560.). The following provides a summary of the existing home-sharing activity in the City based upon data and information currently available. It should be noted that though short-term rental activity in the City of Los Angeles is largely prohibited by the City's Zoning Code, the City has been unable to regulate or enforce the City's prohibition of short-term rentals due to limited resources. As demonstrated by the data provided below, this inability to enforce the prohibition has led to considerable growth of the short-term rental industry in Los Angeles.

Short-term rentals have an increasingly larger presence in various neighborhoods of the City, despite their current illegality in all but a few cases (legal Bed and Breakfasts or Transient Occupancy Residential Structures). Based on Citywide data provided by short-term rental services company Host Compliance, LLC, as of October 2017[1] there are approximately 28,918 active short-term rental listings within the City of Los Angeles, which represent approximately 23,151 unique short-term rental units after duplicates and units available for longer-term stays are excluded.[2]

Of these 28,918 active short-term rental listings, approximately 19,953 (69%) are "entire home" listings. However, not all of these homes are actively rented or otherwise empty year-round, and therefore do not necessarily represent a loss in housing stock. Some of these "entire home" listings may be rented out to long-term tenants, or occupied by the homeowner, for the majority of the year. To better understand the potential impact of short-term rental listings on the housing stock, it is helpful to analyze the number of nights that a listing is rented per year. Table 1, on the following page, shows the estimated nights per year that active short-term rental listings are rented.

[1] Host Compliance, LLC. *Los Angeles: Short-Term Rental Market Overview*. October 2017.
[2] The number of active short-term rental listings (28,918) refers to all online advertisements on a short-term rental hosting platform, regardless of ownership, duplication or type of activity. This may include properties that do not necessarily meet the definition of a short-term rental, such as hotel room listings that are advertised on the platform. The number of unique short-term rental properties (23,151) reflects a more narrowly-tailored estimate, from which listings that do not meet the short-term rental definition have been excluded. This number has been further tailored to remove multiple listings located at a single property.

Table 1. Estimated Annual Nights Rented Per Year for Short-Term Rental[3]

Nights Hosted	Number of Listings	% of Listings
0 nights	10,653	36.8%
1 to 30 nights	2,027	7.0%
31 to 90 nights	4,850	16.8%
91 to 120 nights	2,147	7.4%
121 to 180 nights	2,673	9.2%
Over 180 nights	6,588	22.8%
Total Listings	**28,938**	**100.0%**

Source: Host Compliance LLC. October 2017. Los Angeles: Short-Term Rental Market Overview

The Host Compliance report estimates there are a total of 11,408 listings in Los Angeles renting for more than 90 days in the last year, with about 6,588 rented for more than 180 days. Units rented for more than 90 days a year as short-term rentals are unlikely to be available as long-term rentals, due to the fact that they would be unavailable for typical year-long leases. Therefore, one way of estimating the number of short-term rental listings that are likely to be unavailable for long-term rentals in Los Angeles is to consider this range of 6,588 to 11,408 units. When factoring in listings that do not meet the definition of a short-term rental, the range of unique housing units used primarily for short-term rentals is estimated to range between approximately 6,000-10,000 housing units.

Compared to the number of total housing units in the City (1.45 million), the range of 6,000-10,000 housing units potentially lost to short-term rentals is a relatively small fraction (less than 1 percent). However, the growth of the practice and its concentration in certain neighborhoods influences housing availability in an increasing number of communities throughout Los Angeles. This is particularly evident in Council Districts 4, 11, 13 and 5, as shown in Table 2, on the following page. The proposed ordinance is intended to limit these effects.

[3] Note that due to rounding errors and updates to available data, the total number of listings summarized in this table does not precisely equal the number of active short-term rental listings referenced elsewhere in this document. While there is some variation in the data reported, the general ratios are indicative of larger trends.

Table 2. Estimated Number of Active Short Term Rental Listings by Council District

Council District	Number of Active Short-Term Rental Listings	Percent of Total
1	1,860	6.4%
2	1,518	5.2%
3	709	2.5%
4	6,012	20.8%
5	3,499	12.1%
6	305	1.1%
7	107	0.4%
8	420	1.5%
9	211	0.7%
10	1,876	6.5%
11	5,842	20.2%
12	334	1.2%
13	4,157	14.4%
14	1,866	6.5%
15	202	0.7%
TOTAL	**28,918**	**100.0%**

Source: Host Compliance LLC. October 2017. Los Angeles: Short-Term Rental Market Overview

Host Compliance data from May 2016 and October 2017 show that short-term rental activity had increased by 45 percent over that 16-month period, which translates to a 34 percent annual growth rate when adjusted to a 12-month period.[4] Given the range of 6,000-10,000 longer-term rental units that are potentially lost as a result of short-term rental activity, a 34 percent growth

[4] These past growth rates are not an indicator of future growth under the proposed Home-Sharing Ordinance.

rate indicates an increase of approximately 1,500 to 2,500 longer-term rental units lost in the last year. While not all of these spaces would necessarily be rented out to a long-term tenant otherwise, that could be a viable alternative in many cases. For perspective, the City has lost about 1,300 units subject to the Rent Stabilization Ordinance (RSO) each year from all demolitions and condominium conversions combined since 2001.

Proposed Ordinance

This document provides an analysis of the most current version of the proposed ordinance, which contains additional provisions that the City Council requested DCP draft and include for purposes of further consideration by the City Council. On December 7, 2016 the City Council's Housing Committee conducted a hearing on the then proposed Home-Sharing Ordinance and after conducting the public hearing voted to recommend removal of the provision that would allow the short-term rental of non-primary residences for up to 15 days per year. On April 10, 2018, the City Council's Planning and Land Use Management (PLUM) Committee considered a March 22, 2018 report from the Department of City Planning, at which time the PLUM Committee voted to recommend modifying the proposed Home-Sharing Ordinance to reduce the number of days a primary residence may be used for short-term rental from 180 days to 120 days, and include additional provisions that would create procedures for short-term rentals to exceed the annual cap for future consideration by PLUM and the City Council. These recommendations were approved by the City Council on May 2, 2018, at which time the City Council referred the proposed revisions to the then draft ordinance to the City Planning Commission for further consideration.

The proposed ordinance includes regulations to permit only a subset of the current, existing short-term rentals. In addition, the short-term rentals permitted by this ordinance will be subject to an enhanced regulatory and enforcement environment. As set forth in the staff recommendation report, and modified by City Council as explained above, the ordinance includes the following key provisions:

1. All short-term rentals must be registered with the City (proposed LAMC Section 12.22 A.31(d)).
2. Only primary residences may be shared as short-term rentals (proposed LAMC Section 12.22 A.31(c)(2)).
3. Residences that are subject to the City's Rent Stabilization Ordinance are prohibited as shared short-term rentals (proposed LAMC Section 12.22 A.31(c)(2)).
4. Primary residences may be shared as a short-term rental for no more than 120 days per year, unless additional approval has been granted to exceed the cap and certain conditions have been met (extended home-sharing) (proposed LAMC Section 12.22 A.31(j)).
5. Rental units may only be utilized for home-sharing if the tenant obtains written approval by the landlord (proposed LAMC Section 12.22 A.31(c)(2)). Additionally, landlords may proactively preclude rental units from being used for home-sharing by submitting a written request to the Department of City Planning.

6. Full-time vacation rentals are still prohibited (proposed LAMC Section 12.22 A.31(d)).

The proposed ordinance includes procedures to allow for short-term rentals to exceed the annual cap, called “extended home-sharing.” Administrative approvals for extended home-sharing would require adherence with a set of requirements, would be valid for one year and would require annual renewal. The requirements are set forth in Section 12.22 A.31(j) of the Proposed Ordinance and include a requirement that there are no enforcement actions involving the short-term rental residence or the short-term rental host as the result of any nuisance violation. If properties are not able to meet the criteria for the administrative approval of extended home-sharing, then a discretionary application procedure would be available to participate in extended home-sharing. This discretionary process would require certain findings to be made, as well as CEQA environmental review.

In addition, the ordinance includes additional enforcement tools and resources, including setting aside 10% of the anticipated revenue from the Transient Occupancy Tax, which would be used to enforce the provisions of the ordinance.

Analysis

The proposed ordinance contains numerous provisions the City reasonably believes will lead to lower or decreased rates of short-term rental activity as a result of increased enforcement of new requirements. Currently, short-term rentals are not authorized by existing regulations. As a result of adopting the proposed ordinance, the City will better be able to enforce against illegal short term rentals. Although the proposed ordinance would allow for legal home-sharing uses for the first time in the City, it is expected that the new requirements will reduce home-sharing activity over the level of illegal short-term rental activity that is currently occurring, by providing a better enforcement mechanism.

In addition to increased enforcement ability, the proposed ordinance includes several requirements which are anticipated to reduce the amount of short-term rental activity in the City. This includes the requirements that all short-term rental listings must register with the City in order to be eligible for home-sharing. The ordinance requires that listings contain a registration number in order to easily verify this requirement, and establishes new procedures and revenue to allow for enforcement of the registration requirement. In addition, the ordinance places limits on the types of properties that would be eligible to participate in short-term rentals, including placing an annual cap on short-term rental properties that limits home-sharing to 120 nights per year, unless additional approval is granted to exceed the cap and certain conditions are met. The ordinance would also place a prohibition on home-sharing in housing units that are subject to the Rent Stabilization Ordinance, which applies to nearly forty-five percent of the City’s total housing units (approximately 620,000 units). The requirement that home-sharing be restricted to one’s primary residence will also disqualify a sizable portion of the current short-term rental operators, as further explained below.

While definitive numeric break-downs of the potential effects of the enforcement of specific provisions of the proposed ordinance are not available, the ordinance would have the greatest impact on the more active and intensively used listings, specifically the full-time short-term rental of single family residences as vacation rentals. These properties are currently illegally participating in short-term rentals as a short-term rental use is not legally authorized by the current Code, and would still be barred from legally participating in home-sharing as a result of the adoption and enforcement of the proposed ordinance. One the ordinance is in place, however, enforcement resources will be more robust.

The ordinance would also have an impact on the number of RSO units that are used for short-term rentals. According to the 2017 Host Compliance report, approximately fifty-five percent of active short-term rental listings in Los Angeles are located in multi-family buildings. Nearly eighty percent of *multi-family units* in Los Angeles are subject to the Rent Stabilization Ordinance (RSO), so it is possible that as many as forty-four percent of current short-term rental units are in RSO units.[5] These units would still be ineligible for home-sharing under the proposed ordinance, but the enforcement resources will be more robust.

The ordinance would additionally impact the number of short-term rentals that are currently in non-primary residences. A May 3, 2017 Budget Memo published by the City Administrative Officer[6] estimated that enforcement of the primary residency requirement could result in up to a 46% decline in short-term rental booking receipts.[7] While booking receipts cannot be directly translated to individual short-term rental units, it can reasonably be concluded that a prohibition on short-term rental activity in non-primary residences could result in up to approximately a 40% reduction in short-term rental activity.

One way to get a better sense of potential effects is to look at the results in a city that has a robust tourism industry and that adopted similar regulations. In May 2015, Santa Monica passed an ordinance that features important similarities to the City's proposed Home-Sharing ordinance. Like in the proposed Home-Sharing ordinance, Santa Monica limits home-sharing to primary residences, requires registration numbers on listings, and places responsibility on both hosts and hosting platforms to enforce the law.[8] Santa Monica does not have any limits on the number of

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[5] If 55% of STR are in multi-family units, and 80% of multi-family units are subject to the RSO, then approximately 44% of STR could be RSO units (55% x 80% = 44%).

[6] City Administrative Officer. *Budget Memo 118: City Planning - Short-Term Rental Transient Occupancy Tax.* May 3, 2017. http://cao.lacity.org/budgetmemos/FY%202017-18%20All%20CAO%20Budget%20Memos.pdf

[7] The CAO report estimated a 63.37% total decline in short-term rental booking receipts; however, 20% of that decline (approximately 15% overall) was attributed to the impact of the (then-proposed) annual cap of 180 days. Since then, the annual cap has been reduced to 120 days, and a new process has been proposed to allow for extended home-sharing activity to extend beyond that cap. Since this extended home-sharing process was not anticipated in the CAO report, the Department has not included the full 63.37% decline in this analysis.

[8] There are differences in the ordinances as well. Santa Monica's ordinance requires that short-term stays be "hosted", meaning the host must reside at the property at the time of the stay (not out of town). However Santa Monica staff responsible for the enforcement of that city's home-sharing ordinance report

nights per year that a host can operate a home-share. After Santa Monica began implementing the ordinance in June 2015, total short-term listings in the city are estimated to have dropped from about 1,400 listings to less than 1,000 in the first year (a decline of 30%). Based on discussions with staff in Santa Monica, the reduction of online listings in Santa Monica is due in large part to the staff resources devoted to pro-active enforcement. The City's proposed Home-Sharing ordinance requires that significant resources be dedicated to the enforcement of the ordinance, in particular efforts against illegal listings. This level of resources would allow for a combination of staff resources and third party consultants to enforce the law in the same manner as has been done in Santa Monica.

San Francisco also adopted an ordinance (effective February 2015) that is similar to the proposed Home-Sharing ordinance. Specifically, San Francisco's ordinance limits short-term rentals to primary residences, requires hosts to register as a business, and limits unhosted rentals (which occur when the host is not present in the unit during the guests' stay) to 90 nights per year. The San Francisco Chronicle published a report on February 16, 2018 which showed a 55 percent reduction in short-term rental listings in the City as a result of enforcement of the ordinance.[9] The 55 percent reduction was observed after the City began enforcing registration requirements on January 16, 2018, based on a comparison of the number of active listings on home-sharing platforms Airbnb, HomeAway and FlipKey on August, 29 2017 and January 19, 2018. In particular, the largest reduction in short-term rental listings was observed in neighborhoods that have higher proportions of renters, due in part to the requirement that renters need landlord approval to register for home-sharing. The same requirement would apply under the City's proposed Home-Sharing ordinance, and as such it is anticipated that a similar decline would be observed in Los Angeles.

Based on these available assumptions and the actual results observed in cities with comparable regulations, the City reasonably estimates that the impact of enforcement of the proposed ordinance would reasonably result in approximately a 20% to 40% reduction in short-term rental activity. Based on the data available from Host Compliance, the City would expect that this would lead to a reduction to between approximately 11,000 and 15,000 active listings from the baseline range of 18,285 active listings (those that are rented for one or more nights per year). This estimate is in line with the impacts observed in the City of Santa Monica and the City and County of San Francisco, both of which recently adopted similar regulations. This estimate is based on the assumption that most short-term rental activity that is currently illegal activity would discontinue after adoption of the ordinance; however, it is possible that the reduction may not be as drastic if current short-term rental hosts qualify for home-sharing registration and are thereby able to continue renting out portions of their home on a short-term basis. Nevertheless, the City

say they are typically unable to enforce this provision because Santa Monica staff have not identified an effective tool to enforce this rule. The proposed Los Angeles ordinance prohibits home-sharing in units subject to the Rent Stabilization Ordinance, which disqualifies nearly half of the City's housing stock from participating in home-sharing.

[9] Carolyn Said, "A Leaner Vacation Market," San Francisco Chronicle, February 16, 2018. https://www.sfchronicle.com/business/article/SF-short-term-rentals-transformed-as-Airbnb-12617798.php

anticipates a reduction in home-sharing activity as a result of enforcement of the proposed ordinance.

In addition to considering the direct effects of the proposed ordinance on short-term rental activity in the City, staff also considered whether there would be any anticipated indirect impacts on hotel and motel occupancy rates. Specifically, staff considered whether stays in residential short-term rentals may currently lead to reduced demand for typical hotels, motels and bed and breakfasts; and whether a potential impact of the reduction in short-term rental activity in the City may result in increased demand and occupancy rates. The best research the City has located regarding the relationship between hotels and short-term rentals is based on a study of Airbnb stays in Austin, TX[10]. While the study found a significant inverse relationship between hotel revenues and Airbnb stays, it found a near-zero impact on occupancy rates, which is a more relevant metric for assessing potential environmental impacts. Specifically, the study found that a 10% increase in Airbnb listings is associated with a .0005 percent decrease in hotel occupancy rates. This is in line with current information in Los Angeles, where demand for hotel rooms has increased in recent years, despite the ascendance of short-term rentals[11]. Given this assumption, if a 20-40% reduction in short-term activity were to occur as a result of the proposed ordinance, as is reasonably estimated above, changes in hotel occupancy rates would be negligible (an estimated .001-.002 percent increase). This .001 to .002 percent projected increase compares to a decrease in occupancy rate of 1.6% recorded in Los Angeles County through 2017. The impacts of the proposed ordinance on hotel and motel occupancy rates are thereby considered negligible.

In the longer term, short-term rentals may be seen to also affect the hotel industry's investment and development decisions. However, there is no clear evidence of this potential outcome in Los Angeles. During a period of rapid increase in the number of short-term rentals, hotel development has also undergone a significant increase. In January 2016, the Los Angeles Tourism and Convention Board reported that approximately 83 new hotels, with 14,650 guest rooms, were under development. Given current behavior of the hotel industry in constructing a significant number of hotels during a time when the number of short-term rentals have also increased significantly, the proposed ordinance restricting short-term rentals is not likely to influence decisions related to hotel construction. The larger factor is clearly the higher demand for short-term stays overall, as reflected by a record number of visits to the Los Angeles region as well as the record number of hotel room nights sold in 2017 (29.4 million). The increase in hotel development will be sufficient to absorb the largely insignificant increase in hotel occupancy rates associated with the ordinance.

As stated above, there is currently very little effective enforcement against short-term rentals in the City of Los Angeles, the vast majority of which are believed to be operating in violation of current Municipal Code regulations. Therefore, if someone is interested in renting out residential space on an online hosting platform, they are unlikely to wait until a new regulatory system is put in place to engage in such activities. They are already engaging in short-term rental activities.

[10] Georgios Zervas, Davide Proserpio, and John W. Byers (*2017*). The Rise of the Sharing Economy: Estimating the Impact of Airbnb on the Hotel Industry. Journal of Marketing Research: October 2017, Vol. 54, No. 5, pp. 687-705.
[11] Los Angeles Tourism and Convention Board. Los Angeles Tourism Quick Facts 2017

This conclusion is reinforced by the data provided above that show that as of October 19, 2017 there are approximately 28,918 active short-term rental listings in the City of Los Angeles.

As such, the proposed ordinance would not likely induce any new short-term rentals to take place. On the contrary, as discussed above, it is anticipated that the number of short-term rentals is likely to decline as a result of the proposed ordinance. The City expects many owners of the few thousand homes that would be ineligible for Home-Sharing will discontinue renting their housing units as short-term rentals. Many are likely to end or shorten their activities to fewer than 120 days, leading to a net reduction in short-term rental activity Citywide. This reduction is anticipated to occur, even in light of the City Council recommendations to allow for properties to apply for extended home-sharing beyond the 120-day limit. While it is not known how many hosts would be eligible to apply for extended home-sharing, there are currently approximately 7,500 properties that provide home-sharing for more than 120 days per year. It is important to note, however, that many of these properties would not be eligible for home-sharing or extended home-sharing under the primary residence requirement, prohibition on home-sharing in RSO units, and other requirements. Thus, the net effect of the requirements of the proposed ordinance, along with additional resources for enforcement, are expected to result in a reduction in the number of short-term rentals in the City. For the purposes of CEQA, these reductions are therefore anticipated to result in a reduction in environmental impacts caused by short-term rentals, and as such the proposed Home-Sharing ordinance is not expected to have a significant impact on the environment.

At the more local level, the impact on the residential environment is also likely to be minimal regardless of the exact magnitude of the change in short-term rental activity. With the regulations set forth by the Home-Sharing ordinance, the operation of short-term rental uses would be similar to the operation of a regular occupied home in any residential neighborhood. In fact, oftentimes a bedroom or unit that is used exclusively for a short-term rental is likely to be used less intensely than a full-time, long-term occupied bedroom or unit, and would also be vacant more frequently than a unit or bedroom that is used exclusively as a permanent residence (and as such would have lower operational impacts).

Finally, because only primary residences may be used for short-term rentals, there is no economic incentive to construct new residences for short-term rentals. The City's ordinance should ensure that short-term rental activity will only be an ancillary use to the primary residential use of the residence.

The above analysis concludes that short-term rental activity is likely to decline as a result of the ordinance for the following reasons: (1) the ordinance as proposed permits only residential units used as primary residences to be used as short-term rentals; (2) the ordinance prohibits residential units subject to the City's Rent Stabilization Ordinance stabilization ordinance from use as short-term rentals; (3) the ordinance permits an individual or entity to list only one unit or single family residence as a short-term rental; (4) the ordinance limits home-sharing to an annual cap of 120-days, unless additional approval is granted to exceed the cap and certain additional conditions are met; (5) the ordinance requires that all short-term rentals be registered with the

City; (6) the ordinance requires renters who seek to rent their units as short term rentals to obtain permission from their landlords; and (7) the ordinance mandates that ten percent (10%) of the TOT revenue generated from home-sharing rentals be allocated for administration and enforcement of the ordinance's regulations and prohibitions. These regulations will necessarily limit the units available to be used as short-term rentals and may discourage individuals that are currently listing units or residences as short-term rentals from continuing to do so because of the registration requirement and the additional regulations and enforcement. Reductions in the number of short-term rentals should be more pronounced in areas with greater concentrations of entire residences that are listed as short-term rentals. The proposed ordinance amends Sections 12.03, 12.22, 12.24, 19.01 and 21.7.2 of the Los Angeles Municipal Code (LAMC) and will be applicable to all parcels in which residential uses are permitted or currently exist.

CONCLUSION

Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(2) and 15061(b)(3), the adoption of the proposed Home-Sharing Ordinance is exempt from CEQA. As demonstrated in this document, the proposed ordinance is not a "project" as defined by CEQA Guidelines Section 15378. Additionally, the proposed ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the project may be a significant effect on the environment.

On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The analysis reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Planning Department in Room 278, 200 North Spring Street in Los Angeles, California.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED NEGATIVE DECLARATION

LEAD CITY AGENCY:	**COUNCIL DISTRICT:**
City of Los Angeles	CD 1 – CD 15

PROJECT TITLE:	**ENVIRONMENTAL CASE NO:**
Home-Sharing Ordinance	ENV-2016-1277-ND

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION:

An ordinance amending Sections 12.03, 12.22, 12.24, 19.01, and 21.7.2 of the Los Angeles Municipal Code (LAMC); and creating a new Section 5.576 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, except units subject to the regulations and restrictions set forth in the Rent Stabilization Ordinance ("RSO"), for no more than 120 days a year, unless registered for Extended Home Sharing; establishing a registration requirement, an application fee for hosts, a fee on nightly stays, and administrative fines for Home-Sharing; and directing a portion of Transient Occupancy Taxes and/or per-night fees derived from Home-Sharing to a new Short-Term Rental Enforcement Trust Fund. This is referred to as the City's proposed "Home Sharing Ordinance."

FINDING: The Department of City Planning of the City of Los Angeles finds that the proposed Project WILL NOT have a significant effect on the environment, an ENVIRONMENTAL IMPACT REPORT is NOT required. The INITIAL STUDY/NEGATIVE DECLARATION prepared for this project is attached.

NAME OF PERSON PREPARING FORM:	**PLANNER NAME AND TITLE:**	**TELEPHONE NUMBER:**
Los Angeles Department of City Planning	Cally Hardy, Planning Assistant	213-978-1643
ADDRESS 200 N. Spring Street, Room 750 Los Angeles, CA 90012	**SIGNATURE (Official)** Cally Hardy	**DATE:** 8/24/2018

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY AND CHECKLIST (Article IV B City CEQA Guidelines)

LEAD CITY AGENCY:	**COUNCIL DISTRICT:**	**DATE:**
City of Los Angeles	CD 1 – CD 15	August 24, 2018

RESPONSIBLE AGENCY: Department of City Planning

ENVIRONMENTAL CASE:	
ENV-2017-3410-ND	

PROJECT DESCRIPTION:

An ordinance amending Sections 12.03, 12.22, 12.24, 19.01, and 21.7.2 of the Los Angeles Municipal Code (LAMC); and creating a new Section 5.576 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, except units subject to the regulations and restrictions set forth in the Rent Stabilization Ordinance ("RSO"), for no more than 120 days a year, unless registered for Extended Home Sharing; establishing a registration requirement, an application fee for hosts, a fee on nightly stays, and administrative fines for Home-Sharing; and directing a portion of Transient Occupancy Taxes and/or per-night fees derived from Home-Sharing to a new Short-Term Rental Enforcement Trust Fund. This is referred to as the City's proposed "Home Sharing Ordinance."

ENVIRONMENTAL SETTING: Citywide zoning ordinance.

PROJECT LOCATION: The City of Los Angeles

COMMUNITY PLAN AREA: All		**AREA PLANNING COMMISSION:**	**CERTFIED NEIGHBORHOOD COUNCIL:**
STATUS: ❑ Preliminary ❑ Proposed ☒ **ADOPTED,**	☒ Does Conform to Plan ❑ Does NOT Conform to Plan	All	All

EXISTING ZONING: Generally multi-family residential zones and commercial zones.	**LA River Adjacent:** Yes
GENERAL PLAN LAND USE: Various	

Determination (To be completed by Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Planning Assistant **Title**	213-978-1643 **Phone**

INITIAL STUDY CHECKLIST

Evaluation of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

a. Earlier Analysis Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9. The explanation of each issue should identify:

a. The significance criteria or threshold, if any, used to evaluate each question; and

b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

❑ AESTHETICS	❑ GREENHOUSE GAS EMISSIONS	❑ POPULATION AND HOUSING
❑ AGRICULTURE AND FOREST RESOURCES	❑ HAZARDS AND HAZARDOUS MATERIALS	❑ PUBLIC SERVICES
❑ AIR QUALITY	❑HYDROLOGY AND WATER QUALITY	❑ RECREATION
❑ BIOLOGICAL RESOURCES	❑ LAND USE AND PLANNING	❑ TRANSPORTATION AND TRAFFIC
❑ CULTURAL RESOURCES	❑ MINERAL RESOURCES	❑ TRIBAL CULTURAL RESOURCES
❑ ENERGY	❑ NOISE	❑ UTILITIES
❑ GEOLOGY AND SOILS		❑ MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

PROPONENT NAME:
City of Los Angeles Department of City Planning

PHONE NUMBER:
213-978-1643

PROPONENTADDRESS:
200 N. Spring St., Room 750
Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST:
City of Los Angeles Department of City Planning

DATE:
August 24, 2018

PROPOSAL NAME (If Applicable):
Home-Sharing Ordinance

WOULD THE PROJECT:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	**AESTHETICS**				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?	❑	❑	❑	☒
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?	❑	❑	❑	☒
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?	❑	❑	❑	☒
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?	❑	❑	❑	☒
II.	**AGRICULTURE AND FOREST RESOURCES**				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?	❑	❑	❑	☒
b.	CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?	❑	❑	❑	☒
c.	CONFLICT WITH EXISTING ZONING FOR, OR CAUSE REZONING OF, FOREST LAND (AS DEFINED IN PUBLIC RESOURCES CODE SECTION 1220(G)), TIMBERLAND (AS DEFINED BY PUBLIC RESOURCES CODE SECTION 4526), OR TIMBERLAND ZONED TIMBERLAND PRODUCTION (AS DEFINED BY GOVERNMENT CODE SECTION 51104(G))?	❑	❑	❑	☒
d.	RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?	❑	❑	❑	☒
e.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE?	❑	❑	❑	☒
III.	**AIR QUALITY**				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?	❑	❑	❑	☒
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?	❑	❑	❑	☒
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?	❑	❑	❑	☒
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?	❑	❑	❑	☒
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?	❑	❑	❑	☒

WOULD THE PROJECT:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV.	**BIOLOGICAL RESOURCES**				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?	❑	❑	❑	☒
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?	❑	❑	❑	☒
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?	❑	❑	❑	☒
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?	❑	❑	❑	☒
e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?	❑	❑	❑	☒
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?	❑	❑	❑	☒
V.	**CULTURAL RESOURCES**				
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA SECTION 15064.5?	❑	❑	❑	☒
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA SECTION 15064.5?	❑	❑	❑	☒
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?	❑	❑	❑	☒
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?	❑	❑	❑	☒
VI.	**GEOLOGY AND SOILS**				
a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING:				
i.	RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA	❑	❑	❑	☒

WOULD THE PROJECT:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				
ii.	STRONG SEISMIC GROUND SHAKING?	❑	❑	❑	☒
iii.	SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?	❑	❑	❑	☒
iv.	LANDSLIDES?	❑	❑	❑	☒
b.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?	❑	❑	❑	☒
c.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?	❑	❑	❑	☒
d.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?	❑	❑	❑	☒
e.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?	❑	❑	❑	☒
VII.	**GREENHOUSE GAS EMISSIONS**				
a.	GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?	❑	❑	❑	☒
b.	CONFLICT WITH AN APPLICABLE PLAN, POLICY OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?	❑	❑	❑	☒
VIII.	**HAZARDS AND HAZARDOUS MATERIALS**				
a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS	❑	❑	❑	☒
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?	❑	❑	❑	☒
c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?	❑	❑	❑	☒
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?	❑	❑	❑	☒
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD	❑	❑	❑	☒

	WOULD THE PROJECT:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?	❑	❑	❑	☒
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?	❑	❑	❑	☒
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?	❑	❑	❑	☒
IX.	**HYDROLOGY AND WATER QUALITY**				
a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?	❑	❑	❑	☒
b.	SUBSTANTIALLY DEPLETE GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?	❑	❑	❑	☒
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?	❑	❑	❑	☒
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?	❑	❑	❑	☒
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?	❑	❑	❑	☒
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?	❑	❑	❑	☒
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?	❑	❑	❑	☒
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?	❑	❑	❑	☒
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INQUIRY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?	❑	❑	❑	☒
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?	❑	❑	❑	☒

WOULD THE PROJECT:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI.	**LAND USE AND PLANNING**				
a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?	❑	❑	❑	☒
b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?	❑	❑	❑	☒
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?	❑	❑	❑	☒
XI.	**MINERAL RESOURCES**				
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?	❑	❑	❑	☒
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?	❑	❑	❑	☒
XII.	**NOISE**				
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?	❑	❑	☒	❑
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?	❑	❑	❑	☒
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?	❑	❑	☒	❑
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?	❑	❑	☒	❑
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?	❑	❑	❑	☒
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?	❑	❑	❑	☒
XIII.	**POPULATION AND HOUSING**				
a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?	❑	❑	❑	☒
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?	❑	❑	☒	❑

WOULD THE PROJECT:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?	❑	❑	☒	❑
XIV. PUBLIC SERVICES					
a.	FIRE PROTECTION?	❑	❑	❑	☒
b.	POLICE PROTECTION?	❑	❑	❑	☒
c.	SCHOOLS?	❑	❑	❑	☒
d.	PARKS?	❑	❑	❑	☒
e.	OTHER PUBLIC FACILITIES?	❑	❑	❑	☒
XV. RECREATION					
a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?	❑	❑	❑	☒
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?	❑	❑	❑	☒
XVI. TRANSPORTATION/CIRCULATION					
a.	CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ESTABLISHING MEASURES OF EFFECTIVENESS FOR THE PERFORMANCE OF THE CIRCULATION SYSTEM, TAKING INTO ACCOUNT ALL MODES OF TRANSPORTATION INCLUDING MASS TRANSIT AND NON-MOTORIZED TRAVEL AND RELEVANT COMPONENTS OF THE CIRCULATION SYSTEM, INCLUDING BUT NOT LIMITED TO INTERSECTIONS, STREETS, HIGHWAYS AND FREEWAYS, PEDESTRIAN AND BICYCLE PATHS AND MASS TRANSIT?	❑	❑	❑	☒
b.	CONFLICT WITH AN APPLICABLE CONGESTION MANAGEMENT PROGRAM, INCLUDING BUT NOT LIMITED TO LEVEL OF SERVICE STANDARDS AND TRAVEL DEMAND MEASURES, OR OTHER STANDARDS ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?	❑	❑	❑	☒
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?	❑	❑	❑	☒
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?	❑	❑	❑	☒
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?	❑	❑	❑	☒
f.	CONFLICT WITH ADOPTED POLICIES, PLANS OR PROGRAMS REGARDING PUBLIC TRANSIT, BICYCLE, OR PEDESTRIAN FACILITIES, OR OTHERWISE DECREASE THE PERFORMANCE OR SAFETY OF SUCH FACILITIES?	❑	❑	❑	☒
XVII. TRIBAL CULTURAL RESOURCES					

WOULD THE PROJECT:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	BE LISTED OR ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, OR IN A LOCAL REGISTER OF HISTORICAL RESOURCES AS DEFINED IN PUBLIC RESOURCE CODE SECTION 5020.1(K)?	❑	❑	❑	☒
b.	BE A RESOURCE DETERMINED BY THE LEAD AGENCY, IN ITS DISCRETION AND SUPPORTED BY SUBSTANTIAL EVIDENCE, TO BE SIGNIFICANT PURSUANT TO CRITERIA SET FORTH IN SUBDIVISION (C) OF PUBLIC RESOURCES CODE SECTION 5024.1? IN APPLYING THE CRITERIA SET FORTH IN SUBDIVISION (C) OF PUBLIC RESOURCES CODE SECTION 5024.1, THE LEAD AGENCY SHALL CONSIDER THE SIGNIFICANCE OF THE RESOURCE TO A CALIFORNIA NATIVE AMERICAN TRIBE.	❑	❑	❑	☒
XVIII.UTILITIES					
a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?	❑	❑	❑	☒
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?	❑	❑	❑	☒
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?	❑	❑	❑	☒
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?	❑	❑	❑	☒
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT'S PROJECTED DEMAND IN ADDITION TO THE PROVIDER'S EXISTING COMMITMENTS?	❑	❑	❑	☒
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT'S SOLID WASTE DISPOSAL NEEDS?	❑	❑	❑	☒
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?	❑	❑	❑	☒
XIX. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?	❑	❑	❑	☒
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? ("CUMULATIVELY CONSIDERABLE" MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN	❑	❑	❑	☒

	WOULD THE PROJECT:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).				
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?	❑	❑	❑	☒

DISCUSSION OF THE ENVIRONMENTAL EVALUATION

The Environmental Impact Assessment includes the use of City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, Geology, etc.). Impact evaluations are based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigations, and other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the City's Proposed Ordinance and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with CEQA and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts.

The proposed Project as identified in the Project Description, with required mitigation imposed, will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that an Environmental Impact Report is not necessary.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the Department of City Planning, City Hall, 200 N Spring Street, Room 750.

For City information, addresses, and phone numbers: visit the Environmental Review Unit, Room 750, City Hall, 200 N Spring Street, or the City's websites at: http://www.lacity.org; and City Planning and Zoning Information Mapping Automated System (ZIMAS) at http://www.cityplanning.lacity.org/.

Engineering/Infrastructure/Topographic Maps/Parcel Information is available at http://boemaps.eng.ci.la.ca.us/index0.1htm or City's main website under the heading "Navigate LA."

PLANNER NAME:	TITLE:	TELEPHONE NO:	DATE:
Cally Hardy	Planning Assistant	213-978-1643	August 24, 2018

ENVIRONMENTAL IMPACT ANALYSIS

Case No. ENV-2016-1277-ND

Project Description

An ordinance amending Sections 12.03, 12.22, 12.24, 19.01, and 21.7.2 of the Los Angeles Municipal Code (LAMC); and creating a new Section 5.576 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, except units subject to the regulations and restrictions set forth in the Rent Stabilization Ordinance ("RSO"), for no more than 120 days a year, unless registered for Extended Home Sharing; establishing a registration requirement, an application fee for hosts, a fee on nightly stays, and administrative fines for Home-Sharing; and directing a portion of Transient Occupancy Taxes and/or per-night fees derived from Home-Sharing to a new Short-Term Rental Enforcement Trust Fund. This is referred to as the City's proposed "Home Sharing Ordinance."

Executive Summary

The City has determined the proposed ordinance qualifies under the "common sense" CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3) and 15060(c)(2), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. The substantial evidence supporting that determination is contained in a separate CEQA Narrative included in Exhibit B.1 of the staff recommendation report dated September 2018. Despite that determination, out of an abundance of caution, the City has also prepared this Initial Study that has resulted in the determination the Home-Sharing Ordinance will not have a significant impact on the environment. This Initial Study provides the substantial evidence to support the adoption of a Negative Declaration.

As set forth in this Initial Study, the direct impacts of the ordinance on the environment will be minor as it is not expected to spur any new development, cause direct physical impacts or reasonably foreseeable indirect environmental impacts. The City reasonably anticipates that implementation of the ordinance will result in fewer residences being offered for short-term rentals compared to the current level of short-term rental activity in the City, and better regulation of the activity of sharing certain primary residences for short-term rentals. Both results are not anticipated to create a foreseeable physical impact on the environment. As set forth in more detail below, the City has reached these conclusions after conducting extensive investigation and research regarding the effects of implementation of the same or comparable regulations in other cities and jurisdictions.

Existing Environmental Setting

For the purpose of CEQA, the analysis of potential environmental impacts from a "project" is based upon a comparison of the potential impacts of a project with the baseline. The baseline is

generally the existing conditions at the time the City commences the environmental review of the project (CEQA Guidelines, section 15125(a)). This is the case even when the existing conditions are the result of prior illegal activities, including zoning and building code violations (See *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, 1452-1453, *Citizens for East Shore Park v. State Lands Commission* (2011) 202 Cal.App.4th 549, 559-560.). The following provides a summary of the existing home-sharing activity in the City based upon data and information currently available. It should be noted that though short-term rental activity in the City of Los Angeles is largely prohibited by the City's Zoning Code, the City has been unable to regulate or enforce the City's prohibition of short-term rentals due to limited resources. As demonstrated by the data provided below, this inability to enforce the prohibition has led to considerable growth of the short-term rental industry in Los Angeles.

Short-term rentals have an increasingly larger presence in various neighborhoods of the City, despite their current illegality in all but a few cases (legal Bed and Breakfasts or Transient Occupancy Residential Structures). Based on Citywide data provided by short-term rental services company Host Compliance, LLC, as of October 2017[1] there are approximately 28,918 active short-term rental listings within the City of Los Angeles, which represent approximately 23,151 unique short-term rental units after duplicates and units available for longer-term stays are excluded.[2]

Of these 28,918 active short-term rental listings, approximately 19,953 (69%) are "entire home" listings. However, not all of these homes are actively rented or otherwise empty year-round, and therefore do not necessarily represent a loss in housing stock. Some of these "entire home" listings may be rented out to long-term tenants, or occupied by the homeowner, for the majority of the year. To better understand the potential impact of short-term rental listings on the housing stock, it is helpful to analyze the number of nights that a listing is rented per year. Table 1, on the following page, shows the estimated nights per year that active short-term rental listings are rented.

[1] Host Compliance, LLC. *Los Angeles: Short-Term Rental Market Overview*. October 2017.
[2] The number of active short-term rental listings (28,918) refers to all online advertisements on a short-term rental hosting platform, regardless of ownership, duplication or type of activity. This may include properties that do not necessarily meet the definition of a short-term rental, such as hotel room listings that are advertised on the platform. The number of unique short-term rental properties (23,151) reflects a more narrowly-tailored estimate, from which listings that do not meet the short-term rental definition have been excluded. This number has been further tailored to remove multiple listings located at a single property.

Table 1. Estimated Annual Nights Rented Per Year for Short-Term Rental[3]

Nights Hosted	Number of Listings	% of Listings
0 nights	10,653	36.8%
1 to 30 nights	2,027	7.0%
31 to 90 nights	4,850	16.8%
91 to 120 nights	2,147	7.4%
121 to 180 nights	2,673	9.2%
Over 180 nights	6,588	22.8%
Total Listings	**28,938**	**100.0%**

Source: Host Compliance LLC. October 2017. Los Angeles: Short-Term Rental Market Overview

The Host Compliance report estimates there are a total of 11,408 listings in Los Angeles renting for more than 90 days in the last year, with about 6,588 rented for more than 180 days. Units rented for more than 90 days a year as short-term rentals are unlikely to be available as long-term rentals, due to the fact that they would be unavailable for typical year-long leases. Therefore, one way of estimating the number of short-term rental listings that are likely to be unavailable for long-term rentals in Los Angeles is to consider this range of 6,588 to 11,408 units. When factoring in listings that do not meet the definition of a short-term rental, the range of unique housing units used primarily for short-term rentals is estimated to range between approximately 6,000-10,000 housing units.

Compared to the number of total housing units in the City (1.45 million), the range of 6,000-10,000 housing units potentially lost to short-term rentals is a relatively small fraction (less than 1 percent). However, the growth of the practice and its concentration in certain neighborhoods influences housing availability in an increasing number of communities throughout Los Angeles. This is particularly evident in Council Districts 4, 11, 13 and 5, as shown in Table 2, on the following page. The proposed ordinance is intended to limit these effects.

[3] Note that due to rounding errors and updates to available data, the total number of listings summarized in this table does not precisely equal the number of active short-term rental listings referenced elsewhere in this document. While there is some variation in the data reported, the general ratios are indicative of larger trends.

Table 2. Estimated Number of Active Short Term Rental Listings by Council District

Council District	Number of Active Short-Term Rental Listings	Percent of Total
1	1,860	6.4%
2	1,518	5.2%
3	709	2.5%
4	6,012	20.8%
5	3,499	12.1%
6	305	1.1%
7	107	0.4%
8	420	1.5%
9	211	0.7%
10	1,876	6.5%
11	5,842	20.2%
12	334	1.2%
13	4,157	14.4%
14	1,866	6.5%
15	202	0.7%
TOTAL	**28,918**	**100.0%**

Source: Host Compliance LLC. October 2017. Los Angeles: Short-Term Rental Market Overview

Host Compliance data from May 2016 and October 2017 show that short-term rental activity had increased by 45 percent over that 16-month period, which translates to a 34 percent annual growth rate when adjusted to a 12-month period.[4] Given the range of 6,000-10,000 longer-term rental units that are potentially lost as a result of short-term rental activity, a 34 percent growth

[4] These past growth rates are not an indicator of future growth under the proposed Home-Sharing Ordinance.

rate indicates an increase of approximately 1,500 to 2,500 longer-term rental units lost in the last year. While not all of these spaces would necessarily be rented out to a long-term tenant otherwise, that could be a viable alternative in many cases. For perspective, the City has lost about 1,300 units subject to the Rent Stabilization Ordinance (RSO) each year from all demolitions and condominium conversions combined since 2001.

Proposed Ordinance

This document provides an analysis of the most current version of the proposed ordinance, which contains additional provisions that the City Council requested DCP draft and include for purposes of further consideration by the City Council. On December 7, 2016 the City Council's Housing Committee conducted a hearing on the then proposed Home-Sharing Ordinance and after conducting the public hearing voted to recommend removal of the provision that would allow the short-term rental of non-primary residences for up to 15 days per year. On April 10, 2018, the City Council's Planning and Land Use Management (PLUM) Committee considered a March 22, 2018 report from the Department of City Planning, at which time the PLUM Committee voted to recommend modifying the proposed Home-Sharing Ordinance to reduce the number of days a primary residence may be used for short-term rental from 180 days to 120 days, and include additional provisions that would create procedures for short-term rentals to exceed the annual cap for future consideration by PLUM and the City Council. These recommendations were approved by the City Council on May 2, 2018, at which time the City Council referred the proposed revisions to the then draft ordinance to the City Planning Commission for further consideration.

The proposed ordinance includes regulations to permit only a subset of the current, existing short-term rentals. In addition, the short-term rentals permitted by this ordinance will be subject to an enhanced regulatory and enforcement environment. As set forth in the staff recommendation report, and modified by City Council as explained above, the ordinance includes the following key provisions:

1. All short-term rentals must be registered with the City (proposed LAMC Section 12.22 A.31(d)).
2. Only primary residences may be shared as short-term rentals (proposed LAMC Section 12.22 A.31(c)(2)).
3. Residences that are subject to the City's Rent Stabilization Ordinance are prohibited as shared short-term rentals (proposed LAMC Section 12.22 A.31(c)(2)).
4. Primary residences may be shared as a short-term rental for no more than 120 days per year, unless additional approval has been granted to exceed the cap and certain conditions have been met (extended home-sharing) (proposed LAMC Section 12.22 A.31(j)).
5. Rental units may only be utilized for home-sharing if the tenant obtains written approval by the landlord (proposed LAMC Section 12.22 A.31(c)(2)). Additionally, landlords may proactively preclude rental units from being used for home-sharing by submitting a written request to the Department of City Planning.

6. Full-time vacation rentals are still prohibited (proposed LAMC Section 12.22 A.31(d)).

The proposed ordinance includes procedures to allow for short-term rentals to exceed the annual cap, called "extended home-sharing." Administrative approvals for extended home-sharing would require adherence with a set of requirements, would be valid for one year and would require annual renewal. The requirements are set forth in Section 12.22 A.31(j) of the Proposed Ordinance and include a requirement that there are no enforcement actions involving the short-term rental residence or the short-term rental host as the result of any nuisance violation. If properties are not able to meet the criteria for the administrative approval of extended home-sharing, then a discretionary application procedure would be available to participate in extended home-sharing. This discretionary process would require certain findings to be made, as well as CEQA environmental review.

In addition, the ordinance includes additional enforcement tools and resources, including setting aside 10% of the anticipated revenue from the Transient Occupancy Tax, which would be used to enforce the provisions of the ordinance.

Analysis

The proposed ordinance contains numerous provisions the City reasonably believes will lead to lower or decreased rates of short-term rental activity as a result of increased enforcement of new requirements. Currently, short-term rentals are not authorized by existing regulations. As a result of adopting the proposed ordinance, the City will better be able to enforce against illegal short term rentals. Although the proposed ordinance would allow for legal home-sharing uses for the first time in the City, it is expected that the new requirements will reduce home-sharing activity over the level of illegal short-term rental activity that is currently occurring, by providing a better enforcement mechanism.

In addition to increased enforcement ability, the proposed ordinance includes several requirements which are anticipated to reduce the amount of short-term rental activity in the City. This includes the requirements that all short-term rental listings must register with the City in order to be eligible for home-sharing. The ordinance requires that listings contain a registration number in order to easily verify this requirement, and establishes new procedures and revenue to allow for enforcement of the registration requirement. In addition, the ordinance places limits on the types of properties that would be eligible to participate in short-term rentals, including placing an annual cap on short-term rental properties that limits home-sharing to 120 nights per year, unless additional approval is granted to exceed the cap and certain conditions are met. The ordinance would also place a prohibition on home-sharing in housing units that are subject to the Rent Stabilization Ordinance, which applies to nearly forty-five percent of the City's total housing units (approximately 620,000 units). The requirement that home-sharing be restricted to one's primary residence will also disqualify a sizable portion of the current short-term rental operators, as further explained below.

While definitive numeric break-downs of the potential effects of the enforcement of specific provisions of the proposed ordinance are not available, the ordinance would have the greatest impact on the more active and intensively used listings, specifically the full-time short-term rental of single family residences as vacation rentals. These properties are currently illegally participating in short-term rentals as a short-term rental use is not legally authorized by the current Code, and would still be barred from legally participating in home-sharing as a result of the adoption and enforcement of the proposed ordinance. One the ordinance is in place, however, enforcement resources will be more robust.

The ordinance would also have an impact on the number of RSO units that are used for short-term rentals. According to the 2017 Host Compliance report, approximately fifty-five percent of active short-term rental listings in Los Angeles are located in multi-family buildings. Nearly eighty percent of *multi-family units* in Los Angeles are subject to the Rent Stabilization Ordinance (RSO), so it is possible that as many as forty-four percent of current short-term rental units are in RSO units.[5] These units would still be ineligible for home-sharing under the proposed ordinance, but the enforcement resources will be more robust.

The ordinance would additionally impact the number of short-term rentals that are currently in non-primary residences. A May 3, 2017 Budget Memo published by the City Administrative Officer[6] estimated that enforcement of the primary residency requirement could result in up to a 46% decline in short-term rental booking receipts.[7] While booking receipts cannot be directly translated to individual short-term rental units, it can reasonably be concluded that a prohibition on short-term rental activity in non-primary residences could result in up to approximately a 40% reduction in short-term rental activity.

One way to get a better sense of potential effects is to look at the results in a city that has a robust tourism industry and that adopted similar regulations. In May 2015, Santa Monica passed an ordinance that features important similarities to the City's proposed Home-Sharing ordinance. Like in the proposed Home-Sharing ordinance, Santa Monica limits home-sharing to primary residences, requires registration numbers on listings, and places responsibility on both hosts and hosting platforms to enforce the law.[8] Santa Monica does not have any limits on the number of

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[5] If 55% of STR are in multi-family units, and 80% of multi-family units are subject to the RSO, then approximately 44% of STR could be RSO units (55% x 80% = 44%).

[6] City Administrative Officer. *Budget Memo 118: City Planning - Short-Term Rental Transient Occupancy Tax.* May 3, 2017. http://cao.lacity.org/budgetmemos/FY%202017-18%20All%20CAO%20Budget%20Memos.pdf

[7] The CAO report estimated a 63.37% total decline in short-term rental booking receipts; however, 20% of that decline (approximately 15% overall) was attributed to the impact of the (then-proposed) annual cap of 180 days. Since then, the annual cap has been reduced to 120 days, and a new process has been proposed to allow for extended home-sharing activity to extend beyond that cap. Since this extended home-sharing process was not anticipated in the CAO report, the Department has not included the full 63.37% decline in this analysis.

[8] There are differences in the ordinances as well. Santa Monica's ordinance requires that short-term stays be "hosted", meaning the host must reside at the property at the time of the stay (not out of town). However Santa Monica staff responsible for the enforcement of that city's home-sharing ordinance report say they are typically unable to enforce this provision because Santa Monica staff have not identified an

nights per year that a host can operate a home-share. After Santa Monica began implementing the ordinance in June 2015, total short-term listings in the city are estimated to have dropped from about 1,400 listings to less than 1,000 in the first year (a decline of 30%). Based on discussions with staff in Santa Monica, the reduction of online listings in Santa Monica is due in large part to the staff resources devoted to pro-active enforcement. The City's proposed Home-Sharing ordinance requires that significant resources be dedicated to the enforcement of the ordinance, in particular efforts against illegal listings. This level of resources would allow for a combination of staff resources and third party consultants to enforce the law in the same manner as has been done in Santa Monica.

San Francisco also adopted an ordinance (effective February 2015) that is similar to the proposed Home-Sharing ordinance. Specifically, San Francisco's ordinance limits short-term rentals to primary residences, requires hosts to register as a business, and limits unhosted rentals (which occur when the host is not present in the unit during the guests' stay) to 90 nights per year. The San Francisco Chronicle published a report on February 16, 2018 which showed a 55 percent reduction in short-term rental listings in the City as a result of enforcement of the ordinance.[9] The 55 percent reduction was observed after the City began enforcing registration requirements on January 16, 2018, based on a comparison of the number of active listings on home-sharing platforms Airbnb, HomeAway and FlipKey on August, 29 2017 and January 19, 2018. In particular, the largest reduction in short-term rental listings was observed in neighborhoods that have higher proportions of renters, due in part to the requirement that renters need landlord approval to register for home-sharing. The same requirement would apply under the City's proposed Home-Sharing ordinance, and as such it is anticipated that a similar decline would be observed in Los Angeles.

Based on these available assumptions and the actual results observed in cities with comparable regulations, the City reasonably estimates that the impact of enforcement of the proposed ordinance would reasonably result in approximately a 20% to 40% reduction in short-term rental activity. Based on the data available from Host Compliance, the City would expect that this would lead to a reduction to between approximately 11,000 and 15,000 active listings from the baseline range of 18,285 active listings (those that are rented for one or more nights per year). This estimate is in line with the impacts observed in the City of Santa Monica and the City and County of San Francisco, both of which recently adopted similar regulations. This estimate is based on the assumption that most short-term rental activity that is currently illegal activity would discontinue after adoption of the ordinance; however, it is possible that the reduction may not be as drastic if current short-term rental hosts qualify for home-sharing registration and are thereby able to continue renting out portions of their home on a short-term basis. Nevertheless, the City anticipates a reduction in home-sharing activity as a result of enforcement of the proposed ordinance.

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effective tool to enforce this rule. The proposed Los Angeles ordinance prohibits home-sharing in units subject to the Rent Stabilization Ordinance, which disqualifies nearly half of the City's housing stock from participating in home-sharing.

[9] Carolyn Said, "A Leaner Vacation Market," San Francisco Chronicle, February 16, 2018. https://www.sfchronicle.com/business/article/SF-short-term-rentals-transformed-as-Airbnb-12617798.php

In addition to considering the direct effects of the proposed ordinance on short-term rental activity in the City, staff also considered whether there would be any anticipated indirect impacts on hotel and motel occupancy rates. Specifically, staff considered whether stays in residential short-term rentals may currently lead to reduced demand for typical hotels, motels and bed and breakfasts; and whether a potential impact of the reduction in short-term rental activity in the City may result in increased demand and occupancy rates. The best research the City has located regarding the relationship between hotels and short-term rentals is based on a study of Airbnb stays in Austin, TX[10]. While the study found a significant inverse relationship between hotel revenues and Airbnb stays, it found a near-zero impact on occupancy rates, which is a more relevant metric for assessing potential environmental impacts. Specifically, the study found that a 10% increase in Airbnb listings is associated with a .0005 percent decrease in hotel occupancy rates. This is in line with current information in Los Angeles, where demand for hotel rooms has increased in recent years, despite the ascendance of short-term rentals[11]. Given this assumption, if a 20-40% reduction in short-term activity were to occur as a result of the proposed ordinance, as is reasonably estimated above, changes in hotel occupancy rates would be negligible (an estimated .001-.002 percent increase). This .001 to .002 percent projected increase compares to a decrease in occupancy rate of 1.6% recorded in Los Angeles County through 2017. The impacts of the proposed ordinance on hotel and motel occupancy rates are thereby considered negligible.

In the longer term, short-term rentals may be seen to also affect the hotel industry's investment and development decisions. However, there is no clear evidence of this potential outcome in Los Angeles. During a period of rapid increase in the number of short-term rentals, hotel development has also undergone a significant increase. In January 2016, the Los Angeles Tourism and Convention Board reported that approximately 83 new hotels, with 14,650 guest rooms, were under development. Given current behavior of the hotel industry in constructing a significant number of hotels during a time when the number of short-term rentals have also increased significantly, the proposed ordinance restricting short-term rentals is not likely to influence decisions related to hotel construction. The larger factor is clearly the higher demand for short-term stays overall, as reflected by a record number of visits to the Los Angeles region as well as the record number of hotel room nights sold in 2017 (29.4 million). The increase in hotel development will be sufficient to absorb the largely insignificant increase in hotel occupancy rates associated with the ordinance.

As stated above, there is currently very little effective enforcement against short-term rentals in the City of Los Angeles, the vast majority of which are believed to be operating in violation of current Municipal Code regulations. Therefore, if someone is interested in renting out residential space on an online hosting platform, they are unlikely to wait until a new regulatory system is put in place to engage in such activities. They are already engaging in short-term rental activities. This conclusion is reinforced by the data provided above that show that as of October 19, 2017 there are approximately 28,918 active short-term rental listings in the City of Los Angeles.

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[10] Georgios Zervas, Davide Proserpio, and John W. Byers (*2017*). The Rise of the Sharing Economy: Estimating the Impact of Airbnb on the Hotel Industry. Journal of Marketing Research: October 2017, Vol. 54, No. 5, pp. 687-705.
[11] Los Angeles Tourism and Convention Board. Los Angeles Tourism Quick Facts 2017

As such, the proposed ordinance would not likely induce any new short-term rentals to take place. On the contrary, as discussed above, it is anticipated that the number of short-term rentals is likely to decline as a result of the proposed ordinance. The City expects many owners of the few thousand homes that would be ineligible for Home-Sharing will discontinue renting their housing units as short-term rentals. Many are likely to end or shorten their activities to fewer than 120 days, leading to a net reduction in short-term rental activity Citywide. This reduction is anticipated to occur, even in light of the City Council recommendations to allow for properties to apply for extended home-sharing beyond the 120-day limit. While it is not known how many hosts would be eligible to apply for extended home-sharing, there are currently approximately 7,500 properties that provide home-sharing for more than 120 days per year. It is important to note, however, that many of these properties would not be eligible for home-sharing or extended home-sharing under the primary residence requirement, prohibition on home-sharing in RSO units, and other requirements. Thus, the net effect of the requirements of the proposed ordinance, along with additional resources for enforcement, are expected to result in a reduction in the number of short-term rentals in the City. For the purposes of CEQA, these reductions are therefore anticipated to result in a reduction in environmental impacts caused by short-term rentals, and as such the proposed Home-Sharing ordinance is not expected to have a significant impact on the environment.

At the more local level, the impact on the residential environment is also likely to be minimal regardless of the exact magnitude of the change in short-term rental activity. With the regulations set forth by the Home-Sharing ordinance, the operation of short-term rental uses would be similar to the operation of a regular occupied home in any residential neighborhood. In fact, oftentimes a bedroom or unit that is used exclusively for a short-term rental is likely to be used less intensely than a full-time, long-term occupied bedroom or unit, and would also be vacant more frequently than a unit or bedroom that is used exclusively as a permanent residence (and as such would have lower operational impacts).

Finally, because only primary residences may be used for short-term rentals, there is no economic incentive to construct new residences for short-term rentals. The City's ordinance should ensure that short-term rental activity will only be an ancillary use to the primary residential use of the residence.

EVALUATION

Summary

The above analysis concludes that short-term rental activity is likely to decline as a result of the ordinance for the following reasons: (1) the ordinance as proposed permits only residential units used as primary residences to be used as short-term rentals; (2) the ordinance prohibits residential units subject to the City's Rent Stabilization Ordinance stabilization ordinance from use as short-term rentals; (3) the ordinance permits an individual or entity to list only one unit or single family residence as a short-term rental; (4) the ordinance limits home-sharing to an annual cap of

120-days, unless additional approval is granted to exceed the cap and certain additional conditions are met; (5) the ordinance requires that all short-term rentals be registered with the City; (6) the ordinance requires renters who seek to rent their units as short term rentals to obtain permission from their landlords; and (7) the ordinance mandates that ten percent (10%) of the TOT revenue generated from home-sharing rentals be allocated for administration and enforcement of the ordinance's regulations and prohibitions. These regulations will necessarily limit the units available to be used as short-term rentals and may discourage individuals that are currently listing units or residences as short-term rentals from continuing to do so because of the registration requirement and the additional regulations and enforcement. Reductions in the number of short-term rentals should be more pronounced in areas with greater concentrations of entire residences that are listed as short-term rentals. The proposed ordinance amends Sections 12.03, 12.22, 12.24, 19.01 and 21.7.2 of the Los Angeles Municipal Code (LAMC) and will be applicable to all parcels in which residential uses are permitted or currently exist.

Below is a discussion of potential impacts in each environmental topic area. In most cases, impact areas are not impacted at all, or only tangentially. In cases where there may be a potential effect, the net result would be minor. As a result, the Initial Study finds no potential impacts.

This evaluation is a programmatic review of the impact of short-term rentals on residential neighborhoods.

1. AESTHETICS

a) Would the project have a substantial adverse effect on a scenic vista?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably expected or intended to occur as a result of the implementation of the proposed ordinance. There will be no changes to a structure's physical shape or size nor would it create any physical changes to the environment. Therefore, no impact on a scenic vista will result.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably expected to occur for the reasons set forth above. It does not include scenic resources within a state scenic highway. No impact related to the ordinance will occur.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new

development is expected to occur for the reasons set forth above. The existing visual character or quality of the site and its surroundings will not be impacted.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not introduce new sources of substantial light or glare. No impact related to this issue would occur.

2. AGRICULTURE AND FORESTRY RESOURCES

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. It will not impact or convert any farmland to non-agricultural use. Therefore, no impacts related to this issue would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. It will not change any land zoned for agricultural use, and the site is not under a Williamson Act Contract. Thus, there is no conflict with existing zoning for agricultural use, or a Williamson Act Contract. Therefore, no impacts related to this issue would occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 [g])?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. It will not change any land zoned as forest land or timberland. Therefore, no impacts related to this issue would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable for the reasons set forth above. It does not

propose changes to any forest land. Therefore, no impacts related to this issue would occur.

e) Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. No agricultural uses are included as part of the project. Therefore, no impacts related to this issue would occur.

3. AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. For the reasons set forth above, it is not anticipated the Home-Sharing Ordinance will result an increase in use of residences, an increase in traffic or a change in traffic patterns that would increase or change vehicle emissions from existing conditions. As such, it will not conflict or obstruct implementation of applicable air quality plan.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. For the reasons set forth above, it is not anticipated the Home-Sharing Ordinance will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would increase or change vehicle emissions from existing conditions. Accordingly, short-term rental activities permitted by this proposed Ordinance will not violate air quality standards or contribute substantially to an existing or projected violation.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative threshold for ozone precursors)?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. For the reasons set forth above, it is not anticipated the Home-Sharing Ordinance will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would increase or change vehicular emissions from existing conditions. Accordingly, short-term rental activities permitted by this proposed Ordinance will not directly or indirectly result in the cumulative net increase

of any criteria pollutant for which the region is currently in non-attainment. No related impacts would occur.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. For the reasons set forth above, it is not anticipated the Home-Sharing Ordinance will result in an increase in the use of residences, an increase in traffic or a change in traffic patterns that would increase or change vehicle emissions from existing conditions. Accordingly, short-term rental activities permitted by this proposed Ordinance will not facilitate the generation or emission of any criteria pollutant from the emissions resulting from existing environmental conditions and would not expose sensitive receptors to pollutants. No related impacts would occur.

e) Would the project create objectionable odors affecting a substantial number of people?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, activities permitted by the proposed Ordinance would not result in the reasonably foreseeable creation of objectionable odors and therefore no impact.

4. BIOLOGICAL RESOURCES

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, activities permitted by the proposed Ordinance would not result in the reasonably foreseeable impacts to the habitats and species identified in the above question.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, activities permitted by the proposed Ordinance would not result in reasonably foreseeable impacts to habitats or natural communities referenced in the above question.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, activities permitted by the proposed Ordinance would not result in the reasonably foreseeable impacts to any wetlands.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, activities permitted by the proposed Ordinance would not result in a reasonably foreseeable impact or modification to any wildlife corridors.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, activities permitted by the proposed Ordinance would not result in a reasonably foreseeable conflict with existing policies protecting biological resources. Therefore, no impacts related to this issue would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved habitat conservation plans in the City. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no impacts related to this issue would occur.

5. CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. State CEQA Guidelines Section 15064.5 defines an historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in a historical

resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if a project were to adversely affect a historical resource meeting one of the above definitions. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, activities permitted by the proposed Ordinance would not result in reasonably foreseeable impacts to historic structures as they will not be affected by the ordinance because the ordinance does not specifically authorize development-related activities, nor will it result in reasonably foreseeable new development that could potentially impact historical resources. Thus, the ordinance would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. Therefore, no impacts related to historical resources would occur as a result of the ordinance.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. No grading or excavation is proposed as part of the project nor are such activities a reasonably foreseeable consequence of activities authorized by the proposed Ordinance. Therefore, no impacts related to this issue would occur.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. No grading or excavation is proposed as part of the project nor are such activities a reasonably foreseeable consequence of activities authorized by the proposed Ordinance. Therefore, no impacts related to this issue would occur.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. No grading or excavation is proposed as part of the project nor are such activities a reasonably foreseeable consequence of activities authorized by the proposed Ordinance. Therefore, no impacts related to this issue would occur.

6. GEOLOGY AND SOILS

Note: In light of the California Supreme Court's ruling in the case of *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369, the focus of the analysis of the questions set forth in subparts (a),(c) and (d) shall focus on whether the activities authorized by the proposed Ordinance could either create the hazards identified in the questions or exacerbate existing physical conditions so as to potentially cause the hazards identified in the questions.

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, the activities permitted by the proposed Ordinance would not cause a reasonably foreseeable rupture of a known earthquake fault nor exacerbate existing environmental conditions so as to potentially cause such rupture.

(ii) Strong seismic ground shaking?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, the activities permitted by the proposed Ordinance would not cause reasonably foreseeable strong seismic ground shaking nor exacerbate existing environmental conditions so as increase the potential to expose more people to strong seismic ground shaking.

(iii) Seismic-related ground failure, including liquefaction?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, the activities permitted by the proposed Ordinance would not cause a reasonably foreseeable strong seismic ground failure nor exacerbate existing environmental conditions so as to potentially cause strong seismic ground failure than that of the existing single family uses.

(iv) Landslides?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, the activities permitted by the proposed Ordinance would not cause reasonably foreseeable

landslides nor exacerbate existing environmental conditions so as to potentially cause landslides.

b) Would the project result in substantial soil erosion or the loss of topsoil?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, the activities permitted by the proposed Ordinance are not expected to cause reasonably foreseeable physical changes to the environment that would cause soil erosion or loss of topsoil. Therefore, no impacts related to this issue would occur.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, the activities permitted by the proposed Ordinance would not cause soil to become unstable resulting in reasonably foreseeable on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse nor exacerbate existing environmental conditions so as to potentially cause of these geological events.

Would the project be located on expansive soil, as identified on Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, the activities permitted by the proposed Ordinance would not cause soil to become unstable resulting in reasonably foreseeable exacerbation of the existing expansive soil conditions. Therefore, no related impacts would occur.

d) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, the activities permitted by the proposed Ordinance would not involve the use of septic tanks or alternative wastewater disposal systems. Thus, the Project would not result in any impacts related to soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Therefore, no impacts related to this issue would occur.

7. GREENHOUSE GAS EMISSIONS

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. For the reasons set forth above, it is not anticipated the Home-Sharing Ordinance will result in an increase in use of residences so as to increase use of energy above existing use levels, an increase in traffic or a change in traffic patterns that would increase or change vehicle emissions from existing conditions. Accordingly, short-term rental activities permitted by this proposed Ordinance will not cause an increase in cumulative greenhouse gas emissions.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. For the reasons set forth above, it is not anticipated the Home-Sharing Ordinance will result in an increase in use of residences so as to increase use of energy above existing use levels, an increase in traffic or a change in traffic patterns that would increase or change vehicle emissions from existing conditions. Accordingly, short-term rental activities permitted by this proposed Ordinance will not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing greenhouse gases.

8. HAZARDS AND HAZARDOUS MATERIALS

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Furthermore, it is not reasonably foreseeable that the activities permitted by the proposed Ordinance would involve routine transport, use, or disposal of hazardous materials. Therefore, no impacts related to this issue would occur.

b) Would the project create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. No excavation or construction-related activities are anticipated to occur which could result in the release of hazardous materials into the environment. Users of short-term rentals are not expected to use hazardous materials other than typical small quantities of household hazardous materials, such as cleaning

agents, and these would not be expected to result in impacts over any existing from current uses and baseline conditions. Therefore, no impacts related to this issue would occur.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As discussed, it does not involve emission or handling of hazardous materials. Therefore, no impacts related to this issue would occur.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. The activities permitted by the proposed Ordinance would not result in short-term rental uses occurring on sites other than existing residential dwellings. As such, the proposed Ordinance would not increase the number of residences located on the above described lists from current conditions. As such, it is not reasonably foreseeable that impacts related to this issue would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, no impacts related to this issue would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, no impacts related to this issue would occur.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. No aspects of the ordinance would inhibit access to hospitals, emergency response centers, school locations, communication facilities, highways and bridges, or airports. Thus, no impacts related to this issue would occur.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There is no reasonably foreseeable increased risks involving wildland fires. Therefore, no impacts related to this issue would occur.

9. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, it would have no impact on water quality standards or waste discharge and would not violate any water quality standards or waste discharge requirements.

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Within the City, it is not expected that home-sharing as defined by the ordinance would result in a significant increase in water usage that would have an impact on groundwater supplies.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, it would have no impact on existing drainage patterns.

d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, it would have no impact on existing drainage patterns.

e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, it would have no impact on runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

f) Would the project otherwise substantially degrade water quality?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, it would have no impact on water quality.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, no impacts related to this issue would occur.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, no impacts related to this issue would occur.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There is no potential to increase risk involved with flooding. Therefore, no impacts related to this issue would occur.

j) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There is no potential to increase risk involved with seiche, tsunami, or mudflow. Therefore, no impacts related to this issue would occur.

10. LAND USE AND PLANNING

a) Would the project physically divide an established community?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There will be no physical division of an established community. Therefore no related impacts would occur.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There would be no conflict with any applicable land use plan, policy, or regulation. Therefore no related impacts would occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, it would not conflict with any applicable habitat conservation plan or natural community conservation plan, and impacts related to this issue would occur.

11. MINERAL RESOURCES

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Thus, it would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, no impacts related to issue would occur.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Thus, it would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impacts related to issue would occur.

12. NOISE

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As such, there would not be any noise generated from construction-related activities. There is the possibility of an increase in operational noise levels in homes that are rented under this ordinance; however, there are no studies or other data that show home-sharing results in a substantial increase in noise levels in neighborhoods with short-term home-share rentals so as to violate local noise ordinance. Furthermore, it is anticipated that enforcement of existing Municipal Code noise regulations, for which funding is provided by the proposed Ordinance, will generally ensure excess noise does not result from home-sharing. In fact, because the ordinance prohibits all full-time vacation home rentals, there is the potential for a decrease in the number of vacation rentals, which could lead to the possible decrease in noise levels related to the operation of home-sharing.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There is no potential for this ordinance to facilitate the exposure to groundborne vibration or noise. Therefore, no impacts related to issue would occur.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There is the possibility of an increase in operational noise levels in homes that are rented under this ordinance; however, there are no studies or other data that show home-sharing results in a substantial increase in noise levels in neighborhoods with short-term home-share rentals so as to violate local noise ordinance. Furthermore, it is anticipated that enforcement of existing Municipal Code noise regulations will generally ensure excess noise does not result from home-sharing. In fact, because the ordinance prohibits all full-time vacation home rentals, there is the potential for a decrease in the number of vacation rentals which could lead to the possible decrease in noise levels related to the operation of home-sharing.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There is the possibility of an increase in operational noise levels in homes that are rented under this

ordinance; however, there are no studies or other data that show home-sharing results in a substantial increase in noise levels in neighborhoods with short-term home-share rentals so as to violate local noise ordinance. Furthermore, it is anticipated that enforcement of existing noise Municipal Code regulations, for which funding is provided by the proposed Ordinance, will generally ensure excess noise does not result from home-sharing. In fact, because the ordinance prohibits all full-time vacation home rentals, there is the potential that implementation of this ordinance will actually result in a general decrease in noise levels associated with home-sharing activities.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Additionally, major airports have an airport land use plan that provides guidance on noise levels and land use in adjacent areas. If a site were located within the vicinity of a major airport, the project site would be subject to the guidance provided in the airport land use plan. Therefore, the ordinance would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, the ordinance would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

13. POPULATION AND HOUSING

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. There is no potential for inducing population growth; therefore no related impacts would occur.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Furthermore, the ordinance requires the dwellings used for home-sharing to be a person's primary residence. Therefore, it would not displace any existing housing, necessitating the construction of replacement housing elsewhere.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. Furthermore, generally the ordinance requires the dwellings used for home-sharing to be a person's primary residence. Therefore, it would not displace any residents, necessitating the construction of replacement housing elsewhere.

14. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the following public services:

(i) Fire protection?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Furthermore, there is no evidence that home-sharing would increase demands on fire protection services so as to require the construction of new or expanded facilities. Therefore, no related impacts would occur.

(ii) Police protection?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Furthermore, there is no evidence that home-sharing would increase demands on police protection services so as to require the construction of new or expanded facilities. Therefore, no related impacts would occur.

(iii) Schools?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Furthermore, there is no evidence that home-sharing would increase demands on schools so as to require the construction of new or expanded school facilities. Therefore, no related impacts would occur.

(iv) Parks?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Furthermore, there is no evidence that home-sharing would increase demands on parks so as to require the construction of new or expanded park facilities. Therefore, no related impacts would occur.

(v) Other public facilities?

Libraries

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Furthermore, there is no evidence that home-sharing would increase demands on libraries so as to require the construction of new or expanded library facilities. Therefore, no related impacts would occur.

15. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Furthermore, there is no evidence that home-sharing would increase the use of neighborhood and regional parks or other recreational facilities so as to cause the substantial physical deterioration of such facilities. Therefore, no related impacts would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, the construction or expansion of recreational facilities would not be required. Therefore, no related impacts would occur.

16. TRANSPORTATION AND TRAFFIC

a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. For the reasons set forth above, it is not anticipated the Home-Sharing Ordinance will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, no related impacts would occur.

b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the count congestion management agency for designated roads or highways?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. For the reasons set forth above, it is not anticipated the Home-Sharing Ordinance will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would conflict with applicable congestion management programs. Therefore, no related impacts would occur.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. As discussed, it is anticipated that the proposed ordinance would likely result in a decrease in home-sharing activity; therefore, it is not expected that there would be any increase in the number of people visiting the City via airplane as a result of the ordinance. Thus, the ordinance would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, no impacts related to this issue would occur.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. For the reasons set forth above, it is not anticipated the Home-Sharing Ordinance will result in an increase in use of residences, an increase in traffic or a change in traffic patterns that would result in proposed changes for roadway designs or incompatible uses. Therefore, no related impacts would occur.

e) Would the project result in inadequate emergency access?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, no related impacts would occur.

f) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is reasonably foreseeable. Therefore, no related impacts would occur.

17. TRIBAL CULTURAL RESOURCES

a) Would the project be listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. Most tribal cultural resources are anticipated with buried resources and land valued for association with tribal practices. The Home-Sharing ordinance will not result in any excavation of soils or ground disturbance. Therefore, no related impacts would occur.

b) Would the project be a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. Most tribal cultural resources are anticipated with buried resources and land valued for association with tribal practices. The Home-Sharing ordinance will not result in any excavation of soils or ground disturbance. Therefore, no related impacts would occur.

Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a Proposed Ordinance if the Tribe has submitted a request in writing to be notified of Proposed Ordinances. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. In accordance with AB 52, notice of

the Home-Sharing Ordinance was provided on June 28, 2018 to tribes who have requested such notice in the City of Los Angeles, and no tribes requested consultation.

18. UTILITIES AND SERVICE SYSTEMS

a) Would the project exceed wastewater treatment requirements of the applicable regional water quality control board?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. The Home-Sharing ordinance is not intensifying the use of any existing residential structures beyond the baseline conditions. There is no evidence that home-sharing of primarily primary residences results in significant increases in the generation of wastewater. Therefore, no related impacts would occur.

b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. There is no evidence that home-sharing generally results in significant increases in water usage or waste water generation that would require the construction of new water or wastewater treatment facilities or expansion of existing facilities. Therefore, no related impacts would occur.

c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. It does not propose construction of new storm water drainage facilities or expansion of existing facilities. Therefore, no related impacts would occur.

d) Would the project have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. Therefore, no related impacts would occur.

e) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. Therefore, no related impacts would occur.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. Therefore, no related impacts would occur.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. Based upon the analysis set forth above, the Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new development is expected to occur for the reasons set forth above. It affects existing residences which complies with all applicable federal, state, and local statutes and regulations related to solid waste generation, and no significant impacts related to this issue would occur.

19. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

No Impact. For the reasons stated in this Initial Study, the Home-Sharing ordinance would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No new development is expected to occur for the reasons set forth above.

As discussed in **Section 5, Cultural Resources** and **Section 17, Tribal Cultural Resources**, the Home-Sharing ordinance would have no impacts to archaeological and paleontological resources and tribal cultural resources. No further analysis is required.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact. For the reasons stated in this Initial Study, the Home-Sharing ordinance would not potentially result in any significant impacts and would not have the potential to contribute to significant cumulative impacts.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. For the reasons stated in this Initial Study, the Home-Sharing ordinance would not potentially cause substantial adverse effects on human beings, either directly or indirectly.

CONCLUSION

Based upon the information set forth above, in the staff report related to this ordinance and the substantial evidence contained in the whole of the record of proceedings, the City has determined that the adoption of this ordinance could not have a significant effect on the environment and a negative declaration may be adopted.

Attachment

HOST COMPLIANCE

Los Angeles:
Short-Term Rental Market Overview

By Host Compliance, LLC

October 2017

I. Background & Methodology

Like communities around the world, the City of Los Angeles is interested in effectively and efficiently responding to the rapid growth of Internet-facilitated short-term rentals (STRs) in ways that best fit the needs of residents and neighborhoods. Host Compliance LLC has gathered data on the short-term rental market in Los Angeles and its districts to provide independent facts to facilitate a larger discussion of community goals, enforcement systems, and finding a workable balance in a dynamic environment. This report summarizes data collected in October 2017.

As a software, data and consulting services provider exclusively focused on helping local governments overcome the challenges associated with short-term vacation rentals, Host Compliance LLC has developed a set of proprietary data and analytics tools that can provide deep insights into the scale and scope of the short-term rental activity in any community. In this report, we will provide our findings from Los Angeles, with the hope that this fact-base will help inform the debate about how short-term rentals could be regulated in the City in the years to come.

General Methodology

Host Compliance's data is collected weekly and we currently collect, aggregate and deduplicate all listing data, reviews, calendar info and photos across the world's 24 top short-term rental listing sites.[1] We estimate this represents 99% of the total vacation rental universe in Los Angeles's jurisdiction.

Gathering data across platforms presents unique presentation problems. One listing may list on multiple sites, or might be listed in multiple forms on the same site, and analysis can quickly be bogged down by constantly switching between unique rental units, listings, active listings, de-duplicated listings, etc. In this document, unless preceded by a modifier, 'listings' refers to all online advertisements, regardless of ownership, duplication, or activity. Each profile will give a breakdown between listings, active listings, listings that qualify as STRs, and unique rental units.

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[1] Airbnb.com, Booking.com, Agoda.com, Flipkey.com, HolidayLettings.com, HouseTrip.com, Niumba.com, HomeAway.com, VRBO.com, VacationRentals.com, travelmob.com, BedandBreakfast.com, HomeAway.co.uk, OwnersDirect.co.uk, HomeAway.de, Abritel.fr, Homelidays.com, HomeAway.es, Toprural.es, AlugueTemporada.com.br, HomeAway.com.au, Villas.com, Stayz.com.au, Bookabach.co.nz

Active listings are defined as any listing that has either had its booking calendar changed or received a review in the last year. These are strong indicators that a host is still actively managing a listing. Using information on activity, nightly minimum stays, and rental price, Host Compliance has been able to produce estimates of potential monthly and yearly revenue both for individual units and on a neighborhood-scale. These estimates can only be verified by a host-by-host audit.

Data Used for This Report

Host Compliance's raw data can be analyzed by a number of parameters including:

- Listing site
- Location (as defined by a boundary box or polygon i.e. a neighborhood)
- Property type (e.g. single-family or multi-family
- Room type (e.g. entire home, private room, shared room)
- Number of bedrooms and bathrooms, rental rate, and minimum rental period
- Host Name/ID
- Activity and revenue estimates
- First and last review date
- Date the property was first active

The data contained in this report is believed to be highly accurate and representative of the scale and scope of the short-term rental activity in Los Angeles as of the date of this report.

Data Note

The data contained in this report was collected on or before October 7, 2017. Small differences in individual lines – discrepancies between listings numbers and percentages, percentages that add up to more or less than 100% - may be the result of rounding or updated data.

All of these numbers represent a moment in time, a specific snapshot of the marketplace as it is on the day of collection. Short-term renting is a dynamic, rapidly evolving industry, with individual hosts and entire listing platforms changing on a moment's notice. Absolute numbers change daily and can never truly be captured in a report. Instead, consider the themes, ratios, and trends as indicative, even if the data varies slightly.

HOST COMPLIANCE

Host Compliance Team

Jeffrey Goodman

Jeffrey is an urban planner and considered one of North America's leading authorities on short-term rentals and how they impact communities. He has contracted with both the City of New Orleans and Airbnb, and advised research on short-term rentals cities including San Francisco, Los Angeles, Portland, New Orleans, and New York. Jeff has spoken about short-term rentals across the country, including at the APA's National Planning Conference. He graduated from Yale College and earned his Masters of Urban Planning from Harvard University. He is the author of a featured article in Planning Magazine on the topic of STRs.

David Marcus

David is a Caltech Applied and Computational Math graduate working at the intersection of data science and geospatial information management with eight years of experience building well-architected scalable software. Prior to Host Compliance, David founded Routefriend.com, a web-based application for planning trips on buses and trains, serving 1.5 million monthly users. David's most recent experience was at DwellAware where he served as the Lead Data Scientist for the data analytics company building products to quantify housing risks and costs for businesses and their customers in the residential real estate sector. Prior to DwellAware, David served in various technical roles at a number of software companies including aboutLife, UrbanMapping, AmericanTowns.com, Nielsen Analytic Consulting and Hewitt Associates. David earned his BS Degree in Applied & Computational Mathematics at California Institute of Technology and his MA in Anthropology from University of Kent.

Ulrik Binzer

Ulrik is the Founder and CEO of Host Compliance, the industry leader in short-term rental monitoring and compliance solutions for local governments. A pioneer in the short-term rental enforcement solution space, Ulrik developed the first short-term rental compliance monitoring tools and now uses his expertise and insights to help local governments across North America implement, monitor and enforce short-term rental regulation. Ulrik previously served in a variety of leadership roles in management consulting, private equity, startups and the military and developed his strategic and analytical skill-set at McKinsey & Company and the Harvard Business School.

HOST COMPLIANCE

3. Short-term Rental Data

In the following pages the data on short-term rentals for Los Angeles are summarized, first for the city as a whole and then for the fifteen council districts.

Below are a number of charts that provide a broad overview of the STR market in Los Angeles. Each data sheet will give an overview of the listing types, characteristics, and an estimate of activity in the area. These are summary sheets; a deeper dive is possible with data Host Compliance has gathered.

1. Los Angeles STR Market

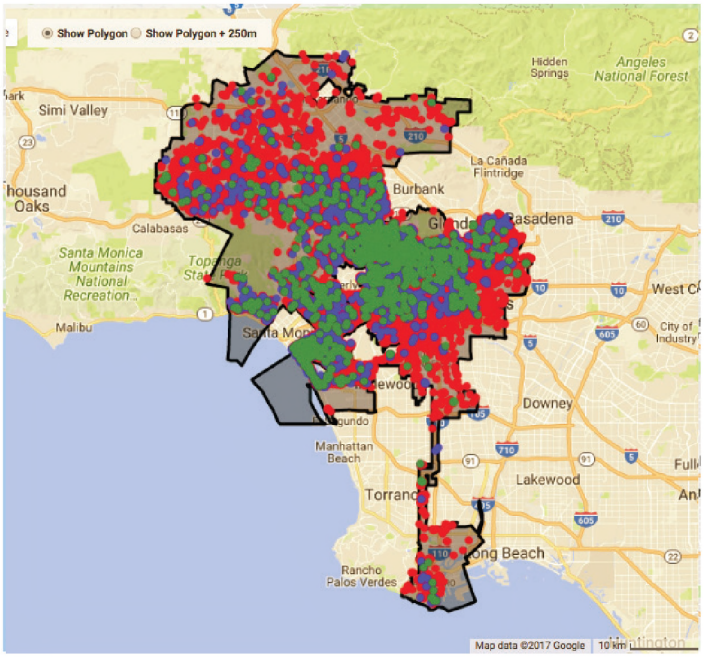
Neighborhood	Active Listings	Listings that fit STR definition	Unique Rental Units
District 1	1,860	1,852	1,852
District 2	1,518	1,508	1,207
District 3	709	702	567
District 4	6,012	5,931	4,977
District 5	3,499	3,444	3,444
District 6	305	302	283
District 7	107	106	89
District 8	420	419	265
District 9	211	211	156
District 10	1,876	1,859	1,295
District 11	5,842	5,719	4,164
District 12	334	332	268
District 13	4,157	4,118	2,995
District 14	1,866	1,850	1,432
District 15	202	192	157
TOTAL	**28,918**	**28,545**	**23,151**

City of Los Angeles

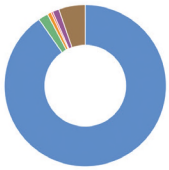
28,918
Active listings in jurisdiction

28,545
Listings in jurisdiction that fit STR definition

23,151
Unique properties in jurisdiction that fit STR definition

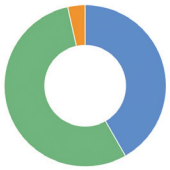


Minimum Nights



- 1-7 nights [90%]
- 8-14 nights [2%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [5%]

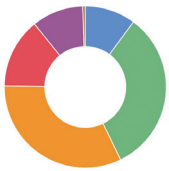
Listing types



- Single Family Listing [42%]
- Multi Family Listing [55%]
- Unknown [3%]

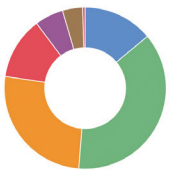
- Partial Home [31%]
- Entire Home [69%]
- Unknown [0%]

Nightly Rate

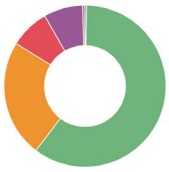


- $0-$50 [10%]
- $50-$100 [33%]
- $100-$200 [32%]
- $200-$400 [14%]
- $400+ [10%]
- not provided [0%]

Bedrooms / Bathrooms

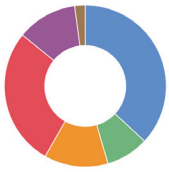


- 0 bedrooms [14%]
- 1 bedroom [37%]
- 2 bedrooms [26%]
- 3 bedrooms [12%]
- 4 bedrooms [6%]
- 5+ bedrooms [4%]
- unknown [1%]



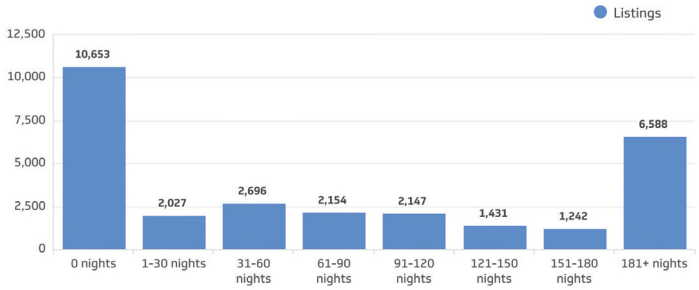
- 0 bathrooms [0%]
- 1 bathroom [60%]
- 2 bathrooms [23%]
- 3 bathrooms [8%]
- 4+ bathrooms [8%]
- unknown [0%]

Estimated Annual Revenue



- $0k [37%]
- $0k-$5k [9%]
- $5k-$10k [13%]
- $10k-$25k [28%]
- $25k-$50k [12%]
- $50k+ [2%]

Est. Annual Nights Rented



HOST COMPLIANCE

EXHIBIT C:
PLUM Committee Instruction, Adopted by City Council

CPC-2016-1243-CA
September 13, 2018

HOLLY L. WOLCOTT
CITY CLERK
———
SHANNON D. HOPPES
EXECUTIVE OFFICER

When making inquiries relative to this matter, please refer to the Council File No.: 14-1635-S2

City of Los Angeles
CALIFORNIA

ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040
———
PATRICE Y. LATTIMORE
ACTING DIVISION MANAGER

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

May 4, 2018

Council File No.: 14-1635-S2

Council Meeting Date: May 02, 2018

Agenda Item No.: 16

Agenda Description: PLANNING AND LAND USE MANAGEMENT (PLUM) and HOUSING COMMITTEES' REPORTS relative to the proposed Home-Sharing Ordinance.

Council Action: PLANNING AND LAND USE MANAGEMENT AND HOUSING COMMITTEES' REPORTS AND AMENDING MOTIONS 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K - ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
YES	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

File No. 14-1635-S2

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the proposed Home-Sharing Ordinance.

Recommendations for Council action:

1. INSTRUCT the Department of City Planning to amend the proposed Ordinance as follows:

   a. 120-day Citywide Cap.

   b. Adopt the framework that allows qualified hosts to participate in home sharing above 120 days via an administrative process that includes:

      i. Neighbor notification to abutting property owners/occupants, including an outline of a complaint process.

      ii. Host must have had a home sharing permit/registration for at least six months or have hosted for at least 60 days.

      iii. Two-strike verified citation policy from an enforcment agency of the City of Los Angeles (Administrative Citation Enforcement, Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, Los Angeles Police Department and Los Angeles Fire Department); if host has only one citation, it must be cleared to participate in the administrative approval.

   c. Allow hosts to participate in home sharing above 120 days via a discretionary review process in the event that an administrative approval is denied.

   d. Eliminate conversion by Transient Occupancy Residential Structures.

   e. Annual renewal for all home sharing permits, including by-right, administrative and discretionary.

   f. Landlord opt-out provision.

   g. Per night surcharge to help offset cost of enforcement and compliance.

   h. Enforcement enhancements to be included:

      i. 24-hour/seven-days a week staffed hotline to receive complaints

      ii. Real-time outreach to hosts to resolve issues.

      iii. Web-based registration, renewal process.

      iv. Establish task force for coordination between City agencies.

i. Platform Agreement, including:

   i. Actively remove listings that violate Home-Sharing Ordinance.

   ii. Designate an employee or representative to respond to enforcement issues and coordinate sharing of information.

   iii. Provide the City in electronic format, relevant information needed by the City to conduct enforcement.

   iv. Abide by regulation of Transient Occupancy Tax (TOT) Ordinance.

   v. Set aside ten percent of TOT and distribute equally Citywide to the General City Purpose Fund.

2. REFER the matter back to the Los Angeles City Planning Commission for consideration.

Applicant: City of Los Angeles

Case No. CPC-2016-1243-CA

Environmental No. ENV-2016-1277-ND

Fiscal Impact Statement: None submitted by the Department of City Planning. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes.

For: Downtown Los Angeles Neighborhood Council; Mar Vista Neighborhood Council; Sunland - Tujunga Neighborhood Council; West Hills Neighborhood Council.

For, if amended: Los Feliz Neighborhood Council; South Robertson Neighborhood Council; Westwood Neighborhood Council; Venice Neighborhood Council; Del Rey Neighborhood Council; Greater Valley Glen Neighborhood Council.

Against: Bel Air - Beverly Crest Neighborhood Council; Brentwood Neighborhood Council; Encino Neighborhood Council; Glassell Park Neighborhood Council; Neighborhood Council of Westchester - Playa Del Rey; Pacific Palisades Neighborhood Council; Rampart Village Neighborhood Council.

Against, unless amended: Central Hollywood Neighborhood Council; Westside Neighborhood Council.

Summary:
At a regular meeting held on April 10, 2018, the PLUM Committee considered the matter

regarding the Home Sharing Ordinance. Staff from the DCP provided the Committee with an overview of their most recent report of the options for a discretionary review process, a Citywide cap, an opt-out provision, feasibility of a pass-through surcharge to cover administrative and enforcement costs, and amendments to environmental clearance documents. The Committee members asked additional questions and presented further recommendations. After an in depth discussion, and the opportunity for public comment, the Committee recommended with an instruction for the DCP to amend the proposed Ordinance, as discussed, and to report back on further questions asked by the Committee members. The matter of the proposed Ordinance is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER:	VOTE:
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-

File No. 14-1635-S2

HOUSING COMMITTEE REPORT relative to the proposed Home-Sharing Ordinance.

Recommendation for Council action:

APPROVE the Planning and Land Use Management Committee report.

Fiscal Impact Statement: None submitted by the Department of City Planning (DCP). Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes.

For:
Sunland - Tujunga Neighborhood Council
West Hills Neighborhood Council
Downtown Los Angeles Neighborhood Council
Mar Vista Neighborhood Council

For, if amended:
Los Feliz Neighborhood Council
Westwood Neighborhood Council
South Robertson Neighborhood Council
Venice Neighborhood Council

Against:
Neighborhood Council of Westchester-Playa Del Rey
Glassell Park Neighborhood Council
Bel Air - Beverly Crest Neighborhood Council
Encino Neighborhood Council
Pacific Palisades Neighborhood Council
Brentwood Neighborhood Council

Against, unless Amended:
Central Hollywood Neighborhood Council
Westside Neighborhood Council

(Also referred to the Planning and Land Use Management Committee)

Summary:

On April 25, 2018, your Committee considered various DCP reports and related California Environmental Quality Act findings, Negative Declaration, and Ordinance amending the Los Angeles Municipal Code, and the Los Angeles Administrative Code, to impose regulations permitting the sharing of primary residences, except units regulated by the Rent Stabilization Ordinance, and directing Transient Occupancy Taxes derived from Home-Sharing to the Affordable Housing Trust Fund, and a new Short-Term Rental Enforcement Trust Fund in response to Motion (Bonin - Wesson - Koretz) relative to policy governing short-term rentals in

the City.

After consideration and having provided an opportunity for public comment, the Committee recommended approval of the Planning and Land Use Management Committee report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE

MEMBER	VOTE
CEDILLO:	YES
KREKORIAN:	ABSENT
HARRIS-DAWSON:	YES

ARL
4/25/18

-NOT OFFICIAL UNTIL COUNCIL ACTS-

16C

MOTION

I MOVE that the matter of the Planning and Land Use and Housing Committee reports relative to the proposed Home-Sharing Ordinance, Item No. 16 on today's Council Agenda (CF 14-1635-S2), be amended for enforcement clarification pertaining to the previously approved instruction in CF 12-1824-S1 Planning and Land Use Management Committee Report November 28th, 2017 regarding Loud and Unruly Gatherings to include:

"Suspend hosts from participating in home sharing during the 30 days after they have been cited as a Loud and Unruly Gathering as codified in Section 41.58.1 of the LAMC as part of the recently approved Ordinance No. 185451."

"Suspend hosts from participating in home sharing for one year if they have been cited with a third or higher violation as a Loud and Unruly Gathering as codified in Section 41.58.1 of the LAMC as part of the recently approved Ordinance No. 185451."

PRESENTED BY: _____
DAVID E. RYU
Councilmember, 4th District

SECONDED BY: _____
HERB J. WESSON JR.
Councilmember, 10th District

ORIGINAL

MAY 02 2018

ITEM No. 16 -

16 D

MOTION

I MOVE that the matter of the Planning and Land Use Management (PLUM) and Housing Committees' Reports relative to the proposed Home-Sharing Ordinance, Item No. 16 on today's Council Agenda (CF 14-1635-S2), **BE AMENDED** to INSTRUCT the Planning Department to report on establishing a 120-day cap for "non-hosted" stays and no cap for "hosted" stays.

PRESENTED BY: _____
MITCH O'FARRELL
Councilman, 13th District

SECONDED BY: _____

ORIGINAL

May 2, 2018ak

16E

MOTION

Among the issues that have complicated the drafting of the Home Sharing Ordinance has been the occasional disruptions and nuisances caused by unruly short-term rental guests in residences in Los Angeles. One of the goals of the ordinance is to provide permitting and enforcement mechanisms that will give the City more ability to control these problems.

The City of Palm Springs, in permitting short-term rentals within its jurisdiction, has introduced the concept of a "Code of Conduct" to be provided to hosts to share with short-term visitors. This Code, which addresses behavioral, safety, security and basic "good neighbor" concepts, reportedly has been effective in reducing the complaints short-term rentals can cause. The City of Los Angeles should implement a Code of Conduct as well.

Additionally, research has shown that most generally law-abiding people likely will obey laws they know about. When a new law is introduced one of the most effective means of encouraging compliance is to educate the sector of the public most involved with the newly-regulated activity about the regulations. In adopting the Home Sharing Ordinance, the City should take appropriate steps to ensure that all hosts registering to engage in home sharing be provided with the text of the ordinance and any other documentation deemed appropriate so that they will be fully apprised of their rights, responsibilities and potential liabilities relating to participating in the activity.

I THEREFORE MOVE that the Department of City Planning be instructed to report back to the City Planning Commission and the City Council as soon as possible regarding amending the Planning and Land Use Management Committee report to include an amendment to Section 1e. of the Home Sharing Ordinance to require that a Code of Conduct be provided to each registered home sharing host and that the Department of City Planning be instructed to prepare this Code to coincide with implementation of this ordinance; and

I FURTHER MOVE that the Department of City Planning include in the report a recommended methodology for ensuring that every host is provided with the text of the adopted ordinance and any other collateral materials necessary upon registering to help them achieve full compliance.

PRESENTED BY: Paul Koretz
PAUL KORETZ, Councilmember, Fifth District

SECONDED BY: Bob Blumenfield

ORIGINAL

MAY 02 2018

16F

MOTION

The Home Sharing Ordinance (CF 14-1635-S2) includes a provisions that prohibits the use of rent stabilized rental units for the purposes of short-term rentals. This provision is widely supported.

Many years ago, the city had a designation for "apartment hotels," now largely unused. There is also a designation for "residential hotels." These buildings have housed Los Angeles residents for decades, and thus are both housing and typically governed by the Rent Stabilization Ordinance. Consequently they are among the type of units which should be protected from short-term rental use in the Home Sharing Ordinance.

Additionally, questions have arisen regarding how "rental units" and "tenants" are defined in the Municipal Code which should be clarified.

I THEREFORE MOVE that the Department of City Planning be instructed to report back to the City Planning Commission and the City Council as soon as possible regarding amending the Planning and Land Use Management Committee report be to clarify that buildings officially identified as "apartment hotels" or "residential hotels" as of the effective date of the Home Sharing Ordinance are considered residential housing for the purpose of this ordinance, and thus subject to all the terms and prohibitions of it, and that if they are subject to the RSO, these units are not eligible for Short-Term Rentals; and

I FURTHER MOVE that the report also consider amendments to appropriate sections of the Municipal Code to clarify that "Rental units" include all dwellings units, guest rooms, suites of rooms, and efficiency dwelling units in apartment hotels and residential hotels, and that a "tenant" be defined as a person who lives in a rental unit for 31 days or more.

PRESENTED BY: _____
PAUL KORETZ, Councilmember, Fifth District

SECONDED BY: _____

MAY 02 2018

ORIGINAL

ITEM No. 16 - G

M O T I O N

I MOVE that the matter of the Planning and Land Use Management (PLUM) and Housing Committees' Reports relative to the proposed Home-Sharing Ordinance, Item No. 16 on today's Council Agenda (CF 14-1635-S2), **BE AMENDED** to request the City Attorney, with the assistance of the Department of City Planning, to report on the legality of precluding Rent Stabilization Ordinance (RSO) units from participating in Home-Sharing.

PRESENTED BY: _____
MITCH O'FARRELL
Councilman, 13th District

SECONDED BY: _____

ORIGINAL

May 2, 2018ak

ITEM No. 16 - H

MOTION

I MOVE that the matter of the Planning and Land Use Management (PLUM) and Housing Committees' Reports relative to the proposed Home-Sharing Ordinance, Item No. 16 on today's Council Agenda (CF 14-1635-S2), **BE AMENDED,** as follows:

A. **Remove** any provision that would require 90% of the Transient Occupancy Tax revenues going to the Affordable Housing Trust Fund.

B. **Delete** PLUM Report subsection v. of Recommendation 1. section i. (Platform Agreement) which currently reads as follows:

> *v. Set aside ten percent of TOT and distribute equally Citywide to the General City Purposes Fund.*

C. **Instruct** the City Administrative Officer with the assistance of the Planning Department and the Chief Legislative Analyst to report on ways for the City to address the negative impacts of the short term rental industry with the TOT revenue that has been collected, and looking at a way to develop proposed formula options for City-wide and local amelioration, including distributing a portion to each Council District.

D. **Instruct** the City Administrative Officer with the assistance of the Planning Department and the Chief Legislative Analyst to identify daily surcharges, platform and host registration fees, for the purposes of administration, oversight and enforcement.

PRESENTED BY: _____
HERB J. WESSON, Jr.
Councilman, 10th District

SECONDED BY: _____

ORIGINAL

May 2, 2018ak

ITEM No. 16 I

MOTION

I THEREFORE MOVE that the Planning and Land Use Management Committee and Housing Committee Reports relative to the proposed Home Sharing Ordinance (CF14-1635-S2) BE AMENDED to Instruct Planning Dept and Request City Atty to report back relative to:

1. Allow qualified hosts to participate in home sharing above the 120 day cap via a discretionary approval process, unless the hosts meet the following criteria, in which case the approval is by right:
    - Neighbor notification to abutting property owners/occupants
    - Host must have had a home sharing permit/registration for at least 6 months or have hosted for at least 60 days
    - No more than 2 documented violations from an enforcement agency of the City of Los Angeles
    - However, for those qualified hosts in an R-1 and more restrictive zone, by right approval will not be granted if a majority of the property owners within a radius of 100 feet object within 30 days of notification

PRESENTED BY: _____
BOB BLUMENFIELD
Councilmember, 3rd District

SECONDED BY: _____
Paul Krekorian

MAY 02 2018

MAY 02 2018

ITEM No. 16 -5

M O T I O N

I MOVE that the matter of the Planning and Land Use Management (PLUM) and Housing Committees' Reports relative to the proposed Home-Sharing Ordinance, Item No. 16 on today's Council Agenda (CF 14-1635-S2), **BE AMENDED** to INSTRUCT the Department of City Planning to report back on an alternate, reduced, fee structure for "hosted stays."

PRESENTED BY: _____
MITCH O'FARRELL
Councilman, 13th District

SECONDED BY: _____

ORIGINAL

May 2, 2018ak

MOTION 16-K

I HEREBY MOVE that Council INSTRUCT the Planning Department to report back relative to changing the current definition of "primary residence" from 6 months to 11 months; and, finding an exemption for those that can show that they are out of town for a lengthy period of time.

PRESENTED BY_____
PAUL KORETZ
Councilmember, 5th District

SECONDED BY_____
JOSE HUIZAR
Councilmember, 14th District

May 2, 2018
CF 14-1635-S2

EXHIBIT D:
June 23, 2016 Staff Recommendation Report to CPC

CPC-2016-1243-CA
September 13, 2018

DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: June 23, 2016
Time: After 10:00 a.m.
Place: Los Angeles City Council Chambers
200 N. Spring St., Rm. 340
Los Angeles, CA 90012

Case No.: DIR-2016-1243-CA
CEQA No.: ENV-2016-1277-ND
Council No.: 14-1635-S2
Location: Citywide
Council District: All

Public Hearing: May 21, 2016

PROPOSED PROJECT: The proposed Home-Sharing Ordinance (Exhibit A) amending Sections 12.03, 12.22, 12.24, 19.01 and 21.7.2 of the Los Angeles Municipal Code; and amending Section 5.522 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, establishing an application fee and administrative fines for Home-Sharing, and directing Transient Occupancy Taxes derived from Home-Sharing to the Affordable Housing Trust Fund.

RECOMMENDED ACTION:

1. **Recommend** adoption of the proposed ordinance (Exhibit A) by City Council;
2. **Adopt** the staff report as its report on the subject;
3. **Adopt** the attached Findings;
4. **Recommend** that the City Council, based on the whole of the administrative record, determine that the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) and direct staff to file the Notice of Exemption with the County Clerk's office (See Exhibit C); and, pursuant to CEQA Guidelines Section 15074(b), adopt ENV-2016- 1277-ND and find that based on the whole of the administrative record, in the independent judgment of the decision-maker, the project will not have a significant effect on the environment and direct staff to file a Notice of Determination with the County Clerk's office.

VINCENT P. BERTONI, AICP
Director of Planning

Ken Bernstein, AICP, Principal City Planner

Claire Bowin, Senior City Planner

Matthew Glesne, City Planner, 213.978.2666

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PROJECT ANALYSIS

Project Summary

In 2015 the Los Angeles City Council directed the Department of City Planning to draft an ordinance establishing a regulatory framework to legalize and regulate the short-term rental (for less than 30 days at a time) of one's own home. The sharing of one's own residential unit, in part or in whole, as short-term rentals is a practice that has grown rapidly in recent years, facilitated by the Internet. The Department has chosen to call this practice *home-sharing.* Home-sharing is not intended to include *vacation rentals*, where the home is not used as a primary residence and the home is used exclusively for transient guests.

Legalizing limited home-sharing embraces recent technological innovation that facilitates the efficient use of existing resources, including one's own residential space. There has been a large amount of compelling testimony from many Angelenos who credit home-sharing with providing meaningful assistance during difficult financial times or significantly enriching their lives. They state the practice enhances local economic development, can help the City with needed revenues and poses little to no impact to their neighborhoods. On the other hand, the Department has heard equally compelling testimony about lives and communities that have been negatively impacted by short-term rentals. Many have expressed significant concerns about the loss of neighborhood character, the loss of valuable housing stock and various nuisance activities associated with short-term rentals.

This issue has attracted intense interest from the community - from those on all sides. Some believe short-term rentals should be completely banned, while others believe there should be no limits to the activity. The challenge is to create simple, sensible and enforceable local policies that appropriately balance the rights of homeowners and renters with the interests of neighbors and other community members who may only experience the negative side-effects associated with people renting out their homes on a short-term basis. The proposed ordinance seeks to protect neighborhoods and preserve the City's critical housing stock. It holds hosts and platforms accountable, but still allows people to legally share their home with short-term guests.

Specifically, the proposed ordinance would:

- Define and establish a regulatory framework to legalize and regulate home-sharing in one's own primary residence (where one resides at least 6 months of the year)
- Require hosts to register with the City and limit home sharing to 120 days in a year
- Clarify and support the requirement to collect and remit Transient Occupancy Tax (TOT)
- Reiterate that vacation rentals and other short-term rentals not covered by the City's approved use definitions are unlawful
- Establish various tools and administrative fines to enforce illegal short-term rentals
- Prohibit any person from advertising home-sharing that is not registered with the City
- Require hosting platforms to disclose to the City on a regular basis the name of the host, the address of each listing, length of stay for each listing, and the price paid for each stay, subject to privacy protections
- Ban the ability of residential apartments to be converted to short-term uses, by modifying the Transient Occupancy Residential Structure regulations in the zoning code
- Direct the Transient Occupancy Tax generated from home-sharing towards pro-active enforcement of the ordinance and the Affordable Housing Trust Fund

Background

The proposed ordinance is in response to issues raised from the dramatic increase in the number of residences being rented informally on a short-term basis (fewer than 30 days) in recent years. The total number of active short-term rental hosts and economic activity associated with just the largest hosting platform company (Airbnb) has nearly tripled over the last 19 months[1]. Airbnb estimates in 2015 there were about 12,270 active hosts in Los Angeles who accommodated 560,000 total guests. Assuming that Airbnb represents about 65% of the total listings in the City, as researchers have estimated, then there are likely about 20,000 total *active* listings for short-term rental in the City of Los Angeles[2]. This figure compares to a figure of 23,000 total listings (active and inactive) obtained by a "data scrape" of 18 of the top short-term rental websites completed at the beginning of June 2016.

Short-term rental Internet sites, referred to in the ordinance as *hosting platforms*, enable property owners, tenants and occupants to rent their living space to guests. The most common listings are from hosts who live on their property and offer a bedroom for rent in their home. Rentals can also take place in the entire home, a couch or suite of rooms. Typically, short-term rentals consist of a duration of a few days up to a few weeks. The average Airbnb length of stay is 4.5 days, and the average number of guests is 2.2.

While some level of home-sharing and vacation rental has likely always occurred in tourist-friendly cities, the ease with which one can now advertise a residence to vacationers from around the world has fundamentally changed the scale and intensity of this activity. The situation has been exacerbated in recent years as mainstream tourist industry websites like Expedia and Hotels.com have also begun advertising short-term rentals, increasing the reach of short-term rental listings beyond a once niche audience.

Current Regulations on Short-Term Rentals

The rental of a portion of a dwelling for less than 30 days is presently not permitted by the zoning code in the vast majority of the City. This was confirmed by a recent Superior Court ruling *(Chen vs. Kraft (2016)*[3]). Unless a property is located in a commercial (C) zone, and more than 500 feet from a residential zone, a special conditional use permit (CUP) must be obtained before any residential use can be rented on a short-term basis. Owners of buildings in R4, R5 or C zones may request one type of a CUP to enable an apartment/hotel hybrid use called a Transient Occupancy Residential Structure (TORS). Smaller structures with fewer than five guest rooms, if they are deemed to be historic, may apply for another type of a CUP to become a Bed and Breakfast and rent on a short-term basis in any zone.

The TORS designation was created in 1992, primarily to differentiate regular hotels from the influx of new "extended stay hotels", which were becoming more like regular dwelling units with kitchens. Hotel and motel guest rooms are prohibited from having kitchens. The TORS definition (below) refers to buildings that contain dwelling units (with kitchens) and are used for less than 30 days. The definition from 12.03 of the LAMC is copied below:

> *TRANSIENT OCCUPANCY RESIDENTIAL STRUCTURE. A residential building designed or used for one or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms wherein occupancy, by any person by reason of concession, permit, right of access, license, or*

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[1] Martin, Hugo. *Airbnb estimates its home-sharing platform added $920 million to L.A. economy.* May 9, 2016. Los Angeles Times.

[2] Samaan, Ray. *Short-Term Rentals and L.A.'s Lost Housing.* August 24, 2015. Los Angeles Alliance for a New Economy.

[3] The Appellate Court decision can be found here: http://www.courts.ca.gov/opinions/documents/JAD16-01.PDF

other agreement is for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days.

The other zoning code definition that applies to short-term rental is Bed and Breakfast, which is defined as follows:

BED AND BREAKFAST FACILITY. A building or portion thereof which is used as a temporary lodging place for fewer than thirty consecutive days and which does not contain more than five guest rooms and one kitchen.

The current regulations were not designed for the situation Los Angeles finds itself in today and are therefore ill-suited to regulate the short-term rental market. For instance, the current regulations allow a more straightforward approval process for the conversion of entire rent-controlled apartment buildings into full-time hotel use/short-term rentals (as a TORS) than it does for the legitimate sharing of one's own home during a few weekends a year. Given the lack of clarity and specificity, enforcement of the current short-term rental market has been difficult (see the Enforcement section below).

The proposed ordinance (Exhibit A) establishes home-sharing as an accessory use to the primary residential structure, notwithstanding current zoning code definitions. However, all other applicable building, zoning and housing code provisions remain in effect.

Benefits of Short Term Rentals
Short term rentals bring significant benefits to those who operate them, as well as their visitors. The activity makes efficient use of space by allowing residents to host guests in a room or unit when that room or unit might otherwise go unused. The Department has heard from many individuals who use short-term rentals as a way to help afford their own home, cover healthcare expenses, recover after the loss of a job, and have meaningful, culturally enriching interactions with visitors from around the world. Airbnb, the largest home-sharing platform currently on the market, recently published statistics claiming that nearly 23% of their hosts reported that the extra income helped prevent losing their home to foreclosure or eviction. Given the significant affordability challenges in Los Angeles, there is little doubt that short-term rentals help offset the housing cost burden for many families. On the other hand, it should also be noted that many of the listings tend to be located in the highest-priced neighborhoods in the city. Home-Sharing does not appear to be assisting many people living in low-income neighborhoods or those far from tourist destinations.

For visitors, short-term rentals often offer a more affordable and flexible option. The Department has received testimony regarding the many types of travelers that benefit from a more residential environment, including families with children, travelers with pets, large groups, etc. Kitchens are often available as part of home-sharing, which is a benefit to many. Many travelers also enjoy the feel of being in a "local" neighborhood as opposed to a typical commercial hotel district. As such, short-term rentals bring tourists to neighborhoods that may be underserved by hotels and therefore ordinarily do not receive tourist dollars. Airbnb recently estimated the economic impact of its visitors in Los Angeles was $920 million in 2015, supporting 1,700 jobs.

Concerns with Short Term Rentals
Concerns regarding short-term rentals fall largely into three categories: nuisance activity, impact on the housing stock and the relationship of home-sharing to existing building and zoning codes. These issues are discussed below.

<u>Nuisance Activities</u>
Nuisance activities that have been reported include instances of loud noise, parties, trash, inconsiderate guests, excessive coming and going as well as the commercial use of residential

properties for private events. More broadly, some neighbors of short-term rentals feel that these activities have resulted in the loss of stable residential character as their long-term neighbors are increasingly replaced by short-term guests.

Impact on Housing Stock

Many have expressed concern regarding the potential impact of short-term rentals on the already strained housing stock of the city. The Census Bureau reports the first quarter 2016 rental vacancy rate in the Los Angeles region as 2.7%, which is currently the lowest of any major metropolitan area in the United States. To the extent rental units are removed from the long-term housing market to be used solely for short-term use, overall residential supply is reduced and the lack of housing will be exacerbated.

Many owners have an incentive to convert housing units from long-term to short-term use because, in some neighborhoods, there is a substantial financial premium to be earned from short-term rentals. Technology has allowed the easy pairing of willing hosts with willing renters leading to a situation where long-term rents are under pressure as the regular rental market increasingly competes with the short-term market. Some new multifamily developments in communities such as Hollywood have been renting brand new vacant units as short-term rentals, which reduces the normal pressure to lower the asking prices to otherwise lease up a building to long term tenants.

When units intended for long-term rental are lost or replaced as short-term rentals, this undercuts the City's housing goals, including Mayor Garcetti's 100,000 housing unit production goal by 2021. For every unit that is converted to short-term use, another unit must be created to make up for the loss. Any decrease in the supply of residential units available for the City's permanent residents may put an upward pressure on price.

As a national and local standard (reflected in LAMC 12.95.2), the housing market is deemed to have a shortage of housing units when the vacancy rate is less than 5%. Further, a vacancy rate of less than 3% is considered "severe". The General Plan, and more specifically the Housing Element, recognizes the issue of rising housing costs in Los Angeles, and its related impact on the City's most pressing issues, including homelessness, overcrowding, and reduced quality of life, traffic, and air quality.

Information consulted as part of this report suggests that there likely has been a citywide impact on rents, as the result of the increase in short-term rentals, and this impact may be more significant at the neighborhood level. Researchers found that the top nine Airbnb neighborhoods have seen rent increases more than double the city average[4]. In San Francisco, the result of lost housing units was estimated to have resulted in higher average monthly rents citywide of between $19 and $76 in early 2015[5].

Another recent report from LAANE, released in August 2015, found that the percentage of hosts offering whole units had increased markedly in Los Angeles (from 48% to 64%) between October 2014 and July 2015[6]. While not all of these whole unit listings are necessarily removing housing stock, roughly 3,000 of these entire home listings, on Airbnb alone, were for more than 90 days. Other platforms, such as Home Away and VRBO, are believed to have higher percentages of entire home vacation rentals than Airbnb. The current trends shifting away from home-sharing and hosted stays add to concerns about the loss of permanent housing stock.

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[4] Samaan, Roy. 3 March 2015. http://www.laane.org/wp-content/uploads/2015/03/AirBnB-Final.pdf

[5] Kusisto, Laura. *Airbnb Pushes Up Apartment Rents Slightly, Study Says*. Wall Street Journal. 20 March 2015.

[6] Samaan, Roy. 3 March 2015. http://www.laane.org/wp-content/uploads/2015/03/AirBnB-Final.pdf

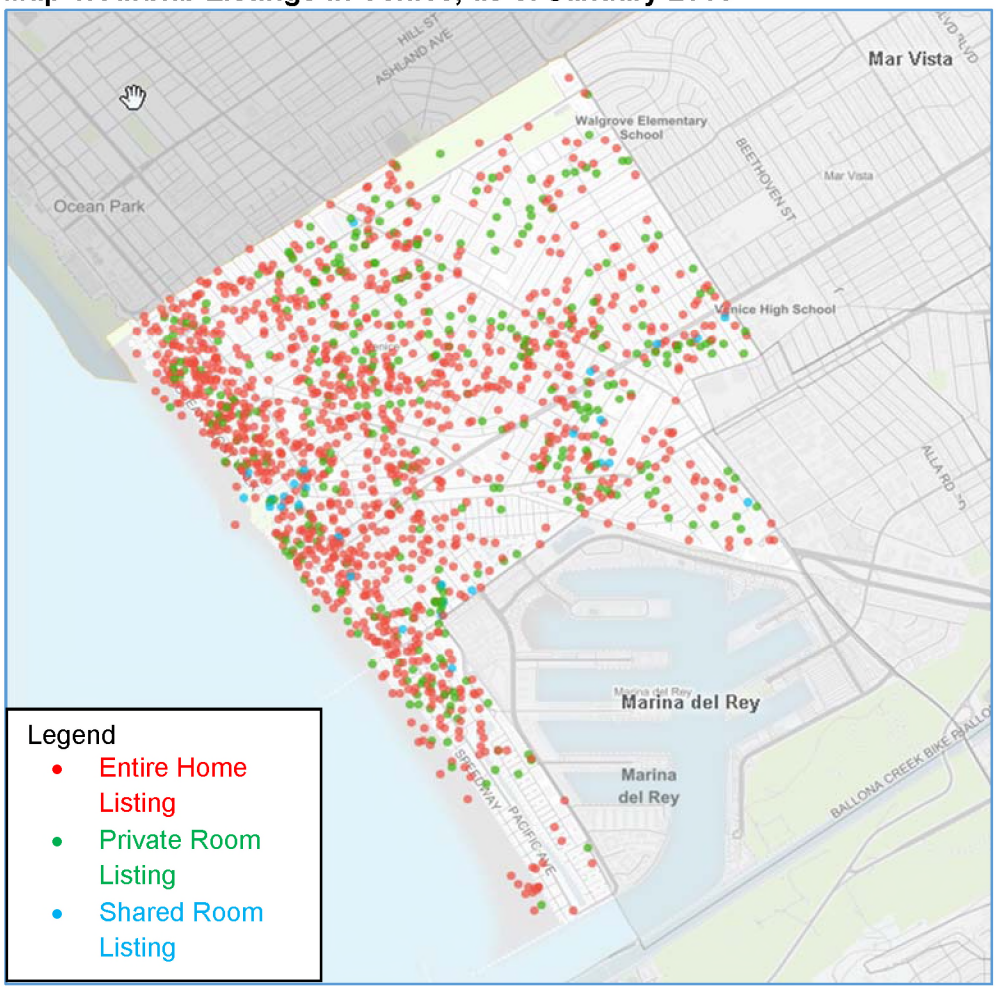
The Department has also received testimony relating to evictions of tenants based on claimed false pretense to establish a unit as a short-term rental. As a strong measure to stem any incentive for abuse, the ordinance would not permit home-sharing in units subject to the Rent Stabilization Ordinance.

Local Neighborhood Impacts

It is clear that the benefits or burdens of short-term rental is not evenly felt across Los Angeles. Large sections of the City, such as South Los Angeles or the North Valley, have little activity. Listings are largely concentrated in an arc that traverses from Venice up through West LA, Hollywood, Northeast LA and downtown. As an example of the different amount of usage, a January 2016 review of Airbnb data accessed from the website insideairbnb.com shows that Leimert Park had about 19 listings on Airbnb, while Echo Park had about 500 listings[7].

In terms of number of listings, one of the most impacted neighborhoods is Venice. According to the same January 2016 data, Venice (an area with about 21,000 homes) had approximately 1,500 short-term rental listings available, meaning almost one in fifteen homes there is available for short-term rental. 76% of those are entire home listings (seen in red in Map 1 below), well above the City average of 60%. The average nightly rate is over $203 and the average listing is booked 112 times a year. The top half of active listings are rented on average of 200 nights a year.

Map 1. Airbnb Listings in Venice, as of January 2016



[7] This analysis uses insideairb.com based on data pulled from Airbnb's site in January 2016.

Consistency with the Residential Use and Character
Vacation rentals "where the occupants are primarily transient in nature" (guests stay for 30 days or less) are classified under the International Building Code (IBC) - and therefore the LA Building Code - as R-1 occupancies. This occupancy type refers to uses such as hotels, motels, boarding houses and congregate living facilities, when used by guests for less than 30 days. Short-term rental use can fall within either the boarding house or congregate living definitions, depending on their arrangement[8]. Therefore, converting a single family dwelling to a primarily transient use, in addition to triggering zoning regulations, constitutes a change in use, which would typically require plan submission, approval and inspection by the Department of Building and Safety. Section 903.2.8 of the IBC requires an automatic sprinkler system to be installed in all Group R structures.

The proposed definition of Home-Sharing would differ from a transient use in the building code and zoning code because the primary occupancy would continue to focus on long-term residential use by a single-family unit, not short-term transient guests. This is ensured by the six-month per year residency requirement, in addition to the proposed 120-day cap, which would maintain the short-term rental use as an accessory use to the main structure.

Experience of Other Cities
Many cities have adopted regulations on short-term rentals and home-sharing in the last few years. While approaches and outcomes have varied, there are several lessons to be learned from the experience of other cities. While some tourist-oriented cities (Anaheim, Big Bear and some desert cities) have chosen to embrace the practice largely without restrictions and other communities have chosen to completely ban the practice (e.g. Manhattan Beach, West Hollywood, Ojai), the majority of cities are opting for a hybrid approach, similar to the intent of the proposed ordinance.

Most applicable to Los Angeles are the experiences of cities with concerns about housing supply. While the City's proposed ordinance has some unique features, most individual components of the proposed regulations can also be found in the laws passed by other cities. In some cases, the Department has included proposed language based on suggestions from other cities that are considering ways to improve upon current adopted regulations in those cities. Some of the most important examples are discussed below.

San Francisco
San Francisco has probably spent more time and effort on the issue of short-term rental than any other city. The City has established an Office of Short Term Rental Administration within the Planning Department staffed with six employees to enforce regulations and respond to complaints. Despite all this attention, many community members remain dissatisfied with their local ordinance. The Budget and Legislative Analyst's office, has recently issued a report with several suggestions to increase the enforceability of the ordinance.

San Francisco's law has many similarities to Los Angeles' proposed ordinance, but several key differences. Like the proposed Los Angeles ordinance, San Francisco's law requires hosts to register, pay transient occupancy taxes and uphold cap on rentals: 90 days within a year. One key difference is that San Francisco makes an exception to the 90 day rule when visits are "hosted" (i.e. the host is present during the stay). However well intentioned, San Francisco's Office of Short Term Rental has said it is virtually impossible to identify a hosted stay from a

[8] Boarding House is defined as "A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit."
Congregate Living Facility is defined as "A building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities."

non-hosted *stay and therefore effectively enforce the 90 day non-hosted cap.* This is an important reason why the proposed ordinance maintains a 120 day limit on all stays, both hosted and non-hosted.

The City/County of San Francisco has approved new legislation that places additional requirements on hosting platforms to verify, prior to posting online, that the listings are for spaces that are registered with the city. Second, to prevent abuse after registration, the legislation would require that hosting platforms investigate and provide details on listings that appear to be illegal, as identified by city, within one business day. While a ballot initiative on short-term rentals was defeated last year, a second ballot initiative on this topic is planned for November that would put a 75-night cap on all short-term rentals, impose fines on platforms that list unregistered units, and allow neighbors to take private legal action to enforce the ordinance and recover attorney's fees if the city is shown to have not enforce the law. A similar ballot initiative was defeated last November.

Santa Monica

In 2015, Santa Monica passed an ordinance on short-term rentals. It prohibits rentals of 30 days or less unless a primary resident is also present in the home (except during work hours, etc.), but does not limit the number of days that home-sharing may occur. Similar to the draft ordinance, Santa Monica's ordinance makes it illegal for hosting platforms to advertise an unlicensed rental and requires that platforms disclose listings to the City, including names, addresses, length of stay and amount paid.

Hosts found to be in violation have to reimburse City costs and remit illegally obtained revenue. In addition, any interested party is authorized to take private legal action to enforce the ordinance and recover attorney's fees (i.e. neighbors or affordable housing organizations). Three positions were created in the Planning and Development Services department for registering hosts and engaging in proactive short-term rental enforcement. Staff combines complaint-based information with online research to put case files together on potentially illegal listings in order to document abuse. The City periodically sends out notices of violation to both property owners and hosting platforms notifying them of listings that do not comply with the ordinance. Santa Monica officials report that owners of rental properties are typically able to gain compliance from tenants in terminating their listings and activity. Some of the platforms have been paying fines and taking down listings as well. After approximately a year of enforcement, Santa Monica officials report that the number of short-term rental listings is reportedly down about 30% from 1,400 to less than 1,000.

Sacramento

In early 2016, Sacramento's City Council approved two ordinances allowing limited short-term rentals. The ordinances require the city to notify all neighbors within 200 feet that a permit has been issued and sets a six-guest limit per rental. Each owner is required to keep a register of guests and to ensure all postings on hosting platforms are permitted residences. A short-term vacation rental may operate from a location that is not the operator's primary residence for a total of 90 days in a calendar year. After the operator exceeds 90 days in a calendar year, a conditional use permit application must be filed.

New York

In 2010, New York City adopted regulations stating that most dwellings can be occupied as permanent residences only, meaning for 30 consecutive days or more. Furthermore, the law requires that tenants be present during occupation by guests and that dwellings being used for other than permanent occupation be registered with the Department of Planning. This approach makes short-term rentals illegal in New York City if permanent tenants are not present during the guest's stay.

The New York State Attorney General issued a subpoena to Airbnb in October 2013 demanding information on New York City's hosts and listings to determine those that are bypassing the city's legislation. On May 21, 2014, the state reached an agreement with Airbnb under which the company will provide data on its listings in New York City. City regulators and the Attorney General nonetheless launched a joint enforcement initiative to shut down what they are calling "illegal hotels," examining web sites operated by hosting services, videotaping properties about which complaints have been received, and potentially conducting raids. Penalties for violations can cost up to $2,500 per day.

Portland
In 2014, Portland approved new regulations that legalized STRs in single-family homes and duplexes. Multifamily residential buildings were added in January 2015, along with significant enhancements in enforcement provisions. The new city ordinance enables the Portland Revenue Bureau to collect host names and addresses from short-term rental platforms. The ordinance also requires that companies prominently display permit numbers and refrain from advertising hosts without permits. It also gives the city authority to fine hosts and companies up to $500 per violation.

In 2015 the City of Portland filed a $2.5 million lawsuit against HomeAway.com for violations of the city's short-term rental code. The city accuses HomeAway.com of failing to collect hotel taxes; failing to provide names and addresses of local hosts upon request; failing to display the permit numbers for short-term rentals to demonstrate completion of health and safety inspections; and failing to register with the city within 15 days of commencing business. The case is currently ongoing.

Proposed Ordinance

In crafting the proposed ordinance, the Department considered the City Council motion, the diverse and substantive input received from stakeholders across the city, discussions with City departments, and the best practices and experiences of other cities. The main provisions of the ordinance will be placed in the Use subsection (A) of the Exception section of the Zoning Code (LAMC 12.22). The ordinance is structured according to the *following subdivisions:*

a) Purpose
b) Definitions for new terms such as Home-Sharing, Primary Residence, Host and Hosting Platform
c) Process for Home-Sharing registration (including renewal, suspensions and revocations)
d) Prohibitions
e) Host Responsibilities
f) Hosting Platform Responsibilities
g) Enforcement
h) Administration and Regulations

In addition to the main ordinance, there are several proposed amendments to other parts of the Zoning Code and Administrative Code, including sections that would:

1. Prohibit the conversion (through a Conditional Use Permit, in R4 zones and above) of residential uses to Transient structures;
2. Establish new administrative fees for home-sharing registration and Nuisance Abatement hearings regarding home-sharing;

3. Include home-sharing in the definition of hotel, and hosting platforms in the definition of a secondary operator in the TOT code; and
4. Allocate TOT monies attributable to home-sharing to the Affordable Housing Trust Fund and pro-active enforcement.

The proposed ordinance, as amended, establishes home-sharing as a legal accessory use to a primary residence. The host interested in home-sharing will need to register for the Transient Occupancy Tax (by completing a Transient Occupancy Registration Certificate) prior to registering for home-sharing. Administrative Guidelines will be established prior to the effective date of the ordinance that will lay out the registration process as well as the documents required to prove a six month residency at the address where home-sharing will occur. The City aims to create a streamlined and straightforward on-line registration process to encourage easy compliance.

The Home-Sharing application process will establish the residency requirement and include a signed affidavit that the host pledges to comply with the Home-Sharing regulations. These include restrictions on the renting of space other than those approved for residential use, a limit to 120 days each calendar year, and a requirement that no more than one property be listed for home-sharing in Los Angeles. The process will also ensure that renters have permission from their landlords for home-sharing, that units subject to the Rent Stabilization Ordinance (RSO) or dedicated affordable housing units are not proposed for home-sharing, and that units with active Orders to Comply do not engage in home-sharing.

Registration

Home-Sharing registration would be good for two years. Hosts would be permitted to renew if they are shown to have been in compliance with the provisions of the ordinance, pay a renewal fee, document any changes on their initial application, and provide records to document the number and length of each home-sharing stay during the past year. A process for suspending and revoking registrations, based on violations of the law and/or repeated nuisance activity, is outlined in the law. If there are violations, the Department may revoke authorization, or modify an approval by adding conditions using an existing Administrative Nuisance Abatement process in LAMC 12.27.1. The process provides a venue for Zoning Administrators to hear from neighbors and the accused individuals in order to fully evaluate the extent of excessive nuisances and provide for an effective solution.

Prohibitions and Enforcement

The prohibition subdivision (d) includes important regulations on the ban on advertising short-term rental listings without including a registration number, the 120 day limit and the ban on more than one set of guests (or more than one booking) at a time. These are explained further in the *Key Issues* section below.

Most hosting platforms have created ways for property addresses to be hidden until after a property has been booked. This is different than most other types of business. As such, cities across the country are realizing they require the cooperation and assistance of the entities that facilitate this activity - the hosting platforms. The City's ordinance reflects this reality, by requiring that platforms actively prevent, remove and cancel any listings they know to be illegal (those without registration numbers, those rented more than 120 days a year and/or more than one listing at multiple addresses). Beyond that, it requires that platforms provide to the City, on a monthly basis: 1) address of all sites facilitated or advertised by the Platform; 2) total number of nights that the unit was booked; and 3) amounts paid for each stay.

Platforms can be fined $500 per day for advertising an illegal listing, $1,000 per day for refusing (upon formal request) to provide the addresses of unregistered short term rentals to the City,

and $1,000 per day on any refusal to submit monthly documents required for City to verify the accuracy of the Transient Occupancy Tax payment.

Key Issues

Based on public input thus far, there appears to be a fair amount of consensus on the core of the proposed ordinance: the primary residency requirement, a system of registration, and TOT collection. However, the Department has heard strong disagreement from those engaged in home-sharing on a few of the limitations that are proposed in the draft ordinance. Others, with concerns about short-term rentals, have questioned the effectiveness of enforcement. These issues will be analyzed in detail in this section of this report.

Issues Raised by Those Involved in Home-Sharing

Limitation on the Nights Home-Sharing Can Occur

Based on the number of comments received from hosts of short-term rentals during the comment period, the originally proposed 90-day limitation is a top concern from impacted hosts. Hosts claim that as long as they are living in the unit used for home-sharing as a primary resident, concerns about impact to the housing stock and significant nuisances are largely misplaced.

Many hosts have requested that the Department make a distinction between hosted stays, which many believe should not be subject to limits on the number of days, versus non-hosted stays, which could be limited. San Francisco's ordinance differentiates between hosted stays, which are unlimited and non-hosted stays, which are limited to 90 days. However, San Francisco's Planning Department has reported that it is "virtually impossible" to discern what is occurring on a night to night basis.[9] Until the City can be assured that platforms will make basic records available, and as long as regulating agencies are limited in staff capacity to audit and confirm self-reported information, this challenge is likely to persist.

Given the challenges of differentiating between hosted and non-hosted stays, as experienced by other cities, the Department proposes to continue with a single strategy that imposes the same day limitation on hosted stays as well as non-hosted. But, in light of the fact that the new primary residence registration requirement will limit future hosts to those that are occupying their own primary residence and are therefore much more likely to primarily offer hosted stays, the Department proposes to increase the day limitation from 90 to 120 days a year. From information obtained by some of the platforms the 120 day restriction will not impact the vast majority of current hosts. For example, Airbnb issued a report on the impacts on housing in Los Angeles in September 2015 that found that 86% of entire home listings in L.A. are rented for less than 120 days a year. On the other hand, the limit on the number of permissible short-term rental nights per year would create an economic incentive to otherwise rent the unused bedroom to long-term tenants, which is advantageous to the permanent housing market and helps minimize neighborhood nuisance concerns.

Ban in Units Subject to the Rent Stabilization Ordinance (RSO)

Pursuant to the Council motion, the proposed ordinance prohibits hosts from renting units or buildings that are not their primary residence or are units covered by the RSO. The aim is to protect this critically important housing stock from possible abuse by removing any incentives to evict tenants or to convert long-term housing to short-term rentals. The RSO housing stock is particularly vulnerable to fraud or illegal evictions due to its regulations, which limit rent

[9] Phil Matier and Andy Ross, 'No way of enforcing' Airbnb law, S.F. planning memo says. (March 22, 2015). San Francisco Chronicle.

increases and evictions of long-term tenants. There are also regulatory issues with the RSO and Ellis Act that complicate matters with their use for home-sharing.

It is believed from public testimony and analysis of current listings that the majority of short-term rental use is in single-family neighborhoods. Most rental leases in Los Angeles already ban the practice of subletting. The ordinance requires that all renters demonstrate they have explicit permission from a landlord before being allowed to register for home-sharing.

Opponents of the RSO ban state that as long as they are living in the unit subject to home-sharing there can be no abuse. Many lower-income renters of RSO units would also benefit economically from home-sharing, making their living costs more manageable. Despite these significant policy considerations, the Department is recommending retention of the ban on home-sharing in RSO units. Without a ban, tenants may be evicted based on allowable reasons such as family occupancy or significant repairs, even if the intent may be actually to open the unit to short-term rental. Once an eviction occurs, it is difficult to prove that a prior tenant was not evicted in accordance with the law. In the end, the need for an RSO ban depends on the enforcement of the ordinance and how well the process is able to disrupt illegal vacation rentals in RSO units.

Concurrent Guest Stays

The draft ordinance would not permit hosts to rent to multiple sets of guests (through multiple bookings) at the same time. This is meant to prevent the establishment of a use more akin to a boarding house or bed and breakfast, whereby multiple guests are using a property intended as a primary residence.

The originally proposed enforcement language ((6)a.(1)) may have caused confusion and concern amongst hosts on this point. It read that there could be fines imposed for "multiple listings by the same host." The Department heard from many hosts concerned that this language would prohibit the flexibility to list different spaces on the platforms, including a primary listing for a shared space while they are home, as well as an entire home listing for when away on vacation. This was not the intent and the language has been re-worded in the proposed ordinance with more precise language intended to capture multiple illegal listings of more than one property. Multiple listings on the same property will be permitted, although they cannot be booked at the same time.

Primary Resident Requirement

The ordinance requires that any home used by home-sharing include a host who is a primary resident on that property. This is defined as having resided on the property for more than six months a year. The primary residence threshold was established as a key component of the home sharing ordinance as it serves as a means to limit the number of residential units that can be used for home-sharing to those units that are already occupied as one's home. Limiting home sharing to units that are the host's primary residence also ensures that the unit is not otherwise available as a full-time rental. Units that are not occupied by a primary resident are therefore presumed to be available as a year round rental. The primary residence requirement strikes a balance by allowing residents who live in their homes to participate in the home-sharing economy while protecting the vast majority of units from otherwise being removed from the year round rental market and requisitioned for the arguably more lucrative short-term rental market.

While the vast majority of people on both sides of this issue agree with the primary residence requirement, some owners of vacation rentals have expressed that they wish to be legalized as part of home-sharing as well. The vacation rental owners argue that certain neighborhoods have excess demand for tourist stays and their second homes or vacation properties serve the City well. However, it appears these neighborhoods (Venice, Hollywood Hills, etc.) have also seen

some of the worst abuses where the City has heard some of the greatest concerns with the activity. If the Commission is interested in pursuing vacation rentals where there is no permanent primary residence, the Department recommends that it be a separate process from home-sharing, such as considering an expansion of the current Conditional Use Permit for Bed and Breakfasts (which are only allowed in historically designated properties currently). Another option would be to permit the use of home sharing in units not occupied by a primary resident for a very limited number of days.

Issues Raised by Hosts and Platforms

Registration Process

Most cities with short-term rental ordinances have enacted a registration process to regulate the activity. Registration provides a method to ensure a host is a primary resident, that they can be contacted if there is a complaint, and that they otherwise meet the ordinance's regulations. Hosts have generally stated that they have no objection to registering, but have urged the City to create a simple and efficient process.

The ordinance does not specify the details of the Home-Sharing registration process, which will be further developed through administrative guidelines to be published prior to the effective date of the ordinance. However, the ordinance does specify that hosts will need to register with the Office of Finance for a Transient Occupancy Registration Certificate (TORC) prior to receiving Home-Sharing registration authorization. The current process to obtain a TORC is laid out in LAMC 21.7.6 and involves submitting a form online including some basic information such as the name of the operators and the address of the "hotel" (referring to all transient stays). The City hopes to integrate the TOT registration process as efficiently as possible with the Home-Sharing registration process, as well as explore "pass through" cooperation agreements with Platforms.

Impact on the Economy

Many hosts and platforms have argued that any limits on short-term rentals reduce economic benefits that accrue to local neighborhoods. Small businesses have commented that they appreciate the business from visitors and Airbnb claims their guests have brought $980 million to the local economy in 2015. However, short-term rentals can only be said to increase total economic activity to the extent they induce travel that would not have been possible otherwise. The Department was not able to find any research on this point.

Any benefits to the local economy must also be weighed with losses. For example, San Francisco's economist estimated that for every long-term housing unit that disappears from the stock, there is a loss of $250,000 to $300,000 per year in impact to the city's economy. Those losses may outpace the money that a short-term rental remits to the city in transient occupancy taxes, plus whatever hosts earn and visitors spend.

The City has also heard testimony from workers who fear the loss of their jobs as a result of the ordinance. House cleaning workers for vacation rentals fear they may lose their job if enforcement is enhanced, while hotel workers fear the same if there are not strong protections against illegal short term rentals. A 2016 report by CBRE has shown that the Los Angeles region has the highest rate of "hotel penetration" by Airbnb than any other market[10]. That is, the amount of revenue earned through Airbnb as a percentage of total hotel room revenue is higher than any other market. Researchers at Boston University published a 2016 paper analyzing the impact of Airbnb listings on nightly hotel prices in Austin, Texas and found that a 10% increase in Airbnb listings is associated with a statistically significant .34 percent decrease in hotel

[10]CBRE. *The Sharing Economy Checks In: An Analysis of Airbnb in the United States.* February 2016.

revenues, with lower budget hotels most affected. Therefore, while citywide impacts on net jobs are likely to be minimal, different sectors may be impacted differently.

Privacy
Some hosts have expressed concerns regarding the public availability of information regarding their home-sharing activity/business. For example, hosts have written that they "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." As written, the ordinance would obtain information on the number of nights rented as home-sharing when the platforms provide this data to the City, as well as when hosts provide information at the time of renewal. This requirement is largely a repetition of existing Transient Occupancy Tax law, whereby all "hotel" operators (broadly defined) must provide monthly statements to City regarding total rents charged and received (LAMC 21.7.7) as part of the reporting and remitting regulations. Given the nature of home-sharing, the additional requirement to include total number of days rented appears reasonable and necessary to ensure proper collection and remittance of the TOT, as well as ensure enforcement of the ordinance's provisions. However, to address privacy and safety concerns, the proposed ordinance includes revised language that information on stays submitted by platforms and hosts will not be made publicly available. This exemption will not apply to information on any application form for home-sharing, which is considered a public record and placed in a public case file. This is the same for any business in the City seeking to operate with a permit or approval anywhere in the City.

Key Issues Raised by Those with Concerns about Home-Sharing

Loss of Residential Character
The City has heard from many residents who are concerned by the presence of short-term rentals in their neighborhood. Many feel short-term rentals constitute a commercial and/or transient activity, which should not be legalized in any form in the City.

Residential zones are intended to create, maintain and promote residential neighborhoods. However, in Los Angeles, like most cities, they also allow for some nonresidential uses to the extent they maintain the overall image and character of the residential neighborhood. For example, the zoning code permits accessory uses "customarily incidental" to the main uses in single-family residential zones, including Accessory Living Quarters (which are meant as a place for the homeowner's guests to stay temporarily) as well as certain home occupation uses.

The Home-Sharing Ordinance defines home-sharing as *accessory use* to a primary residence. The ordinance's primary residence requirement (which requires at least six-month per year residency), along with the 120 day annual limit, ensures that home-sharing remains subservient to the main use as a long-term residential structure. When used for home-sharing, the home maintains its residential qualities, such as sleeping and eating, etc. The ordinance also includes a prohibition on non-residential uses altogether, including but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product conducted on the premises.

Health and Safety
The ordinance requires a host to provide on-site fire extinguishers, smoke detectors, carbon monoxide detectors and information related to emergency exit routes and a local emergency contact person. It also includes a clause that precludes home-sharing in any multi-unit building with "an open Order to Comply or other code violation..." (unless it can be shown to be unrelated to the activity). This would require the compliance with any potential code violations before home-sharing can begin or resume.

Some cities such as Portland and Austin have required a full inspection as part of the permit process, in order to ensure the safety of the space. The ordinance does not include this provision primarily based on a concern that an inspection requirement would add a significant barrier towards registration, which undercuts a primary aim of the ordinance. For many online platforms, it is also important to acknowledge that the safety and well-being of guests is already partially supported by the guests' access to information and reviews of the hosts. As bookings (and therefore revenues) are largely based on positive reviews from past guests, hosts are incentivized to provide safe and clean accommodations.

Party Houses and Other Nuisances

Properties being rented on a short-term basis are ripe for becoming venues for parties. The Department received considerable testimony about homes turning into "party houses", which keep neighbors up at night and cause a neighborhood nuisance. On April 29, 2016 the Office of City Attorney released a report, Council File No. 12-1824, on the broader subject of "party houses", as the activity takes place in both short-term and long-term residential homes. The primary residence requirement helps alleviate many concerns about the inappropriate and disruptive use of a property. Most "party houses" have been reported to be non-owner occupied. As mentioned above, the ordinance also includes a ban on commercial activities, including "events that charge a fee." In addition, regular noise and use regulations remain in force.

To some extent, concerns about parties, noise, trash and parking would appear to be associated primarily with non-hosted stays in vacation rentals. When problems do occur as a result of home-sharing, contacting the on-site owner/host can normally resolve the problem. Similarly, the primary residence requirement alleviates the concern about the loss of long-term neighbors in certain impacted areas.

Enforcement

Current Enforcement

LADBS is responsible for code enforcement in single-family homes, and the Housing and Community Investment Department (HCID) is responsible for multi-family properties. Current violators are subject to the same fines and penalties established in the LAMC with regard to other types of code violations. Additional fines and penalties specific to home-sharing activity are included in the draft ordinance and may be established by the Council.

By its nature, effective enforcement of codes relating to uses like short-term rentals is a difficult task. Compliance is currently based primarily on complaints. When inspectors arrive, there are usually few tell-tale signs of any violation. If no one opens the door or is uncooperative, there may be little visual evidence to warrant an enforcement order. While some operators are unsophisticated, others are highly savvy and may instruct guests on how respond to inspections. The financial temptation created by short-term rentals creates an incentive to flout local regulations and the temporary and hidden nature of the use makes it difficult to spot.

As of August 25, 2015 HCID has received and investigated 52 complaints regarding STRs on multi-family properties, mostly in CD 4 and CD 11, and found 16 properties with violations. Twenty-two had no evidence of an STR and fourteen are scheduled for inspection, are pending research, or are being monitored. LADBS has not formally tracked short-term rental complaints, but officials estimate receiving approximately a dozen or more per year specifically related to this issue. LADBS has investigated several cases in Venice and Silver Lake and has issued citations for related violations.

If a property owner ignores enforcement orders to comply, the matter is referred to the Office of City Attorney to take further action. These referrals require evidence of a transaction to prove that an unlawful act has taken place, which may include taking witness statements, issuing subpoenas, or engaging in undercover transactions.

Proposed Enforcement
A primary goal of the proposed ordinance is to create the regulatory framework and tools needed to increase effective enforcement against illegal short-term rentals. It introduces a number of prohibitions that do not exist today and allows for an array of tools to be used in enforcing the law. Today, successful enforcement is significantly hampered because nearly all short-term rentals and home-sharing activities violate existing codes. The proposed ordinance allows enforcement agencies to draw a clearer distinction between “bad actors” and legitimate, beneficial home-sharing.

A critical provision of the ordinance requires the registration number to be provided on each piece of advertising. This enables the City and the public to easily determine whether a listing/rental is approved or not.

The City’s enforcement agencies can then use information systems to track listings without registration numbers or those exceeding the annual limit on rental activity and link violations to each property. Enforcement of minor penalties could occur using the enforcement agency’s existing processes, or new tools such as the Administrative Citation Enforcement (ACE) program could be used to “write tickets” on listing infractions. Repeated or egregious violations could result in the modification or revocation of a home-sharing registration in the manner prescribed in the Administrative Nuisance Abatement program Section 12.27.1. This process allows for a due process and quasi-public hearing with a Zoning Administrator, if requested.

However, there are several barriers to enforcement. First, unless there has been a complaint against a specific property, it is difficult to determine the address from an illegal online listing alone (unless it includes a registration number). Second, it is not clear who exactly is responsible for the rental, usually either the property owner or a tenant. Third, compliance with limits on the number of days permitted to be rented for short-term use each year are difficult to verify. Fourth, it will take significant resources and coordination to do the type of pro-active enforcement of online listings that is envisioned to be needed under the ordinance. In such scenarios, the City lacks an easy and direct method for determining if a listing is legitimate, who is responsible and whether a complaint's allegations of short term rental violations at a specific address correspond to listings on a platform. According to other cities, hosting platforms have generally not been very cooperative without legal and/or regulatory consequences.

To address these critical issues, the ordinance proposes a system whereby platforms must verify compliance with the registration requirements by actively preventing or canceling any non-permitted listings, particularly those that can be easily identified (such as those without registration numbers). This requirement is similar to what Portland and Santa Monica have currently, as well as what Seattle and San Francisco are currently proposing. The ordinance also lays out a system whereby the City will request information on particular listings believed to be non-compliant, from hosting platforms, which must then either provide contact information or directly contact the hosts regarding the potential violation. In addition, the ordinance requires monthly reporting of short-term rental activity on each Platform, including address, registration number and the number of nights booked during the period. Therefore, the City will be able to track properties across platforms to prevent non-compliance on the 120 day provision. Hosts are also required to maintain records for three years of nightly bookings, which are available for viewing, upon request of the Office of Finance. If it is suspected that a host is renting for more than the allotted 120 days, then these records could be requested. The City can then immediately assess tax and penalties based on known violations. Much of this framework is based on existing Transient Occupancy Tax regulations on transient operators, as found in Article 1.7 of the LAMC.

In addition to the provisions in the ordinance, the Department proposes an administrative system whereby:

- Upon enactment of this ordinance, the City (or a qualified consultant) shall begin to actively monitor hosting platform listings to ensure that they are only listing home-sharing units that have registered with the City.
- The City (or qualified consultant) shall complete a comprehensive review of active Platform listings and produce an inventory of potentially non-compliant listings discovered during the review
- Subsequent reviews of hosting platforms shall occur at least quarterly
- The City shall, upon completion of a hosting platform review or discovery of a potentially non-compliant listing, immediately provide notice by electronic mail of all listings that do not have valid registration number or are otherwise not in compliance with this Chapter. These notices shall also be provided to property owners and the Office of City Attorney.
- For each listing that a hosting platform fails to provide with the requested information within 21 City business days of the notice being sent by the City, the hosting platform shall be subject to the administrative penalties and enforcement provisions of this Chapter, including but not limited to payment of civil penalties of up to $1,000 per day until the hosting platform complies with subsection (Q)(2).

Because of the nature of short-term rentals, the ordinance envisions a new way for the public to contact the City regarding potentially illegal short-term rentals - likely a dedicated email monitored by short-term rental enforcement staff who will be able to take the appropriate follow-up steps to verify compliance. This will allow the complaint process to be more easily integrated with the registration database. Residents who are disturbed by illegal listings will also continue to be able to utilize the existing channels, including using 311 or the enforcement agency's code enforcement system (online and phone).

Finally, it is worth noting that education is probably the easiest, cheapest and least adversarial way to increase compliance. The City plans to work with platforms to making sure they are partners in getting the word out on the new regulations.

Private Right of Action
Many opponents of short-term rentals have commented that, if a home-sharing ordinance is to pass, it should include a "private right of action," which refers to someone's legal ability to enforce statute's provisions through litigation. A private right of action can only be used when language is included in a statute. In practice, the right would allow neighbors to sue other neighbors for violations of the proposed ordinance. San Francisco's short-term rental law includes a limited private right of action, only available to certain housing-related non-profits, and only when the City has been documented as being unable to enforce the existing laws.

However, a right of private action would be unprecedented in the City of Los Angeles' zoning code, and an existing remedy is already in place under the Professional Business Practices code, which allows one to take action when one is actually harmed by an illegal/nuisance land use. The Department recommends that this issue be revisited in a year's time, only if City enforcement has proven to be ineffective.

FINDINGS

General Plan/Charter Findings

City Charter Section 556
In accordance with Charter Section 556, the proposed ordinance is in substantial conformance with the purpose, intent and provisions of the General Plan in that it would further accomplish the following goals, objectives and policies of the General Plan outlined below.

General Plan Framework Findings
The proposed ordinance will meet the intent and purposes of the General Plan Framework Element to encourage the creation of housing opportunities for households of all types and income levels, while at the same time preserving the existing residential neighborhood stability of residentially zoned neighborhoods. Home-sharing, as an accessory use to primary residences, furthers those goals as they increase the utilization of empty space within homes to assist with housing costs without significantly changing neighborhood character. In particular, the ordinance would further the intent and purpose of the Framework Element of the following relevant Goals and Objectives:

The proposed ordinance is consistent with Land Use Goal LU-4, which seeks to preserve and enhance the residential character of existing neighborhoods, and furthers Land Use Policy LU-4.2, which seeks to create convenient supporting services and alternative residential types when they meet standards for development that protect neighborhood character.

The ordinance requires that home-sharing only occur in structures approved for residential use. Allowing for limited short-term accommodation of guests as an accessory use to dwelling units is an activity that is incidental and accessory to the primary residential use. Residents have always hosted guests from out of town in extra rooms, for short or long term periods. The charging of rent, in and of itself, is not any different from what occurs in almost one-third of the City's single-family residential zones, which are currently renter-occupied. In the Los Angeles Zoning Code, short term rentals of less than 30 days are already permitted through a CUP in Bed and Breakfast establishments, which may be located in any zone. Other accessory uses, such as Accessory Living Quarters, already permit the short-term stay of guests in residential zones.

As the definition states, home-sharing is considered an accessory use to a (primary) residence. As such, the dwelling unit is already used for sleeping, cooking, eating, and living. The unit may be considered a residential dwelling regardless of whether its renters are primarily short term or long term or whether it is vacant most of the time. Granted, short term rentals also have commercial characteristics in terms of providing lodging for a fee. However, as a fundamentally residential use, home-sharing is consistent with the General Plan Land Use categories that allow residential uses within the range of uses.

Housing Element 2013-2021
The ordinance furthers the aim of preserving housing stock (Objective 1.2) through its focus on new ways to enforce the current bans on vacation rentals, the ban on conversions of units subject to the RSO to short-term rentals as well as the proposed prohibition on conversions of apartment buildings to Transient Occupancy Residential Structures. The Housing Element also calls for amending the zoning code to facilitate innovative housing models to make housing more affordable, including shared housing and congregate housing (Program 67). The Home-Sharing ordinance will allow thousands of Angelenos to efficiently use space in their homes to afford the cost of housing. As such, the ordinance furthers the following Housing Element policies:

1.1.1 Expand affordable homeownership opportunities and support current homeowners in retaining their homeowner status.

1.2.1 Facilitate the maintenance of existing housing in decent, safe and healthy condition.

1.2.2 Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.

1.4.1 Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

City Charter Section 558(b)(2)
In accordance with Charter Section 558(b)(2), the adoption of the proposed ordinance would be in conformity with public necessity, convenience, general welfare and good zoning practice. The ordinance would align the City with many cities across the country that have recognized the need for new regulations regarding the fast expanding use of residential spaces for short-term rentals. Current regulations simply do not differentiate between the sharing of one's own primary residence (home-sharing) and the conversion or rental of otherwise vacant units for short-term rental (vacation rental). This needlessly stifles efficient use of residential space and prevents hosts from sharing their home on occasion to help afford housing cost. The lack of current regulations specific to this new use also makes enforcement very difficult. A new regulatory framework is needed to adapt to the sharing economy, including new tools to enforce regulations against vacation rentals. The ordinance would limit home-sharing to 120 days per year, which ensures the primary use of any residential structure used for this purpose would remain as a long-term residential structure (and not transient), thereby protecting residential areas from uses that are primarily transient in nature.

City Charter Section 559
In accordance with Charter Section 559, and in order to ensure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Office of City Attorney. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

CEQA Findings
The proposed ordinance qualifies under the "common sense" CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3) and 15060(c)(2), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. CEQA only applies to projects that have the potential for causing a significant effect on the environment - either through a direct impact or reasonably, foreseeable indirect impact. The proposed ordinance does not have that possibility.

Direct impacts of the ordinance on the environment will be minor. It is not expected to prompt any new development or direct physical effects. The expected result of the ordinance is fewer intensive short-term rental operations in vacation rentals compared to what currently exists in the City, along with better regulations governing the sharing of one's own home for short-term rentals. Both results are unlikely to create a foreseeable physical impact on the environment as total tourist trips to the City of Los Angeles are not expected to change noticeably as a result of the ordinance. A more complete analysis of the potential impact of the ordinance on the environment is included as Exhibit B.

As set forth above, the City believes the “common sense” exemption is most appropriate for this project. However, in case there is a challenge to this project and a court disagrees, the City has prepared a Negative Declaration for this project (Exhibit B.2).

PUBLIC HEARING AND COMMUNICATIONS

There has been an exceptional amount of public input and communications on this issue, including prior to the proposed ordinance being drafted. Three “community listening sessions” were held in Mar Vista, North Hollywood and the downtown area in late September and early October 2015. Approximately 600-700 persons showed up to the three meetings, which featured a brief staff presentation and the opportunity to provide written or oral comments on the topic. The Department also provided boards for attendees to mark their support or disagreement for about 20 regulatory ideas other cities have used in regulating short-term rentals.

The majority of speakers at the listening sessions were “hosts” currently engaged in home-sharing, who spoke about their positive experiences. Many credited short-term rental income with providing meaningful assistance during difficult financial times or otherwise having a positive impact on their lives. They stated that the practice enhances local economic development, can help the City with needed revenues and poses little to no impact on their neighborhoods. On the other hand, the City heard testimony about lives and communities who have been negatively impacted by short-term rentals. Neighbors expressed concern about commercial activities and nuisance in residential areas as well as the loss of housing stock. Issues regarding safety in multiple-family buildings, over-concentration of units and “party houses” were other frequent complaints.

Also during this early period, the Department also distributed a brief questionnaire to neighborhood groups, interested parties and meeting attendees. The questionnaire attempted to gauge public attitudes towards short-term rentals as well ask about several specific regulatory approaches. Approximately 1,300 responses were received in just over two weeks.

While in the process of drafting the ordinance, the Department met with groups opposed to, and in favor of, short-term rentals, including community organizations, representatives of several hosting platforms and hotel and tourism organizations. Staff also researched the regulations and experiences of many other comparable cities, spoke to key experts in different cities and consulted various academic reports and studies that have been published in the past year.

The proposed ordinance was released on April 15, 2016. More than 2000 written and oral responses have been received in response to the draft, including comments received at the May 21, 2016 staff public hearing. The public hearing featured 289 speakers, including approximately 43 generally supportive and 41 (largely hosts) with concerns. The majority are from hosts with concerns about some of the limitations (mostly the 90 day limit and the ability to rent more than one space at a time), privacy, and ease of registration. The second largest number of comments came from those who prefer the practice to remain unpermitted. The third largest grouping came from supporters of the ordinance, which included many community and nonprofit organizations concerned about the impacts of unregulated short-term rentals. The remainder came from neighborhood council or other groups/individuals with suggestions to improve the ordinance. The main issues mentioned in the public comment period are discussed individually in the *Key Issues* section.

Changes from the April 15th draft ordinance to the proposed June 14th ordinance (Exhibit A)

Significant changes from the April 15th draft ordinance are listed below for the public. Please also consult the tracked change version of the proposed ordinance in Exhibit A.

1. Clarifies that notwithstanding any code provision to the contrary, home-sharing shall be permitted in accordance with the ordinance 12.22 A.31 (c)(2)(b)
2. Clarifies that a major purpose of the ordinance is to protect housing stock
3. Clarifies that home-sharing may occur in a structure approved for residential use.
4. Clarifies that properties converted from units subject to the RSO ordinance to single family homes are not eligible until five years after the conversion.
5. States that, to the extent permitted by law, the records submitted by hosts and hosting platforms per certain provisions, shall be redacted to protect personal information.
6. Adds that if any property has an open Order to Comply as a result of code violations, home-sharing cannot occur until it has been resolved.
7. Increases the number of days hosts are able to operate Home-Sharing rentals during the year was from 90 to 120.
8. Clarifies that hosting platforms assume the same duties and liabilities as the Host when it is assigned the functions or responsibilities regarding the collection and remittance of the Transient Occupancy Tax.
9. Clarifies it is not a violation for hosts to maintain more than one listing at any given time (however they may not be booked at the same time).
10. Ensures that the regulations and terminology used by the proposed ordinance (Host, Home-Sharing and Hosting Platform) are in accordance with the Transient Occupancy Tax code (Article 1.7 of the LAMC)
11. Clarifies that certain hosting platform responsibilities for sharing information are dependent upon being designated a secondary operator pursuant to Article 1.7 of the LAMC .
12. Changes from 100% to 95% the percentage of TOT attributable to short-term rental that would accrue to the Affordable Housing Trust Fund.
13. Additional minor technical or clarification changes

Next Steps

The scope and breadth of the City's activities regarding short-term rentals and home-sharing cannot be distilled solely in an ordinance. To be a successful policy, the Department recommends that the following additional steps be implemented within the next year:

- Establish registration protocols and administrative guidelines
- Begin education campaign regarding the ordinance with public, preferably in cooperation with the hosting platforms
- Establish proactive enforcement program, either through third party consultants or staffing
- Evaluate the program and return to the City Planning Commission and Council with any adjustments necessary to ensure the success of the program.

EXHIBIT A:
Proposed Ordinance

CPC-2016-1243-CA
June 23, 2016

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.22, 12.24, 19.01 and 21.7.2 of the Los Angeles Municipal Code; and amending Section 5.522 of the Charter and Administrative Code, imposing regulations to permit sharing of one's primary residence as a short-term rental, establishing an application fee and administrative fines for Home-Sharing, and directing Transient Occupancy Taxes derived from Home-Sharing to the Affordable Housing Trust Fund.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. The definition of Accessory Use in Section 12.03 of the Los Angeles Municipal Code is amended to include:

The use of a Primary Residence for the purposes of Home-Sharing shall be considered accessory to a residential use.

Section 2. The definition of Home-Sharing is added to Section 12.03 of the Los Angeles Municipal Code to read:

HOME-SHARING. An accessory use of a Host's Primary Residence for the purposes of providing temporary lodging, for compensation, for periods of 30 consecutive days or less.

Section 3. Section 12.22 A of the Los Angeles Municipal Code is added to read as follows:

31. Home-Sharing. Notwithstanding any other provisions of this article to the contrary, and in all zones wherein residential uses are permitted by right, the following shall apply:

(a) Purpose. The purpose of this Subdivision is to allow for the efficient use and sharing of residential structures without detracting from residential character or the City's housing stock.

(b) Definitions. When words are capitalized in this Subdivision they refer to defined terms in the Municipal Code, including this section as well as 12.03, 21.7.2 and 151.02. For the purposes of this Subdivision, the following words and phrases are defined:

(1) **HOME-SHARING HOSTING PLATFORM.** An entity that facilitates Home-Sharing through advertising, match-making or any other means and from which the Platform derives revenues, including, but not limited to, booking fees or advertising revenues, from providing or maintaining the marketplace.

(2) **HOST.** An individual who has the legal right to rent his/her Primary Residence for Home-Sharing under this Subdivision.

(3) **PRIMARY RESIDENCE** The sole property on which the Host conducts Home-Sharing and in which the Host resides at least 6 months of the year.

(c) Home-Sharing Registration

(1) **Application.** To register for Home-Sharing, a Host shall file an application with the Department of City Planning on a form provided by the Department, and shall include all information required by the instructions on the application and the guidelines adopted by the Director of Planning. Any filing fees required under Section 19.01 E. shall be included with the application. Beyond basic information needed to verify the identification of the Host and his or her Primary Residence, the application shall also include information for a local responsible contact person, a list of all Hosting Platforms to be used and the portion of the unit to be used for Home-Sharing.

(2) **Eligibility Requirements:** The following requirements must be met at the time of Home-Sharing registration:
   (a) The Host must obtain a Transient Occupancy Registration Certificate from the Office of Finance.
   (b) Home-Sharing may only be authorized and take place in the Primary Residence approved for residential use.
   (c) Renters or lessees of units may not engage in Home-Sharing without prior written approval by the Landlord. If a renter or owner is subject to the rules of a lease agreement, homeowner's or condo association, or any other legal contract, allowance to engage in Home-Sharing through this subsection shall not be inferred to grant any permission that invalidates provisions in those documents.
   (d) Renters of units subject to the Rent Stabilization Ordinance may not engage in Home-Sharing.
   (e) Any multi-unit buildings, used for Home-Sharing, shall not have any open Orders to Comply or any other code violation that is the subject of enforcement or criminal proceedings, unless the violation is completely unrelated to the safety or habitability of the space being used for Home-Sharing, as determined by the agency which issued the order.
   (f) No Person may apply for, or obtain, more than one Home-Sharing registration, or otherwise operate more than one Home-Sharing unit or guest room, in the City of Los Angeles.

(3) **Expiration and Renewal.** A Home-Sharing registration is valid for a maximum of two years from the date of issuance. It may not be transferred and is valid only at the original Home-Sharing site. A Home-Sharing registration may be renewed bi-annually if the Host meets the renewal requirements including: (1) pays the renewal

fee; (2) is deemed to have been in substantial conformance with the provisions of this Subdivision for the past two years; (3) documents and provides any changes that have occurred to the information on the current Home-Sharing application; and 4) submits Home-Sharing records described in Subsection (e) 2 for the last two years to demonstrate compliance with this Subdivision as part of the renewal. These records will not be made public. Without a renewal application submitted within 2 years to the date of the issuance of the Home-Sharing registration, or prior renewal, a registration is considered null and void.

(4) **Suspensions and Revocations.** Notwithstanding any other provision of this Code to the contrary, the Director may require the modification, discontinuance or revocation of Home-Sharing approval if it is found that violations of this section have occurred, in addition to any other city, state, or federal regulation, ordinance or statute. Home-Sharing may not occur while an Order to Comply issued by an enforcement agency remains open. Otherwise, the Director shall give notice to the record owner and lessee(s) of the real property affected to appear at a public hearing at a time and place fixed by the Director and show cause why the Home-Sharing approval should not be modified, discontinued, or revoked pursuant to section 12.27.1 (B). If a registration is revoked, the Host must wait at least three years before they can apply and/or register for Home-Sharing again.

(d) Prohibitions.

(1) No Person shall advertise, undertake, maintain, authorize, book or facilitate any renting to Transient guests in a manner that does not comply with this Subdivision.
(2) No Person shall advertise any Home-Sharing activity without a City issued Home-Sharing registration number included on a visible location on the advertisement.
(3) No Person shall operate Home-Sharing for more than 120 days each calendar year.
(4) A second dwelling unit on a single-family zoned lot may not be used for Home-Sharing, unless it is the Primary Residence of a Host.
(5) No Person shall offer or engage in Home-Sharing in any part of the property not approved for residential use, 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.
(6) A Host may maintain multiple listings on a Hosting Platform, however, only one listing may be booked at any given time.
(7) A Host may not rent all or a portion of his home for the purposes of Home-Sharing to more than one group of guests, under more than one booking, at any given time.
(8) Home-Sharing is not permitted in units that are subject to affordable housing covenants, are in units subject to the Rent Stabilization Ordinance, and/or are income-restricted under City, state, or federal law.

(9) Properties that are converted from units subject to the RSO ordinance to single family homes are not eligible for Home-Sharing until five years after the property has been converted to the single family home.

(10) Non-residential uses shall not be permitted, including but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product is conducted on the premises.

(11) No Persons shall advertise Home-Sharing on a Hosting Platform not included on the Home-Sharing registration form without prior noticing of the Department of City Planning and amending of the Home-Sharing application form.

(e) Host Requirements

(1) A Host shall be responsible for any nuisance violations, as described in LAMC section 12.27.1.B, arising at a property during Home-Sharing activities.

(2) The Host shall keep and preserve, for a period of three years, all records as may be necessary to determine the amount of such tax as he may have been liable for the collection of and payment to the City, including the number and length of each Home-Sharing stay, and the price paid for each stay. The Office of Finance shall have the right to inspect these records at all reasonable times. Hosts shall provide a copy of the records from the last two years to the Department of City Planning at the time of renewing the Home-Sharing registration.

(3) The Host shall fully comply with all the requirements of LAMC Article 1.7 (Transient Occupancy Tax) and successor sections.

(4) A Host shall provide and maintain fire extinguishers, smoke detectors, carbon monoxide detectors and information related to emergency exit routes and emergency contact information.

(f) Hosting Platform Requirements.

(1) Actively prevent, remove and cancel any illegal listings and bookings of short term rentals including where a listing has been offered: without a Home-Sharing registration number; by a Host who has more than one listing in the City of Los Angeles; or, for a rental unit that exceeds 120 days in a calendar year.

(2) In cases where advertisements appear on Hosting Platforms that are not in compliance with this Subdivision, work with the Department of City Planning to identify contact information and investigate and resolve any violations. This includes contacting the alleged violator, particularly in cases where the City is unable to locate them, and instructing them to apply for Home-Sharing. If the Home-Sharing registration is not applied for within 21 days of the notice, the listing shall be removed from the Hosting Platform.

(3) Provide to the Department of City Planning, within 45 days of the effective date of this Ordinance, contact information for an employee or representative that will respond to requests for information or verification of violations of this section. Hosting Platforms established after the effective date, provide this information prior to facilitating Home-Sharing or renting to Transient guests.

(4) Provide to the Department of City Planning and Office of Finance, on a monthly basis, a log in an electronic format, including the Home-Sharing registration number, address of all sites maintained, authorized, facilitated or advertised by the Hosting Platform for Transient use during the period, the total number of nights that the residential unit was occupied during the period and the amounts paid for each stay. If the Hosting Platform does not have the technical capability to collect such information, it shall provide written documentation to the City of Los Angeles within 75 days of adoption of this Ordinance that it either does not participate in the booking of Home-Sharing or provide alternative methods to comply with the intent of this provision, to the satisfaction of the Department of City Planning. This information will not be made publicly available.

(5) If a Host assigns its functions or responsibilities regarding the collection and remittance of the Transient Occupancy Tax to a Hosting Platform, the Platform and the Host shall have the same duties and liabilities as the Host, including but not limited to the collection and remittance of the tax to the City on a monthly basis.

(g) Enforcement of Violations. Any Person violating this Subdivision shall be guilty of a misdemeanor and or civil remedies provided for by this code, at law or in equity, or any combination of these.

(1) The provisions in this subsection shall be in addition to any criminal, civil or other legal remedy established by law that may be pursued to address violations of this Subdivision. The selection of the appropriate remedies lies within the sole discretion of the issuing Department and, as applicable, by the City Attorney, and shall be consistent with the purpose and intent of this Article.

(2) Any person who has failed to comply with the provisions of this Subdivision may be subject to the provisions of Section 11.00 of this Code. The Owner of the property in violation may be assessed a minimum inspection fee, as specified in Section 98.0412 of this Code for each site inspection.

(3) The Administrative Citation Enforcement (ACE) program in Article 1.2 of this Chapter may be utilized to issue administrative citations and fines pursuant to this section.

(4) The Director may require the modification, discontinuance, or revocation of any Home-Sharing registration in the manner prescribed in the Administrative Nuisance Abatement program Section 12.27.1

(5) The Director shall have the authority to prescribe additional conditions and standards of operation for any Home-Sharing that may require additional conditions to avoid nuisance conditions or violations of this section.

(6) Violation or failure to comply shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this chapter, except as follows:

a. Hosting Platform

1. $500 Fine per day for advertising a listing in violation of this Section, including but not limited to listings without a City Home-Sharing

registration number, multiple listings across more than one property by the same Host or, a listing where the Host's home address does not match the listing location, and any listings rented for more than 120 days a calendar year.

2. $1,000 Fine per day on any refusal to provide the addresses of un-registered short term rentals to the City.
3. $1000 Fine per day on any refusal to submit monthly documents required for City to verify the accuracy of the City's Transient Occupancy Tax.

b. Property Owner and/or Host

1. A minimum $200 Fine, or two times the nightly Rent charged, whichever is greater, per day, for advertising a residence for the purposes of Home-Sharing without compliance with this Subdivision.
2. $2,000 Fine per day for Home-Sharing beyond the 120 day limit in a year.
3. For the purposes of establishing an Administrative Violation under the Administrative Citation Enforcement program for the Transient use of buildings, structures, or land for which approval are required but were not obtained, the Administrative Fine levied shall be in the amounts described in LAMC section 11.2.04 (a)(2). If no approval could have been obtained and no variance was sought, the Administrative Fine levied shall be at four times (4x) the amounts in that section. The square footage for the use in violation shall be the amount of indoor space to which the Transient guests have access. If the square footage is unable to be ascertained, it shall be assumed to be between 500 and 2,500 square feet.

(h) Administration and Regulations. City Departments and Agencies may promulgate regulations, which may include but are not limited to application requirements, interpretations, conditions, reporting requirements, enforcement procedures, and disclosure requirements, to implement the provisions of this Chapter. No Person shall fail to comply with any such regulation.

(FROM THIS POINT FORWARD ALL UNDERLINED TEXT IS NEW CODE AND ~~STRIKEOUT~~ IS DELETED)

Section 4. Section 12.24 to read as follows:

W. Authority of the Zoning Administrator for Conditional Uses/Initial Decision.

24. Hotels.

(a) Hotels (including motels), apartment hotels, transient occupancy residential structures, or hostels in the CR, C1, C1.5, C2, C4, and C5 Zones when any portion of a structure proposed to be used as a hotel (including a motel), apartment hotel, transient occupancy residential structure or hostel is located within 500 feet of any A or R Zone. Approval of a conversion from another residential use to a Transient Occupancy Residential Structure under this paragraph shall not be permitted.

(b) Hotels (including motels), apartment hotels, transient occupancy residential structures or hostels, in the M1, M2 and M3 Zones when more than half of the lot on which the use is located is in the CR, C1, C1.5, C2, C4, C5 or CM Zones. In approving a request for a use in the M1, M2 and M3 Zones, the Zoning Administrator, in addition to the findings otherwise required by this section, shall also find that approval will not displace viable industrial uses. Approval of a conversion from another residential use to a Transient Occupancy Residential Structure under this paragraph shall not be permitted.

(c) Hotels, motels, apartment hotels, transient occupancy residential structures and hotels in the R4 or R5 Zones, unless expressly permitted by Sections 12.11 or 12.12. In the R5 Zone, incidental business may be conducted, but only as a service to persons living there, and provided that the business is conducted within the main building, that the entrance to the business is from the inside of the building and that no sign advertising the business is visible from outside the building. If the proposed use is to be established by the conversion of an existing residential use~~,~~ then a relocation assistance plan shall be drawn up and approved in a manner consistent with Section 12.95.2G. Approval of a conversion from another residential use to a Transient Occupancy Residential Structure under this paragraph shall not be permitted.

Section 5. Section 19.01, Section P is amended and Section Z of is added to read:

P. Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings.

[FILING FEE]

Type of Application	**Fee**
Home-Sharing Administrative Hearing	$TBD

Z. Home-Sharing Registration Application Fee.

[FILING FEE]

Type of Application	Fee
Home-Sharing Application (Section 12.22)	$TBD

Section 6: Section 21.7.2 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 21.7.2. DEFINITIONS.

Except where the context otherwise requires, the definitions given in this section govern the construction of this article.

(b) Hotel. "Hotel" means any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, Home-Sharing, motel, studio, hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, or other similar structure or portion thereof, and shall further include any trailer court, camp, park or lot where trailer spaces, or combinations of such spaces and trailers, including mobile homes, are occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes.

(f) **Operator.** (**Amended by Ord. No. 176,005, Eff. 7/7/04.**) "**Operator**" means the person who is either the proprietor of the hotel or any other person who has the right to rent rooms within the hotel, whether in the capacity of owner, lessee, mortgagee in possession, licensee or any other capacity. The owner or proprietor who is primarily responsible for operation of the hotel shall be deemed to be the principal operator. If the principal operator performs or assigns its functions, in whole or in part, through a managing agent, a booking agent, a room seller or room reseller, or any other agent or contractee, including but not limited to Hosting Platforms, on-line room sellers, on-line room resellers, and on-line travel agents, of any type or character other than an employee, those persons shall be deemed to be secondary operators.

Section 7. Chapter 122 of the Administrative Code is amended to read as follows:

Sec. 5.522. Creation and Administration of the Affordable Housing Trust Fund

(h) Ninety-five percent of transient occupancy taxes equal to the amount which would be derived from a transient occupancy tax received by the City, which are attributable to any Transient use other than a hotel, motel, apartment hotel or hostel, shall be placed in the fund.

EXHIBIT B:
Environmental Clearance

B1: Statutory Exemption
B2: Negative Declaration

CPC-2016-1243-CA
June 23, 2016

CEQA NARRATIVE

Home-Sharing Ordinance
CPC-2016-1243-CPC

Project Description

An ordinance amending Sections 12.03, 12.22, 12.24, 19.01 and 21.7.2 of the Los Angeles Municipal Code; and amending Section 5.522 of the Charter and Administrative Code, imposing regulations to permit sharing of certain primary residences as short-term rentals, establishing an application fee and administrative fines for Home-Sharing, and directing Transient Occupancy Taxes derived from Home-Sharing to the Affordable Housing Trust Fund.

Summary

The proposed ordinance qualifies under the "common sense" CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3) and 15060(c)(2), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. CEQA only applies to projects that have the potential for causing a significant effect on the environment - either through a direct impact or reasonably, foreseeable indirect impact. The proposed ordinance does not have that possibility.

Direct impacts of the ordinance on the environment will be minor as it is not expected to spur any new development or direct physical effects. The City reasonably expects that implementation of the ordinance will result in fewer primary residences being offered for short-term rentals compared to what currently exists in the City, and better regulation of the activity of sharing certain primary residences for short-term rentals. Both results are unlikely to create a foreseeable physical impact on the environment.

Current Environment

For the purpose of CEQA, the analysis of potential environmental impacts from a "project" is based upon a comparison of the potential impacts of a project with the baseline. The baseline is generally the existing conditions at the time the City commences the environmental review of the project (CEQA Guidelines, section 15125(a)). This is the case even when the existing conditions are the result of prior illegal activities, including of zoning and building code violations (See *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, 1452-1453, *Citizens for East Shore Park v. State Lands Commission* (2011) 202 Cal.App.4th 549, 559-560.).

Short-term rentals have a strong and fast-growing presence in many neighborhoods of the City, despite their current illegality in all but a few cases (legal Bed and Breakfasts or Transient Occupancy Residential Structures). The staff report cites two recent estimates that have put the total market at about 20,000 active short-term rental listings in the City. The figure has been increasing fast over the last few years (likely doubling every 12-16 months).

The City has gathered some basic information on guest stays using Airbnb, which is the largest platform facilitating short-term rentals in the City. Based on a Department analysis of a "data

scrape" of Airbnb information for the City in late 2015, roughly 15% of Airbnb users rent their units for more than 120 days a year, nearly 40% of hosts have multiple listings and almost 60% of listings are of whole units. More recently Airbnb released figures that show 84% of Airbnb hosts in Los Angeles are sharing their permanent home, and the typical Airbnb listing in Los Angeles is rented 62 nights per year. Over 560,000 total guests stayed with Airbnb hosts in Los Angeles in 2015, with an average number of 2.2 guests per trip and an average length of stay of 4.5 days. These figures likely represent about 65% of the total short-term rental market.

Proposed Ordinance

The proposed ordinance includes new regulations to enable the legalization of a portion of the short-term rentals already in existence. In addition, the short-term rentals permitted by this ordinance will be subject to an enhanced regulatory environment. As set forth in the staff report, the ordinance includes the following key provisions:

1. All short-term rentals must be registered with the City.
2. Only primary residences may be shared as short-term rentals.
3. Primary residences that are subject to the City's Rent Stabilization Ordinance are prohibited as shared short-term rentals.
4. No primary residence may be shared as a short-term rental for more than 120 days per year.
5. Full-time vacation rentals are prohibited.

In addition, the ordinance includes additional enforcement tools and resources, including setting aside 5% of the anticipated revenue from the Transient Occupancy Tax (likely to be at least $500,000 per year), which could be used to enforce the provisions of the ordinance[1]. (see the *Enforcement* section in the staff report).

Analysis

The City's analysis shows, consistent with other studies that many of the short-term rental *listings* are for shared housing or part-time single-listings. However, the greatest amount of short-term rental activity (or total bookings) involve the full-time rental of entire single family residences (i.e. vacation rentals.) Fully 35% of Airbnb revenues are from hosts with multiple listings entire single family residences. While reliable numeric break-downs according to the ordinance's provisions are not available, it appears the ordinance would have its greatest impact on the more active and intensively used listings, specifically the full-time "short-term" rental of single family residences as vacation rentals.

Stays in residential short-term rentals may occur at the expense of occupancies at typical hotels, motels and bed and breakfasts. Therefore any change to the regulatory environment must consider the impact on hotel and motel occupancy rates. The best research the City has located regarding the relationship between hotels and Airbnb is based on a study of Austin, TX. While the study found a significant relationship between hotel revenues and Airbnb, it found a

[1] Final decisions on year-to-year funding are made by the City Council separate from this ordinance.

near-zero impact on occupancy rates, which is more relevant for assessing environmental impacts. Specifically, the study found that a 10% increase in Airbnb listings is associated with a .0005 percent decrease in hotel occupancy rates. This is in line with current information in Los Angeles, where demand for hotel rooms has increased significantly in recent years, despite the ascendance of short-term rentals. Given this, if a 20-40% reduction in short-term activity were to occur, as is reasonably be estimated, changes in hotel occupancy rates would barely register (an estimated .001-.002 percent increase). This .001 to .002 percent projected increase compares to an increase in occupancy rate of about 4.7% recorded in Los Angeles County through March 2016. Based on the current number of 2.6 million nights booked in hotel rooms in the Los Angeles-Long Beach region[2], this would equate to an increase of between 2,600 and 5,200 guest stays in hotel rooms per year. The impacts on hotels are thereby considered negligible.

In the longer run, Airbnb may be seen to also affect the hotel industry's investment decisions. However, the opposite has appeared to be true. Currently, during a time of rapid increase in short-term rentals, hotel development is undergoing a significant increase. In January 2016, the Los Angeles Tourism and Convention Board reported that approximately 14,650 new rooms in development in 83 hotels were under development. Given past behavior of the hotel industry in constructing a significant number of hotels during a time when short-term rentals have been fast increasing, the ordinance is not likely to influence decisions on whether to construct a new hotel or not. The increase in hotel development will help more than absorb the largely insignificant increase in hotel occupancy rates associated with the ordinance.

One way to get a better sense of potential effects is to look at the results in a city that adopted similar regulations. Santa Monica passed an ordinance about a year ago that features important similarities to the proposed ordinance - in terms of requiring registration numbers, placing responsibility on both hosts and platforms to enforce the law. Total short-term listings in the city are believed to have dropped from about 1,400 listings to less than 1,000 in the course of about a year's time (a decline of 30%) The reduction of online listings in Santa Monica is due in large part to the staff resources devoted to pro-active enforcement. The proposed ordinance contemplates the availability of TOT resources (five percent of the total derived from short-term rentals) to hire a team of staff persons and/or invest in a technological solution. However, any final decision on expenditure of resources will be taken by the City Council in the future.

Today, there is very little effective enforcement against short-term rentals, most of whom are believed to be operating in violation of current zoning regulations. Therefore, if someone is interested in renting out residential space on an online hosting platform, they are unlikely to wait until a new regulatory system is put in place to engage in such activities. They are already engaging in short term rental activities.

As such, the proposed ordinance would not likely induce any new short-term rental to take place. The City expects many owners of the few thousand homes that are ineligible for Home-

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[2] Bank of America/Meryll Lynch. Lodging. October 2015. *Airbnb: Deep dive with data from AirDNA.*

Sharing will re-evaluate their choice of renting units as a short-term rental business. Many are likely to end their activities, leading to a net reduction in short-term rental activity. Any reduction in short-term rental activity is likely to reduce any environmental impacts from a CEQA point of view.

At the more local level, the impact on the residential environment is also likely to be minimal regardless of the exact magnitude of the change. With the regulations set forth by the Home-Sharing ordinance, the operation of Home-Sharing uses would be similar to the operation of a regular occupied home in any residential neighborhood. In fact, often times a bedroom or unit being used exclusively for short-term rental is likely to be used less intensely than a full-time, long-term occupied bedroom or unit. However, in other cases, spaces used for short-term rentals would be vacant. Again, countervailing trends are likely to balance out.

Given the credible evidence currently available, it appears reasonable to believe that the growth rates of short-term rentals will slow considerably and that the number of short-term rentals should decline from the current level. However, noticeable change to the physical environment is not likely not occur either way. If short-term rentals drop, some percentage of long-term rental may increase and vice-versa (in addition to the projected slight increase in hotel room stays). In the end the balance of forces - likely fewer short-term rental usage versus potentially higher impacts associated with some amount of reversion to long-term rental uses - is likely to roughly balance out and lead to almost no perceivable environmental impact.

EVALUATION

Summary

The above analysis concludes that short-term rental activity is likely to slow or decline as a result of the ordinance for the following reasons: (1) the ordinance as currently proposed permits only residential units used as primary residences to be used as short-term rentals; (2) ordinance prohibits residential units subject to the City's rent stabilization ordinance from use as short-term rentals; (3) the ordinance permits an individual or entity to list only one unit or single family residence as a short-term rental; and (4) the ordinance requires that all short-term rentals be registered with the City. These regulations will necessarily limit the units available to be used as short-term rentals and may discourage individuals that are currently listing units or residences as short-term rentals from continuing to do so because of the registration requirement and the additional regulations. Reductions in the number of short-term rentals should be more pronounced in areas with greater concentrations of entire residences that are listed as short-term rentals. This appears to be in areas with the highest demand, such as Venice, Hollywood and Silverlake. The proposed ordinance amends Sections 12.03, 12.22 and 12.24 of the zoning code and will be applicable to all parcels in which residential uses are permitted or currently exist.

Below is a discussion of potential impacts in each environmental topic area. In most cases, impact areas are not impacted at all, or only tangentially. In cases where there may be a potential effect, the net result would be minor. As a result, the preliminary study finds no potential impacts.

This evaluation is a programmatic review of the impact of short-term rentals on residential neighborhoods.

Aesthetics
The Home-Sharing ordinance would only affect the use of a residential building and not its physical shape or size. The analysis of the short-term rental market in Los Angeles indicates that, if anything, the ordinance is likely to reduce the amount of such activity in Los Angeles. There should be no more exterior lighting than if not used for home-sharing.

Mitigation Measures: None.
Conclusion: No impact to aesthetics.

Agriculture & Forestry Resources
The amendment will not result in the loss or conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No loss of forest land or conversion of forest land to non-forest use will occur.

Mitigation Measures: None.
Conclusion: No impact to agricultural resources.

Air Quality
The proposed amendment will not obstruct the implementation of SQAMD plans, nor will it violate any air quality standard or contribute substantially to an existing or projected air quality violation. As no construction is proposed, it will not result in the cumulative net increase of any criteria pollutant for which the project region is non-attainment, expose sensitive receptors to pollutants, or create objectionable odors. Any future development and resulting structures would be subject to the same building and environmental review process that currently exists and impacts to sensitive receptors and the creation of objectionable odors would be subject to subsequent environmental review and analyzed during the application process.

Mitigation Measures: None.
Conclusion: No impact to air quality.

Biological Resources
The proposed text amendment will not impact state or federally listed species, riparian habitat, wetlands, sensitive natural communities, migratory fish or wildlife species, adopted Habitat Conservation Plan, Natural Community Plan, trees, or marine animals. No construction is proposed as part of this amendment. Future development projects will be subject to subsequent environmental review and will be evaluated for potential impacts to biological resources.

Mitigation Measures: None.
Conclusion: No impact to biological resources.

Cultural Resources
The proposed amendment only pertains to the use of an existing residential property and in no way grants approval of physical changes to a structure. Although it may be possible for a vacation rental permit to be granted for a historic property, any external changes would be subject to the policies of the City's Historic Preservation Overlay Zone Ordinance or the Cultural Heritage Ordinance. The Home-Sharing ordinance applies to existing homes in established residential neighborhoods and would therefore not have the potential to destroy a unique paleontological resource or disturb any human remains. Future development projects will be subject to subsequent environmental review and will be evaluated for potential impacts to cultural resources.

Mitigation Measures: None
Conclusion: No impact to cultural resources.

Geology & Soils
The use of an existing home for Home-Sharing would not increase the potential to expose more people to strong seismic ground shaking, ground failure, or landslides than that of the existing single family uses. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking.

Mitigation Measures: None.
Conclusion: No impact to geology and soils.

Greenhouse Gas Emissions
The amendment will not cause an increase in cumulative greenhouse gas emissions nor will it conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing greenhouse gases. Any future structures and uses would be subject to the application review process that currently exists.

Mitigation Measures: None
Conclusion: No impact to greenhouse gas emissions.

Hazards & Hazardous Materials
Home-Sharing use of existing single dwellings would not involve the routing or transport, use or disposal of hazardous materials. There are no known residential sites within the City that are listed on a hazardous materials site. There are no residential sites within the airport land use plan boundaries in the City. Therefore there is no potential for a vacation rental property to be located within the airport land use boundary. The proposed uses will have no impact to any emergency response plan for emergency evacuation plan above that of an existing single family residence. The potential for wildland fires does not exist as the vacation rental uses will be conducted only at existing developed residential locations.

Mitigation Measures: None.
Conclusion: No impacts to hazards or hazardous materials.

Hydrology & Water Quality

The Home-Sharing Ordinance affects use of existing structures that have been previously permitted. These residential sites will not affect run-off or surface water body. Therefore, there is no potential for future significant and different impacts on hydrology and water quality. Impacts on hotels are considered to be negligible.

Mitigation Measures: None.
Conclusion: No impacts to hydrology and water quality

Land Use & Planning

The Home-Sharing Ordinance does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. General plan and zoning consistency is addressed in detail in this report.

Mitigation Measures: None.
Conclusion: No impacts to land use & planning

Mineral Resources

The Home-Sharing Ordinance will have no effect on mineral resources locally or regionally, either in availability or future value. No loss or use of known mineral resources will occur.

Mitigation Measures: None.
Conclusion: No impacts to mineral resources

Noise

The Home-Sharing Ordinance does not expose additional persons to, or generate, excess noise levels. The ordinance should reduce the number of large vacation rentals often used for parties and other gatherings in short-term rentals, as these uses are not normally someone's primary residence. This should reduce exposure or generation of excess noise. The ordinance will also have a hotline for complaints, which will be able to be used for home-sharing, in the event of excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts on hotels are considered to be negligible.

Mitigation Measures: None.
Conclusion: No impacts to noise

Population & Housing

The Home-Sharing ordinance will not induce substantial population growth in an area, either directly or indirectly. The ordinance would not result in any new development and is likely to slow or reduce the amount of short-term rental activity in residences. It will not result in the construction of any new homes or businesses. As such, it will also not result in the net loss of any existing housing units affordable to very low- or low-income households (as defined by federal and/or City standards), through demolition, conversion, or other means. The prohibition

on RSO and Transient Occupancy Residential Structures, on top of the proposed enforcement tools, are important assurances that greater protections will be in place.

Mitigation Measures: None.
Conclusion: No impacts to hazards or public services

Public Services
The home-sharing ordinance would not adversely impact response time on any street intersections with a level of service (LOS) of E or F. The ordinance does not create a net increase in trips to Los Angeles. Trips may slightly increase in some areas and decrease in others, but generally commercial areas with hotels are likely to see more activity. Hotels tend to be located downtown and the LA basin, in general - in areas well-served by freeways and public transit (and therefore relatively low regional vehicle miles travelled).

Mitigation Measures: None.
Conclusion: No impacts to public services

Recreation
The proposed ordinance would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the family would occur or be accelerated.

Mitigation Measures: None.
Conclusion: No impacts to recreation

Transportation & Traffic
The ordinance would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). As the ordinance is projected to have a negligible to insignificant impact on hotel occupancy, traffic impacts are also considered to be negligible. The most impacted streets for short-term rentals in Los Angeles now may have a three to four active listings within a quarter-mile or so. These are not sufficient numbers to cause a significant diversion or shift in traffic patterns. Also, as mentioned under public services above, guest stays will be more likely to occur in areas with low regional vehicles mile travel and better public transportation access than most residential structures used as vacation rentals.

Utilities & Service Systems
The proposed ordinance will not violate any water or wastewater treatment requirements or contribute substantially to wastewater generation. As no construction is proposed, it will not result in a need for new water or wastewater treatment facilities. Any future development and resulting structures would be subject to the same building and environmental review process that currently exists. Additionally, as the ordinance will likely result in less short-term rentals, the utilities and services impacts will likely be lowered.

Mitigation Measures: None.
Conclusion: No impacts to recreation

CONCLUSION

Based upon the information currently available regarding the current usage of short-term rentals in the City of Los Angeles and the effect on Santa Monica's short-term rentals after it adopted an ordinance that includes similar regulations and restrictions as those included in the proposed ordinance, as well as the other information set forth above, in the staff report related to this ordinance and the substantial evidence contained in the whole of the record of proceedings, the City has determined that it can be seen with certainty that there is no possibility the adoption and enforcement of this ordinance may have a significant effect on the environment.

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 360, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV B City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
City of Los Angeles Department of City Planning	All	June 14, 2016

RESPONSIBLE AGENCIES

PROJECT TITLE/NO.	CASE NO.
Home Sharing Ordinance CPC-2016-1243-CA	ENV-2016-1277-ND

PREVIOUS ACTIONS CASE NO.	
N/A	☐ DOES have significant changes from previous actions. ☒ DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION:

Home Sharing Ordinance establishes regulatory framework to permit sharing of primary residences.

ENVIRONMENTAL SETTING:

City of Los Angeles

PROJECT LOCATION

City of Los Angeles

PLANNING DISTRICT	STATUS:
All	☐ PRELIMINARY ☒ PROPOSED June 2016 ☐ ADOPTED

EXISTING ZONING	MAX. DENSITY ZONING	
N/A	N/A	☒ DOES CONFORM TO PLAN
PLANNED LAND USE & ZONE	**MAX. DENSITY PLAN**	
N/A	N/A	☐ DOES NOT CONFORM TO PLAN
SURROUNDING LAND USES	**PROJECT DENSITY**	
N/A	N/A	☐ NO DISTRICT PLAN

☞ ☐ **DETERMINATION (To be completed by Lead Agency)**

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

SIGNATURE	TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA

process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.
b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:
   a. The significance criteria or threshold, if any, used to evaluate each question; and
   b. The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☐ Mandatory Findings of Significance

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

☞ ☐ **BACKGROUND**

PROPONENT NAME	PHONE NUMBER
City of Los Angeles Department of City Planning	213.978.2666

PROPONENT ADDRESS	
200 N. Spring St. Los Angeles, CA 90012	
AGENCY REQUIRING CHECKLIST	**DATE SUBMITTED**
City of Los Angeles Department of City Planning	June 14, 2016
PROPOSAL NAME (If Applicable)	
Home-Sharing Ordinance	

☞ ☐ **ENVIRONMENTAL IMPACTS** (Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
corridors, or impede the use of native wildlife nursery sites?				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
V. CULTURAL RESOURCES: Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d. Disturb any human remains, including those interred outside of dedicated cemeteries (see Public Resources Code, Ch. 1.75, §5097.98, and Health and Safety Code §7050.5(b))?	☐	☐	☐	☒
e. Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the leady agency to be a tribal cultural resource?	☐	☐	☐	☒
VI. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	☐	☐	☐	☒
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
X. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
XI. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
XII. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XIII. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☐	☒
b. Police protection?	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒
XV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	☐	☐	☐	☒
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

☞ ☐ **DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)**

PREPARED BY	TITLE	TELEPHONE #	DATE
William Hsu	Planning Assistant		June 14, 2016

ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS

a) Would the project have a substantial adverse effect on a scenic vista?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There will be no changes to a structure's physical shape or size nor would it create any physical changes to the environment. Therefore, no impact on a scenic vista will result.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not include scenic resources within a state scenic highway. No impact related to the ordinance will occur.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. The existing visual character or quality of the site and its surroundings will not be impacted.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not introduce new sources of substantial light or glare. No impact related to this issue would occur.

2. AGRICULTURE AND FORESTRY RESOURCES

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not impact or convert any farmland to non-agricultural use. Therefore, no impacts related to this issue would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not change any land zoned for agricultural use, and the site is not under a Williamson Act Contract. Thus, there is no conflict with existing zoning for agricultural use, or a Williamson Act Contract. Therefore, no impacts related to this issue would occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 [g])?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not change any land zoned as forest land or timberland. Therefore, no impacts related to this issue would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not propose changes to any forest land. Therefore, no impacts related to this issue would occur.

e) Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No agricultural uses are included as part of the project. Therefore, no impacts related to this issue would occur.

3. AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not conflict or obstruct implementation of applicable air quality plan.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not violate air quality standards or contribute substantially to an existing or projected violation. The time limit on home-sharing will likely lower existing emissions.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative threshold for ozone precursors)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not generate or emit any criteria pollutant. No related impacts would occur.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not generate or emit any criteria pollutant. No related impacts would occur.

e) Would the project create objectionable odors affecting a substantial number of people?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no creation of objectionable odors and therefore no impact.

4. BIOLOGICAL RESOURCES

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not impact or modify any habitats. Therefore, no impacts related to this issue would occur.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not impact or modify any riparian habitats. Therefore, no impacts related to this issue would occur.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not impact or modify any wetlands. Therefore, no impacts related to this issue would occur.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not impact or modify any wildlife corridors. Therefore, no impacts related to this issue would occur.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur, which will not conflict with existing policies protecting biological resources. Therefore, no impacts related to this issue would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It is not subject to a Habitat Conservation Plan, a Natural Community Conservation Plan, or other such plan. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no impacts related to this issue would occur.

5. CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. State CEQA Guidelines Section 15064.5 defines an historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in a historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if a project were to adversely affect a historical resource meeting one of the above definitions. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No historic structures will be affected by the ordinance. The ordinance is not proposing any physical changes. Thus, the ordinance would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. Therefore, no impacts related to historical resources would occur as a result of the ordinance.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No grading or excavation is proposed. Therefore, no impacts related to this issue would occur.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No grading or excavation is proposed. Therefore, no impacts related to this issue would occur.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No grading or excavation is proposed. Therefore, no impacts related to this issue would occur.

6. GEOLOGY AND SOILS

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards.

(ii) Strong seismic ground shaking?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It would not increase the potential to expose more people to strong seismic ground shaking than that of the existing single family uses. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards.

(iii) Seismic-related ground failure, including liquefaction?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It would not increase the potential to expose more people to strong seismic ground failure than that of the existing single family uses. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards.

(iv) Landslides?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It would not increase the potential to expose more people to landslides than that of the existing single family uses. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards.

b) Would the project result in substantial soil erosion or the loss of topsoil?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No physical changes to the environmental are proposed and no effects on soil erosion or loss of topsoil are anticipated to occur. Therefore, no impacts related to this issue would occur.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards. Therefore, no related impacts would occur.

d) Would the project be located on expansive soil, as identified on Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. All homes constructed in the recent past have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking, and all structures comply with seismic building standards. Therefore, no related impacts would occur.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Existing residences are connected to the City's existing sewer system and would not require the use of septic tanks or alternative wastewater disposal systems. Thus, the Project would not result in any impacts related to soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Therefore, no impacts related to this issue would occur.

7. GREENHOUSE GAS EMISSIONS

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. This will not add car trips, and it will not cause an increase in cumulative greenhouse gas emissions.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It will not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing greenhouse gases.

8. HAZARDS AND HAZARDOUS MATERIALS

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not involve routine transport, use, or disposal of hazardous materials. Therefore, no impacts related to this issue would occur.

b) Would the project create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not involve release of hazardous materials. Therefore, no impacts related to this issue would occur.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not involve emission or handling of hazardous materials. Therefore, no impacts related to this issue would occur.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located in a hazardous materials site. Therefore, no impacts related to this issue would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located within the airport land use plan boundaries in the City. Therefore, no impacts related to this issue would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located within the vicinity of a private airstrip in the City. Therefore, no impacts related to this issue would occur.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. No aspects of the ordinance would inhibit access to hospitals, emergency response centers, school locations, communication facilities, highways and bridges, or airports. Thus, no impacts related to this issue would occur.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no increased potential to risks involving wildland fires. Therefore, no impacts related to this issue would occur.

9. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no impact on water quality standards or waste discharge and would not violate any water quality standards or waste discharge requirements.

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no impact on groundwater supplies.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no impact on existing drainage patterns.

d) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no

impact on runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

e) Would the project otherwise substantially degrade water quality?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would have no impact on water quality.

f) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, no impacts related to this issue would occur.

g) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, no impacts related to this issue would occur.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no potential to increase risk involved with flooding. Therefore, no impacts related to this issue would occur.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no potential to increase risk involved with seiche, tsunami, or mudflow. Therefore, no impacts related to this issue would occur.

10. LAND USE AND PLANNING

a) Would the project physically divide an established community?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There will be no physical division of an established community. Therefore no related impacts would occur.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There would be no conflict with any applicable land use plan, policy, or regulation. Therefore no related impacts would occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would not conflict with any applicable habitat conservation plan or natural community conservation plan, and impacts related to this issue would occur.

11. MINERAL RESOURCES

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Thus, it would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, no impacts related to issue would occur.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Thus, it would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impacts related to issue would occur.

12. NOISE

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is a potential decrease in number of vacation rentals which could lead to the possible decrease in noise levels.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no potential for exposure to groundborne vibration or noise. Therefore, no impacts related to issue would occur.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is a potential decrease in number of vacation rentals which could lead to the possible decrease in noise levels.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is a potential decrease in number of vacation rentals which could lead to the possible decrease in noise levels.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located an airport land use plan in the City Therefore, the ordinance would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There are no known residences located within the vicinity of a private airstrip in the City. Therefore, the ordinance would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

13. POPULATION AND HOUSING

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no potential for inducing population growth. Therefore no related impacts would occur.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would not displace any existing housing, necessitating the construction of replacement housing elsewhere.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore, it would not displace any residents, necessitating the construction of replacement housing elsewhere.

14. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the following public services:

(i) Fire protection?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

(ii) Police protection?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

(iii) Schools?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

(iv) Parks?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

(v) Other public facilities?

Libraries

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

15. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

16. TRANSPORTATION AND TRAFFIC

a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no conflict with applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore no related impacts would occur.

b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the count congestion management agency for designated roads or highways?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no conflict with applicable congestion management programs. Therefore no related impacts would occur.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Thus, the ordinance would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, no impacts related to this issue would occur.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. There is no proposed changes for roadway designs or incompatible uses. Therefore no related impacts would occur.

e) Would the project result in inadequate emergency access?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

f) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

17. UTILITIES AND SERVICE SYSTEMS

a) Would the project exceed wastewater treatment requirements of the applicable regional water quality control board?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not propose construction of new water or wastewater treatment facilities or expansion of existing facilities. Therefore no related impacts would occur.

c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It does not propose construction of new storm water drainage facilities or expansion of existing facilities. Therefore no related impacts would occur.

d) Would the project have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

e) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. Therefore no related impacts would occur.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The Home-Sharing ordinance only affects the use of existing residential structures in established neighborhoods and no new developments will occur. It affects existing residences which complies with all applicable federal, state, and local statutes and regulations related to solid waste generation, and no significant impacts related to this issue would occur.

18. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

No Impact. For the reasons stated in this Initial Study, the Home-Sharing ordinance would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

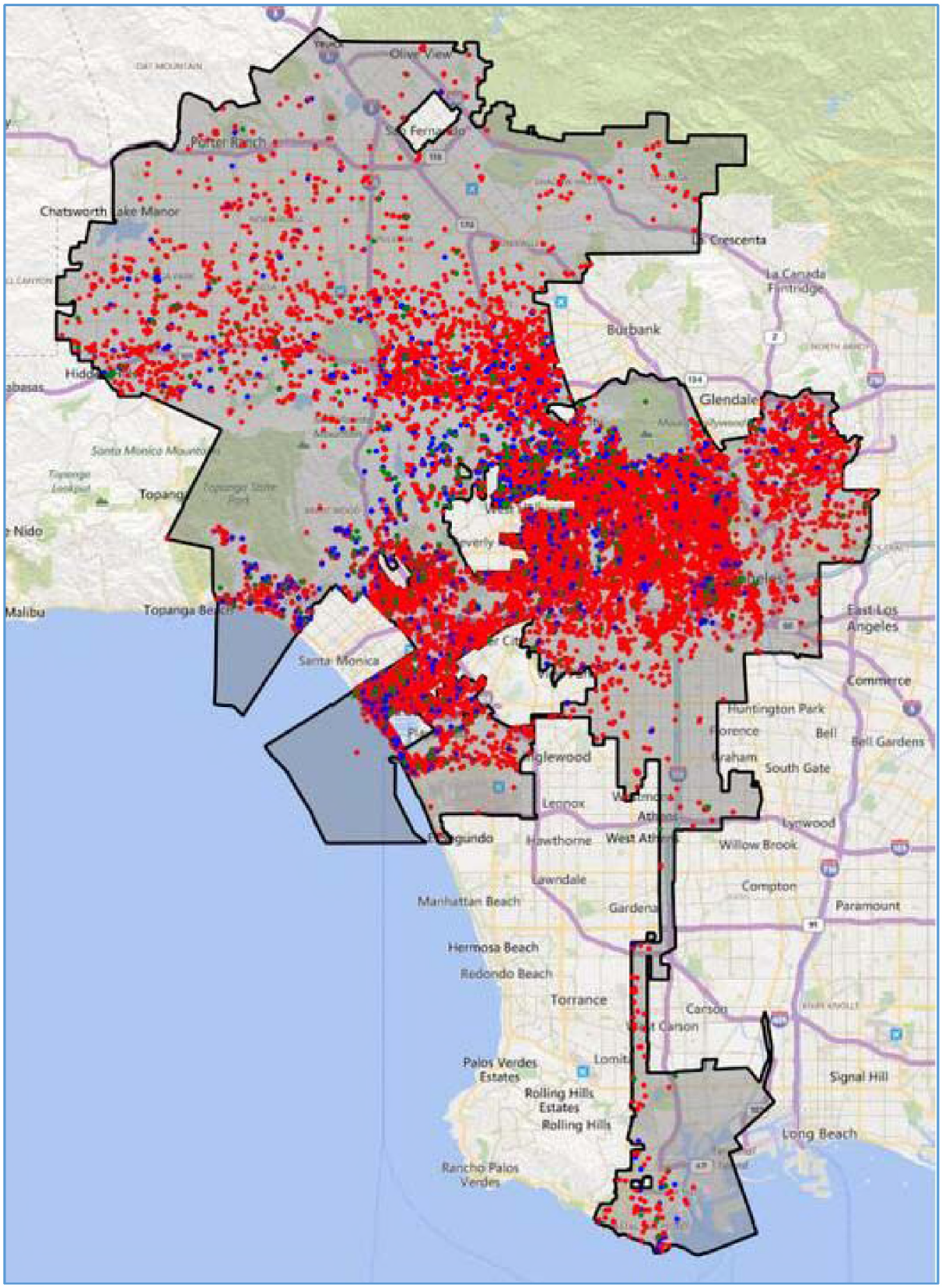
No Impact. For the reasons stated in this Initial Study, the Home-Sharing ordinance would not potentially result in any significant impacts would not have the potential to contribute to significant cumulative impacts.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. For the reasons stated in this Initial Study, the Home-Sharing ordinance would not potentially cause substantial adverse effects on human beings, either directly or indirectly.

EXHIBIT C:
Map

CPC-2016-1243-CA
June 23, 2016



Source: Hostcompliance.com proprietary data, June 2016

EXHIBIT D:
Comparison of Other Cities

CPC-2016-1243-CA
June 23, 2016

City	Primary Residence Only?	Host Registration Required?	Reg. Fee	Registration Number on Permit?	Days/Year Permitted	Host Requirements	Platform Requirements?	Other Provisions
Los Angeles (proposed June 14th ordinance)	Y – must live there 6 months of the year	Y	Y (TBD)	Y	120	Responsible for nuisance activities; Maintain records for 3 years; Present them for renewal; Maintain safety equipment and provide local contact person information	Must prevent/cancel illegal listings; Must provide monthly data (addresses, nights rented) - unless exempt; Must provide contact person	Ban in units subject to the Rent Stabilization Ordinance (RSO) Unit must not be subject to a current Order to Comply from an enforcement agency Remove the current ability to convert an apartment building into a Transient Occupancy Residential Structure (i.e. short term rental use)
Malibu	N	Y (except Airbnb users)	$25 (TOT)	N	Unlimited	Pay TOT	Subject to subpoena for host data	
Sacramento	N (but limited to 90 days)	Y		N	90 if not primary resident	Keep a register of guests; Ensures all listings are in permitted residences		Neighbor notification within 200 feet Consent of property owner; Six-guest limit No weddings, events, fundraisers, etc.
San Francisco	Y - must live there 9 months of the year	Y	$50	Y	90 for entire home; Unlimited if host is present	Maintain records for 2 years	Platforms now responsible for verifying and preventing illegal listings	Private Right of (legal) by housing non-profits allowed; Liability insurance required Established new multi-agency short term rental office
San Jose	N	Y			180 for entire home; Unlimited if host is present			
Santa Monica	Y; host must be present	Y	None	Y	Unlimited if host is present. Zero days if unhosted	Illegal to advertise an unlicensed rental	Report quarterly to the City (address, nights, name)	Private right of legal action authorized Specialized enforcement employees
Portland	Y - must live there 9 months	Y (2 years)	$100 (MF)/ $178 (SF)	Y	Technically not a limit on stays, but host cannot be gone for more than 3 months (95 days)	Safety self-certify checklist for smoke detectors, etc.	Ensure that hosts are licensed ($500/day); and permit the city to request listing information Platforms; Collect taxes	Renting 3-5 bedrooms is a CUP Requires landlord's written permission In MF buildings, limited to 1 unit or 25% (w/ever greater)
Nashville	N	Y		N	Three Types 1) owner occupied, 2) non-owner occupied, 3) non-owner occupied multi-family)	Must rent to a single party of individuals		One year waiting period for Permit if caught operating without one Permit revocations if 3 complaints Occupancy caps (4 sleeping rooms x 2 persons ea + 4 more = 12 people max)
Austin	Not if owner occupied	Y (12 mo.)	$285(include $50 noticing fee)	Y	Depends on type of short-term rental permit: Type 1) owner occupied SF homes; 2) vacation rentals/2nd homes; 3) multi-family buildings.	Home must be inspected (allows third party)		Over-Concentration Limits (3% of Census Tract); Neighbor Notification
Palm Springs	N	Y	$225	Y	Unlimited	Host or agent must be able to respond quickly to a notice of disturbance/violation	No	Occupancy Limits = 2 + 2/bedroom (5 additional day guests allowed)
New York City	Y	N	N/A	N/A	Unlimited if host is present. Zero days unhosted.	Be present at residence	Airbnb was subpoenaed by NY Attorney General for listings data	29 member special short-term rental enforcement task force - with both proactive and complaint-based staff including a a "certified database administrator

Please Note: The list of regulations for every city is not intended to be exhaustive. Also, most cities with short-term rental ordinances require payment of the "hotel tax," require the issuance of a business license and include a unique set of administrative fines.

EXHIBIT E:
October 19, 2017 Department Report to PLUM Committee

CPC-2016-1243-CA
September 13, 2018

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
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October 19, 2017

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: Planning and Land Use Management (PLUM) Committee

REPORT BACK RELATIVE TO PROPOSED HOME-SHARING ORDINANCE (COUNCIL FILES 14-1635-S2, 14-1635-S3)

On June 13, 2017, the Committee considered the proposed Home Sharing Ordinance (HSO) and requested the Department of City Planning (DCP) and the Housing and Community Investment Department (HCIDLA) to report on the following:

1. An analysis of the current state of short-term rentals in the City, including but not limited to a) the number of impacted housing units and loss of affordability, b) concentration areas Citywide and c) percentage of RSO and covenanted rental housing
2. The number of nuisances related to short-term rentals;
3. Rationale for key ordinance provisions, including a) primary residency, b) 180-day limit and c) prohibition on utilization of RSO and affordable units for home-sharing.
4. Proposed registration and enforcement processes and potential fee structures, including best practices from other cities.
5. Various policy options
6. Potential revenue impact of proposed draft regulations and potential variations as well as alternative funding options;

1. CURRENT STATE OF SHORT TERM RENTALS (STR) IN THE CITY, INCLUDING POTENTIAL IMPACTS

a. Number of STR properties and impact on long-term rental housing stock

Committee members requested more detailed data and analysis on the impact of STR on the City's housing stock. To analyze the impacts, it is necessary to determine how many otherwise rentable spaces are being used for STR.

Based on Citywide data provided by short-term rental services company Host Compliance, LLC (see Attachment 1), there are approximately 29,000 STR listings within the City of Los Angeles,

which represent 23,000 unique STR rental units after duplicates and units available for longer-term stays are excluded.

Of these 23,000 active unique STR listings, approximately 15,900 (69%) are "entire home" listings. However, not all of these units are actively rented or otherwise empty year-round, and therefore do not necessarily represent a loss in housing stock. The Host Compliance report estimates there are a total of 11,400 listings in Los Angeles renting for more than 90 days in the last year, with about 6,600 rented for more than 180 days. Units rented for more than 90 days a year as STRs are unlikely to be available as long-term rentals. Therefore the number of listings for STRs that are unavailable for long-term rentals in Los Angeles is likely between this range of 6,600 and 11,400. However, when factoring in Host Compliance's 12.4 percent duplication rate, the range of unique housing units used primarily for STRs is reduced to a range of between approximately 6,000-10,000 housing units. The estimated nights per year is shown below.

Table 1. Estimated Annual Nights Rented Per Year for Short Term Rental

Nights Hosted	Number of Listings	% of Listings
0 to 30 nights	12,680	43.8%
31 to 90 nights	4,850	16.8%
91 to 120 nights	2,147	7.4%
121 to 180 nights	2,673	9.2%
Over 190 nights	6,588	22.8%
Total	**28,918**	**100.0%**

Source: Host Compliance LLC. October 2017. Los Angeles: Short-Term Rental Market Overview

Compared to the number of total housing units in the City, the range of 6,000-10,000 housing units potentially lost to STR is a relatively small portion of the 1.45 million total housing units in the city[1] (less than 1 percent). However, the fast growth of the practice and its concentration in certain neighborhoods threatens housing availability, affordability and residential stability of an increasing number of communities throughout Los Angeles. This is particularly the case because of the region's low rental housing vacancy rates (reported most recently as 3.8 percent). This ordinance is intended as an effort to limit these effects.

To understand how many long-term housing units are potentially converted to STRs each year, the STR growth rate must be analyzed. Overall, Host Compliance's data from May 2016 and September 2017 shows STRs have grown by 45 percent over the last 16 months, which translates to a 34 percent growth rate over 12 months[2]. Given the current range of 6,000-10,000 dedicated STR units, a 34 percent growth rate indicates an increase of approximately 1,500 to 2,500 STR units in the last year. While not all of these spaces would necessarily be rented out to a long-term tenant otherwise, that would be a viable alternative in most cases. For perspective, the City has lost about 1,300 units subject to the Rent Stabilization Ordinance (RSO) each year from all demolitions and condominium conversions combined since 2001.

b. Concentration of STRs Citywide

STR activity occurs across the City but appears to be highly concentrated in a relatively small number of neighborhoods. The highest concentration of listings appear to be in neighborhoods like Venice, Hollywood, Mid-Wilshire, Echo Park, Downtown, East Hollywood, Beverly Grove, Los Feliz, and Sherman Oaks. The highest concentration appears to be in Venice, which now has

[1] U.S. Census Bureau American Community Survey, 2015,

[2] These past growth rates are not an indicator of future growth under the proposed Home Sharing Ordinance.

approximately 1,600 entire home Airbnb listings alone (2,100 total Airbnb listings), compared to 21,500 total housing units. When considering how quickly units have moved from long term to STR, compared to the amount of new housing that has been added (about 150 units since 2010), it is clear STR can have a significant impact on the housing stock in certain neighborhoods.

c. Concentration of Covenanted Affordable Housing and Rent Stabilized Units
Approximately 55 percent of active STR listings in Los Angeles are located in multi-family buildings, according to the 2017 Host Compliance report (Attachment 1). Eighty percent of multifamily units in Los Angeles are subject to the Rent Stabilization Ordinance (RSO), so it is possible that 44 percent of current STR units are RSO units. Airbnb performed their own analysis looking at actual RSO address locations and estimated to the Department that between 2,000-3,000 units covered by the RSO were active on the Airbnb platform, accounting for roughly 7-10 percent of the tax revenue generated by Airbnb hosts in Los Angeles. Differences between these two figures may be explained by a high number of listings in RSO units that are not very active.

There is considerable overlap between areas with high levels of Airbnb activity and evictions. This does not necessarily imply a causation between these phenomena. Ellis Act evictions are likely to occur in areas that are experiencing a surge in market interest, which also tend to coincide with areas that many guests want to visit. (See "*Restrictions on RSO Units*" on pg. 5 for more on the rationale for the restriction on RSO units).

2. NUMBER OF NUISANCE COMPLAINTS RELATED TO STR

On multiple-family properties, for which code enforcement is the responsibility of HCIDLA, there have been a total of 419 STR complaints opened since March 2015 (as of September 27, 2017). At least 133 cases have been closed but 286 remain open/pending. A total of 12 cases have been referred to the Office of City Attorney for further action, eight of which are in Council District 11, three in Council District 5 and one in Council District 2. HCIDLA reports that these complaints are normally related to the illegal use of the building and that many tenants report that the high turnover of strangers in their apartment building is in itself a nuisance.

For single family homes, LADBS, (the code enforcement agency for all single-family properties) reports that in the past four years there have been approximately 200 STR-related complaints. However, this is just an estimate as the total includes any complaint with related keywords such as "short term," "Airbnb," "transient," etc. The type of violation cannot be discerned from the available data, so it is possible that some of these complaints were for issues unrelated to STR.

The proposed ordinance is based upon the principle that sharing one's own home creates fewer neighborhood impacts as compared to an absentee landlord (or tenant) renting out their otherwise empty unit. If there is a neighbor to talk to, most nuisance problems can be managed. And if someone lives in a unit, the STR does not occur at the expense of a long-term housing unit. Therefore, enforcement of the primary residence requirement is the central deterrent against absentee hosts, nuisances and housing impact concerns.

3. KEY ORDINANCE PROVISIONS

Zoning laws in most cities, including Los Angeles, have traditionally treated "transient" uses (properties inhabited for a period of less than 30 days) much differently than long-term residential uses. This distinction has roots in the original rationale for zoning laws - that an unchecked proliferation of commercial uses in a residential area can reduce its desirability as a place to live. In Los Angeles, transient uses such as hotels and apartment hotels are only permitted in commercial areas (C zones) and higher-intensity residential areas (R4 and R5 zones), normally through a Conditional Use Permit (CUP). Allowing transient uses throughout the City marks a

significant change from this principle, with the potential for significant negative impacts given the rapid growth of this industry.

Limiting the use of STR to one's own primary residence and the establishment of a cap on the number of days a property can be rented per year can help to strike a balance between allowing legitimate home sharing and protecting residential neighborhoods and long-term housing stock. The discussion below is intended to better illuminate the issues involved.

a. Primary Residence
The initial City Council Motion (CF 14-1635-S) directed the Department of City Planning to prepare an ordinance to allow short term rental (STR) in one's own primary place of residence. This focus on primary residences is the most common way other cities have attempted to limit the negative impacts on neighborhoods and the City's long-term housing stock, while allowing greater use of space in one's own home. It is the centerpiece of the proposed ordinance as well.

Primary Residence is defined in the proposed ordinance as "the property on which the host conducts Home-Sharing and in which the host resides at least 6 months of the year." This would be verified at the time of registration (see "*Best Practices for Registration and Fee Structures*" on pg. 5). This definition precludes STR in a property where the host does not reside. Often these types of secondary units are called "vacation rentals."

The new primary residency requirement would not affect the majority of existing STR hosts. Airbnb recently stated in a September 2017 report that approximately 84 percent of hosts rent out their primary residence. However, most research supports that a larger percent of overall hosting activity, in terms of the overall number of nights rented, (and therefore revenue generation) comes from absentee hosts not living on site (see the discussion on *"Potential Revenue Impacts"* on pg. 11).

b. 180-Day Limit
The Department originally proposed a 90-day limit on the number of nights that could be rented each year for short-term stays. This provision was intended to protect residential character, emphasize the part-time (accessory) nature of this activity and limit its impact to neighbors and the City's housing stock. In response to testimony by hosts that a cap of 90 days per year was too low, the Department increased the proposed cap to 120 days in the draft ordinance presented to the City Planning Commission. The Commission, in turn recommended the current 180 day cap.

With regards to residential character, the concern is that full-time STRs could lead to a variety of nuisances associated with transient and tourist guest stays. While most hosts and guests are respectful and impacts are usually minor, more intensively used properties are more likely to have negative effects that may not be easily addressed by absentee operators.

By capping STR activity at just less than half the year, a limit of 180 days ensures that STR activity remains an accessory use of a building and not its primary use. This is relevant for both the Zoning Code and Building Code. The Building Code, for example, has higher life-safety standards for transient use.

Finally, a cap on the number of nights per year a property can be used for STR is intended to prevent an economic incentive for landlords to rent vacant units to short-term guests. When STR becomes more profitable, there is a significant rise in the pressure to potentially remove existing tenants and more units may be removed from the long-term rental market.

The exact break-even point between the potential financial benefits of long-term and short-term rentals varies significantly by neighborhood, but appears to average somewhere between 83 and 177 days per year Citywide, according to two contrasting studies by the Los Angeles Alliance for a New Economy (LAANE) and Airbnb respectively. The lower estimate suggested by LAANE considered the rents households were actually paying (contract rent as reported in the American Community Survey), while Airbnb's estimate is based on current average asking rents. Both methodologies likely have relevance in different situations.

c. Restrictions in RSO Units

The proposed ordinance would not permit home-sharing in units subject to the Rent Stabilization Ordinance (RSO). This is primarily to ensure the protection of this critical rental housing stock.

The Department has heard testimony from landlords who mentioned that one of the reasons they switched from long-term rentals to STRs is because STRs are not subject to many of the provisions of the RSO. For example, by switching to STRs, there are no limits on allowable rent increases, no long term commitments and the potential for significantly more revenue.

The Department has heard testimony relating to evictions of tenants based on false pretenses. For example, tenants have been evicted based on a claim that a landlord's family member was going to move in but later it was claimed the unit was converted to a STR. The restriction on RSO units is meant to preserve this critical stock of affordable housing and provide a clear line to aid enforcement and prevent any incentive for abuse in these buildings.

The Department has heard from many landlords and property owners who are concerned about STR activity in their buildings. Subletting or renting a unit for STR is typically against the terms of a standard lease. Also, any allowance of STRs in RSO buildings may require additional CEQA analysis. The Housing Department reports that organizations representing both landlords and tenants agree in opposing short term rentals in RSO units, which would reduce the number of affordable units available for rent. Any changes to the current RSO restriction would need to be carefully evaluated to consider any potential negative impacts on existing RSO tenants, the potential for upward pressure on initial RSO rents, and the potential reduction in the number of RSO units available to full time residents. The Department continues to recommend a cautious approach to RSO units. This does not preclude the City from allowing RSO units to participate in Home-Sharing in the future, but the ordinance as currently drafted protects the units and their renters until the City can evaluate the effectiveness of enforcing the proposed Home-Sharing ordinance.

4. REGISTRATION AND ENFORCEMENT PROCESSES

a. Best Practices for Registration and Fee Structures

The goal of a registration structure is to have as many legitimate hosts register and receive registration numbers as possible. This is important for enforcement purposes so that efforts can be concentrated on the non-permitted commercial operators who will not have registration numbers. Therefore an important goal is to make it as easy as possible to register for home-sharing. Processes requiring multiple stops or in-person visits to City offices are likely to be less utilized than online application systems.

In cities that currently regulate STRs, hosts are typically required to register or obtain licenses or permits. To pay for the administrative costs associated with STR permits, most cities levy a fee for the service. However, up-front registration costs may be a barrier for many, particularly more casual hosts.

One option to pay for new administrative and enforcement costs is by applying a specialized fee. For example, the City of Denver charges an Occupational Privilege Tax when hosts receive more than $500 a month from STRs. Chicago charges a 4.5 percent Hotel Accommodations Tax along with a 4 percent Shared Housing Surcharge that is imposed on STR listings. In California, Proposition 218 and Proposition 26 highly regulate added taxes and fees and staff is taking those rules into account in preparing the Home Sharing ordinance. Generally, a fee or surcharge is permitted to be charged without voter approval if it applies only to a select group of property owners for the reasonable regulatory costs of issuing permits, performing investigations, inspections, administrative enforcement, etc.

The proposed ordinance dedicates 10 percent of all TOT revenues generated from Home Sharing to administration and enforcement of the ordinance. This year, based on $40 million in TOT revenues (from Airbnb bookings alone), a 10 percent allocation to administration and enforcement amount would have been $4 million; however the City Administrative Officer (CAO) estimates a reduction of annual expected revenues closer to $25 million annually, representing a low-end estimate of $2.5 million for administration and enforcement. Either figure would be sufficient to cover the startup and year-one cost of the program. An alternative option to this set aside would be to impose a fee with reduced revenue generation, within the limits of Proposition 218 and 26. The percentage of TOT revenues dedicated to administration and enforcement could be adjusted as needed in the following years. Please see Table 3 below as well as the Potential Revenue Impacts section on pg. 11 for alternative options to fund these essential functions.

Table 3. Registration Fee and Tax Structures in Selected Cities

City	Registration Term	Fee	Tax	Primary Residence Requirement
San Francisco	2 Years	$250	14% TOT	Yes
Denver	1 Year	$25	10.75% + Occupational Privilege Tax	Yes
Chicago	1 Year	0$	4.5% Hotel Accommodation Tax + 4% Shared Housing Surcharge	No
Santa Monica	N/A	0$	14% TOT	Yes (plus stays must be hosted)
New Orleans	1 year	$50-$500	TOT plus $1 a night surcharge	Yes, except in nonresidential zones.
Los Angeles (proposed)	2 years	TBD	14% TOT	Yes

Effective enforcement of the primary residency requirement begins at the start of the process when a host applies for home sharing (discussed under "*Definition and Verification of Primary Residence*" above). A host that successfully completes the application process will receive a registration number. The registration number must be placed on all online and print advertisements (listings) for the STR property. If an individual lists their property in violation of the proposed regulations, the ordinance provides multiple ways to enforce. These enforcement strategies are summarized in Table 3, Enforcement Options:

Verification of a host's primary residence is one of the reasons the ordinance requires a registration process. Registration also helps with tracking, verifying compliance with TOT payment, and overall enforcement. The City intends to utilize an easy-to-use online application process to verify the identity of the hosts and establish proof of their residency. The ordinance allows for application instructions and guidelines to be developed by the Department of City Planning for this purpose. Appropriate documentation may include a combination of: driver's license, motor vehicle registration, car insurance, bank statements, voter registration/balloting materials, and/or tax documents. The Department is also in discussions with the Department of Water and Power (DWP) and LA County Assessor's Office, to determine whether their information can be of assistance in verifying a host's residency.

b. Best Practices for Enforcement

Many communities that have adopted STR regulations have found effective enforcement to be difficult. This is due in large part to the temporary and private nature of the use. Most cities have been unable to secure cooperation from hosting platforms to ensure they will not list illegal STRs. This has put the onus on cities to devote resources to regulate STRs.

However, over the past few years, a combination of stricter regulations, court decisions and policy shifts by some hosting platforms has led to more cooperation and enhanced enforcement capabilities. Many cities are moving in the direction of imposing platform accountability for listing illegal postings, including Seattle, San Francisco, Portland, and Santa Monica. Some hosting platforms are complying with STR limitations in certain cities and/or have begun practicing self-enforcement against users that are clearly commercial operators or places of other criminal activity.

Most cities utilize their own staff to comb through online platforms, building a record of violations and sending warning letters out to property owners. New York City funds a 48-person multi-agency Office of Special Enforcement dedicated to STRs that includes building inspectors, attorneys, police officers and administrative staff. San Francisco and Santa Monica have six and three STR staff respectively.

In most cases, upon notification of the property owner and/or host, cities report that the STR activity is ceased and the listing is removed. In other cases, the listing is not removed and/or the owner is non-responsive. In those cases, the proposed ordinance follows the lead of cities like Santa Monica and San Francisco in requiring that hosting platforms remove the listings or face penalties. Penalties have been assessed by cities against both hosts and platforms. This framework appears fairly effective according to staff from both cities, which have both seen significant declines in commercial STR listings. However, the system is both labor- and time-intensive for city staff to enforce.

San Francisco recently settled a court case with Airbnb and HomeAway that upheld the San Francisco ordinance's strict requirements on hosting platforms. Under the settlement agreement, both companies are required to build a system that prevents illegal listings from being posted. San Francisco has reported that the settlement immediately resulted in hundreds of illegal units being removed from various listing platforms. The new system has not been fully operationalized to evaluate its success. Similarly, in Chicago and New Orleans, Airbnb has worked with local governments to create a system whereby they pass through registration information and commit to remove listings that do not qualify. Both systems are new and it is too early to determine the results of these policies.

Finally, a 2016 Council Motion (CD 14-1635-S3) directed the Department of City Planning to consider technology-based options for the implementation and enforcement of the proposed ordinance. Many cities are increasingly utilizing technology-based solutions to counter illicit STR

activity, given that much of this activity is conducted online. Possible areas where technology based options might be helpful include:

- Creation of an online/mobile registration portal;
- Creation of an online database to maintain information on legal and illegal listings;
- Weekly monitoring of dozens of hosting platform websites for illegal listings;
- Creation of an automated system which can issue notice of violation letters; and
- Creation of a 24/7 hotline that accepts complaints, including audio or visual documentation, along with a service that contacts the host within 15 minutes and may also notify law enforcement.

In line with the motion, the Department is set to release a Request for Information (RFI) and looks forward to receiving information on the various technology options that may exist to aid in enforcement of the ordinance. The Department can report back on the details it receives through this process at a later date.

Table 3 below outlines the two main types of enforcement strategies other cities have utilized and which remain as options for the City. The first is the existing code enforcement process, relying on the way code enforcement is typically done today. The alternative to this approach would rely more on proactive strategies of searching the internet for illegal listings (posted without a registration number, or beyond 180 days booking in a year). It could be complemented by an IT consultant as described above.

Table 4. Enforcement Options

	Existing	**Proactive Option**
How Violations are Spotted?	Complaint-based	Proactive internet searches for illegal listings (by staff or IT consultant)
First Step	LADBS/HCIDLA staff investigates and schedules site visit (or alternatively could simply verify illegal web listing exists on that date)	Screenshot of web posting is sent along with a Notice of Violation letter to the property owner.
Second Step	Order to Comply if violation is confirmed	Second Notice of Violation letter is sent to owner and hosting platform
Fines and Penalties	Subject to the same penalties in the LAMC with regard to other types of code violations. $367 - doubling after 45 days	New fines and penalties specific to home-sharing activity are included in the proposed ordinance and may be established by City Council $500 per night (or 2x nightly rate) for listing without registration number $2,000 for exceeding 180 days $1,000 per night for Hosting Platforms posting illegal listings, and refusing to provide their property addresses

A traditional enforcement model that relies upon complaints may not effectively prevent absentee hosts or vacation rentals, nor prevent units subject to the Rent Stabilization Ordinance (RSO) from being utilized or allow for enforcement of the 180-day cap. Enforcement staff are not traditionally pro-actively searching for violations and when they do receive a complaint, it may take a number of days to follow up due to workload demands. In addition, an inspector may not immediately have access to the premises to determine whether a STR has actually occurred or for how many days.

To ensure effective enforcement of the ordinance, the Department recommends that sufficient resources be dedicated to proactive enforcement. The proposed ordinance accomplishes this by dedicating ten percent of TOT revenues generated by STR for the administration and enforcement of the ordinance.

Based on research on best practices in other cities, it appears that it is far more efficient to include information technology (IT) solutions for STR enforcement, rather than solely relying on traditional complaint-based code enforcement. Given the complicated nature of creating an efficient registration system and locating and enforcing against illegal online listings, specialized expertise and capabilities are required. Technology solutions are available to automate the process of searching for non-compliant listings as well as other time-intensive enforcement activities.

Platforms have not clearly indicated whether or how they plan to comply with the regulations of the Home Sharing Ordinance (HSO) to, for example, prevent, remove and cancel any illegal STR listings. Airbnb has demonstrated a willingness in other cities to use a pass-through registration system and prevent unapproved listings from being listed on the site. In addition, they have offered certain cities a "One Host One Home" policy, which limits hosts to entire home listings at just one address within the local jurisdiction (with some exceptions). But it remains unclear how platforms will respond to the exact provisions of the HSO.

To better coordinate and direct City enforcement strategies, it is recommended that the City Council also direct the Department, HCIDLA, LADBS, Office of Finance and the City Attorney's office to form an STR enforcement working group to develop the administrative procedures necessary to effectively and efficiently enforce the provisions of the ordinance. The working group would then report back to the City Council with ongoing recommendations.

5. POLICY OPTIONS

a. Options for Secondary Residences

Councilmembers requested that staff present policy options for secondary residences. Beyond the broader policy concerns with expanding beyond primary residences (discussed above), there are practical difficulties in determining what is a legitimate secondary residence vs. a third or fourth.

If there is interest in removing the primary residency requirement to allow for secondary homes to be used as STRs, the Department recommends that it be through a parallel process apart from the proposed home sharing ordinance. As the impacts of secondary residence activity are likely to be higher, a discretionary process such as the current Conditional Use Permit (CUP) for Bed and Breakfasts is available to permit and regulate such activity. This may be addressed through a separate ordinance or may be folded into the current procedures. If the decision is made to include in the current procedures, the proposal will require additional analysis and development.

It is important to note that expanding the proposed ordinance to allow secondary residences to participate in STR activity or to expand the pool of residential units permitted for use as STRs, may require additional environmental evaluation pursuant to the California Environmental Quality

Act (CEQA) to analyze the impact of permitting this type of STR activity in the City. The Initial Study and Negative Declaration dated July 22, 2016 prepared for the ordinance analyzed primary non-RSO residences as authorized for short term rentals. The addition of non-primary residences may require additional environmental review to assess the potential environmental impacts of such modifications.

An analysis of the potential impacts to the zoning and building codes would also be necessary to ensure that allowing a transient use to become the primary use of structures is done in a way that is consistent with the City's land use and building occupancy regulations.

Policy options for non-primary residence STRs are as follows:

1. Allow non-primary residence STRs without restriction.
2. Allow for a Conditional Use Permit (CUP) for all types of vacation rentals; however, place a limit of one vacation rental per host/property owner.
3. Bifurcate the entitlement process based on type of vacation rentals.
    - Create an enhanced Home-Sharing registration process for select types of properties including owner-occupied duplexes, Accessory Dwelling Units (ADUs) and secondary homes that are lived in during the year.
    - Require a CUP for corporate rentals and other types of vacation rentals.

b. Use Transient Occupancy Tax (TOT) Revenue to Supplement the Affordable Housing Linkage Fee's Affordable Housing Impact Trust Fund

The proposed ordinance amends Chapter 122 of the Administrative Code to allocate ninety percent of Transient Occupancy Tax (TOT) revenues attributable to home-sharing to the Affordable Housing Trust Fund and ten percent for administration and enforcement. This allocation could contribute an estimated $18 to $35 million dollars for affordable housing each year. This funding would supplement any fees raised for affordable housing through the proposed Affordable Housing Linkage Fee.

The FY 16-17 budget did not allocate any STR revenues towards the Affordable Housing Trust Fund, as all revenues (approximately $40 million) were directed towards the General Fund. Any reallocation of these revenues for future years must be carefully analyzed for any fiscal impacts.

c. Option to Limit Number of Hosts per Neighborhood

Given the concentration of STR activity in certain neighborhoods, implementing a limit on the number of allowable STR hosts by neighborhood is one option the Department considered early in the ordinance development process. A few other cities have adopted STR policies which incorporate geographic variability, including Austin, New Orleans and Louisville. After consideration, staff did not recommend the inclusion of geographic variability based on implementation challenges and the benefits of a single system to improve user compliance.

To introduce a limit on the number of STR hosts by neighborhood, several issues will need to be addressed, including the selection of appropriate neighborhood boundaries, how to determine the methodology for assigning each neighborhood's quota and a priority registration system for areas where demand will outpace supply.

In other cities that currently regulate STR activity, the most common regulatory approaches are to implement a limit on the number of days or to include a primary residency requirement. This approach has many of the same effects as a neighborhood-based host quota, and may diffuse STR activity from over-concentrated areas.

6. POTENTIAL REVENUE IMPACTS

a. Potential Revenue Impacts of 180 Day Limit and Overall Ordinance
The CAO recently projected the revenue impact of the proposed ordinance, including enforcement of the 180-day cap, based on available data from Airbnb Transient Occupancy Tax (TOT) payments. The CAO's *Budget Memo No. 118,* dated May 3, 2017, analyzed the current amount of STR/Airbnb activity that takes place outside of the bounds of the ordinance, and assumes it all would be lost with adoption of the proposed ordinance. The CAO has reported, based on available data from Airbnb, that approximately 63.4% of receipts generated through the company's TOT payment to the City are likely from properties that are primary residences. The CAO memo states this would represent a decrease from last year's $33.7m to $18.2m (a decrease of 46%). The memo estimates that about 80% of the projected decline is a result of the primary residence requirement and 20% from the limitations of the 180-day cap. Therefore, the CAO projects that the revenue loss from the 180-day limit, by itself, is $3.1 million.

Airbnb has also offered a projected revenue impact of the ordinance. In an April 2017 letter to the City Council, Airbnb estimated that over a full year, its hosts would pay over $37 million in TOT taxes for Los Angeles. If the ordinance caps STRs at 180 days annually and allows hosts to rent out only their primary residence – as currently proposed – Airbnb estimates that the City would lose $15 million of that possible revenue.

The Department has not performed its own detailed financial analysis of potential revenue impacts. Any TOT revenue estimate relies on a number of complex assumptions in terms of projecting the future of hosts and guests. The CAO's estimate takes a conservative approach that assumes every booking that did not occur within the legal parameters of the proposed ordinance this year would not pay TOT in future years (either through another legal home-share or a hotel room). In September 2017, Airbnb released a report that showed its TOT payments were in excess of what had been anticipated – up to almost $40 million in 2016. Any restrictions on the operation of STRs will result in some level of reduced TOT revenue.

b. Alternative Options to Fund Administration and Enforcement
As discussed above, the proposed ordinance would allocate 10% of the TOT on all Home Sharing stays to fund enforcement of the ordinance. If the City Council would instead prefer to maintain all, or some, of the 10% of TOT for the General Fund, it can choose to create new funding sources, such as a fee on hosting platforms for the City services rendered and/or a registration fee for hosts.

Airbnb alone reported 1.2 million guest stays last year, with the average stay about 4 days. Charging an additional $1 per night fee would generate $4.8 million, about the same as the proposed 10% of TOT. This type of fee would require a review by the City Attorney to ensure it complies with State law.

If the Council wanted to charge hosts to register for Home-Sharing, it becomes more difficult to estimate expected revenues because the number of hosts who would register is hard to predict. Some cities have seen only 10-20% registration rates after one year, which could mean anywhere from 2,000-4,000 hosts of the 23,000 could be expected to register. Assuming 2,500 hosts register in year one, a $170 per host fee could potentially raise the same amount of revenue to fund sufficient administration and enforcement. A lower or bifurcated rate might induce more to register.

CONCLUSION

The Department hopes this report has been helpful and is happy to continue to explore additional policy options for this complex and important policy discussions. If you have any questions, please

contact Matthew Glesne of the Department of City Planning at (213)978-2666 or matthew.glesne@lacity.org.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Attachment: Los Angeles: Short-Term Rental Market Overview

VPB:KJK:KB:CB:MG:CH:mn

Attachment

HOST COMPLIANCE

Los Angeles:
Short-Term Rental Market Overview

By Host Compliance, LLC

October 2017

I. Background & Methodology

Like communities around the world, the City of Los Angeles is interested in effectively and efficiently responding to the rapid growth of Internet-facilitated short-term rentals (STRs) in ways that best fit the needs of residents and neighborhoods. Host Compliance LLC has gathered data on the short-term rental market in Los Angeles and its districts to provide independent facts to facilitate a larger discussion of community goals, enforcement systems, and finding a workable balance in a dynamic environment. This report summarizes data collected in October 2017.

As a software, data and consulting services provider exclusively focused on helping local governments overcome the challenges associated with short-term vacation rentals, Host Compliance LLC has developed a set of proprietary data and analytics tools that can provide deep insights into the scale and scope of the short-term rental activity in any community. In this report, we will provide our findings from Los Angeles, with the hope that this fact-base will help inform the debate about how short-term rentals could be regulated in the City in the years to come.

General Methodology

Host Compliance's data is collected weekly and we currently collect, aggregate and deduplicate all listing data, reviews, calendar info and photos across the world's 24 top short-term rental listing sites.[1] We estimate this represents 99% of the total vacation rental universe in Los Angeles's jurisdiction.

Gathering data across platforms presents unique presentation problems. One listing may list on multiple sites, or might be listed in multiple forms on the same site, and analysis can quickly be bogged down by constantly switching between unique rental units, listings, active listings, de-duplicated listings, etc. In this document, unless preceded by a modifier, 'listings' refers to all online advertisements, regardless of ownership, duplication, or activity. Each profile will give a breakdown between listings, active listings, listings that qualify as STRs, and unique rental units.

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[1] Airbnb.com, Booking.com, Agoda.com, Flipkey.com, HolidayLettings.com, HouseTrip.com, Niumba.com, HomeAway.com, VRBO.com, VacationRentals.com, travelmob.com, BedandBreakfast.com, HomeAway.co.uk, OwnersDirect.co.uk, HomeAway.de, Abritel.fr, Homelidays.com, HomeAway.es, Toprural.es, AlugueTemporada.com.br, HomeAway.com.au, Villas.com, Stayz.com.au, Bookabach.co.nz

Active listings are defined as any listing that has either had its booking calendar changed or received a review in the last year. These are strong indicators that a host is still actively managing a listing. Using information on activity, nightly minimum stays, and rental price, Host Compliance has been able to produce estimates of potential monthly and yearly revenue both for individual units and on a neighborhood-scale. These estimates can only be verified by a host-by-host audit.

Data Used for This Report

Host Compliance's raw data can be analyzed by a number of parameters including:

- Listing site
- Location (as defined by a boundary box or polygon i.e. a neighborhood)
- Property type (e.g. single-family or multi-family
- Room type (e.g. entire home, private room, shared room)
- Number of bedrooms and bathrooms, rental rate, and minimum rental period
- Host Name/ID
- Activity and revenue estimates
- First and last review date
- Date the property was first active

The data contained in this report is believed to be highly accurate and representative of the scale and scope of the short-term rental activity in Los Angeles as of the date of this report.

Data Note

The data contained in this report was collected on or before October 7, 2017. Small differences in individual lines – discrepancies between listings numbers and percentages, percentages that add up to more or less than 100% - may be the result of rounding or updated data.

All of these numbers represent a moment in time, a specific snapshot of the marketplace as it is on the day of collection. Short-term renting is a dynamic, rapidly evolving industry, with individual hosts and entire listing platforms changing on a moment's notice. Absolute numbers change daily and can never truly be captured in a report. Instead, consider the themes, ratios, and trends as indicative, even if the data varies slightly.

HOST COMPLIANCE

Host Compliance Team

Jeffrey Goodman

Jeffrey is an urban planner and considered one of North America's leading authorities on short-term rentals and how they impact communities. He has contracted with both the City of New Orleans and Airbnb, and advised research on short-term rentals cities including San Francisco, Los Angeles, Portland, New Orleans, and New York. Jeff has spoken about short-term rentals across the country, including at the APA's National Planning Conference. He graduated from Yale College and earned his Masters of Urban Planning from Harvard University. He is the author of a featured article in Planning Magazine on the topic of STRs.

David Marcus

David is a Caltech Applied and Computational Math graduate working at the intersection of data science and geospatial information management with eight years of experience building well-architected scalable software. Prior to Host Compliance, David founded Routefriend.com, a web-based application for planning trips on buses and trains, serving 1.5 million monthly users. David's most recent experience was at DwellAware where he served as the Lead Data Scientist for the data analytics company building products to quantify housing risks and costs for businesses and their customers in the residential real estate sector. Prior to DwellAware, David served in various technical roles at a number of software companies including aboutLife, UrbanMapping, AmericanTowns.com, Nielsen Analytic Consulting and Hewitt Associates. David earned his BS Degree in Applied & Computational Mathematics at California Institute of Technology and his MA in Anthropology from University of Kent.

Ulrik Binzer

Ulrik is the Founder and CEO of Host Compliance, the industry leader in short-term rental monitoring and compliance solutions for local governments. A pioneer in the short-term rental enforcement solution space, Ulrik developed the first short-term rental compliance monitoring tools and now uses his expertise and insights to help local governments across North America implement, monitor and enforce short-term rental regulation. Ulrik previously served in a variety of leadership roles in management consulting, private equity, startups and the military and developed his strategic and analytical skill-set at McKinsey & Company and the Harvard Business School.

HOST COMPLIANCE

3. Short-term Rental Data

In the following pages the data on short-term rentals for Los Angeles are summarized, first for the city as a whole and then for the fifteen council districts.

Below are a number of charts that provide a broad overview of the STR market in Los Angeles. Each data sheet will give an overview of the listing types, characteristics, and an estimate of activity in the area. These are summary sheets; a deeper dive is possible with data Host Compliance has gathered.

1. Los Angeles STR Market

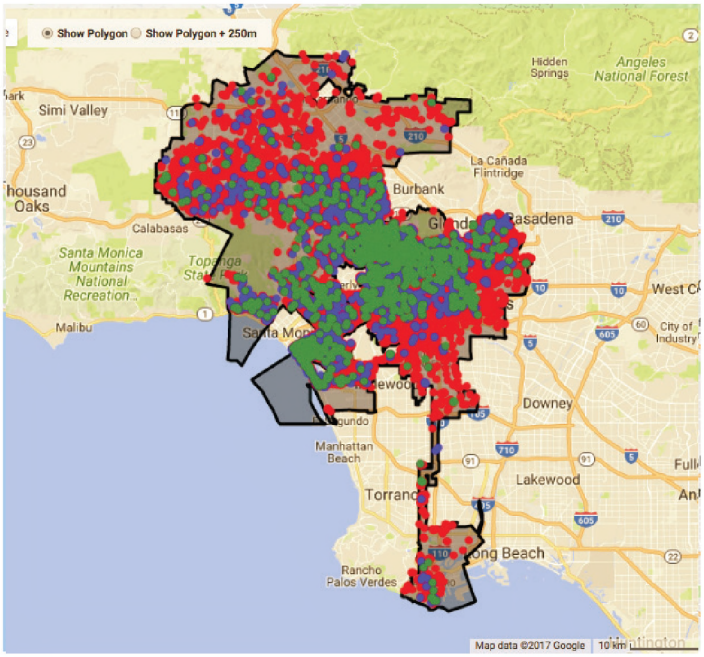
Neighborhood	Active Listings	Listings that fit STR definition	Unique Rental Units
District 1	1,860	1,852	1,852
District 2	1,518	1,508	1,207
District 3	709	702	567
District 4	6,012	5,931	4,977
District 5	3,499	3,444	3,444
District 6	305	302	283
District 7	107	106	89
District 8	420	419	265
District 9	211	211	156
District 10	1,876	1,859	1,295
District 11	5,842	5,719	4,164
District 12	334	332	268
District 13	4,157	4,118	2,995
District 14	1,866	1,850	1,432
District 15	202	192	157
TOTAL	**28,918**	**28,545**	**23,151**

City of Los Angeles

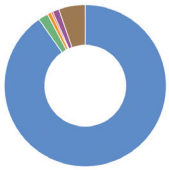
28,918
Active listings in jurisdiction

28,545
Listings in jurisdiction that fit STR definition

23,151
Unique properties in jurisdiction that fit STR definition

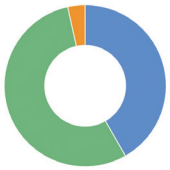


Minimum Nights



- 1-7 nights [90%]
- 8-14 nights [2%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [5%]

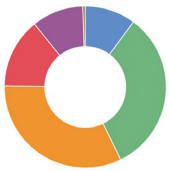
Listing types



- Single Family Listing [42%]
- Multi Family Listing [55%]
- Unknown [3%]

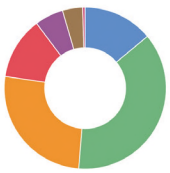
- Partial Home [31%]
- Entire Home [69%]
- Unknown [0%]

Nightly Rate

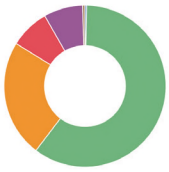


- $0-$50 [10%]
- $50-$100 [33%]
- $100-$200 [32%]
- $200-$400 [14%]
- $400+ [10%]
- not provided [0%]

Bedrooms / Bathrooms

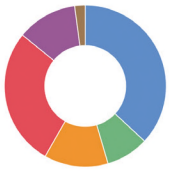


- 0 bedrooms [14%]
- 1 bedroom [37%]
- 2 bedrooms [26%]
- 3 bedrooms [12%]
- 4 bedrooms [6%]
- 5+ bedrooms [4%]
- unknown [1%]



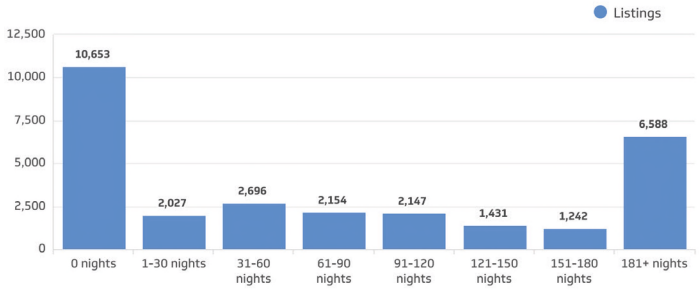
- 0 bathrooms [0%]
- 1 bathroom [60%]
- 2 bathrooms [23%]
- 3 bathrooms [8%]
- 4+ bathrooms [8%]
- unknown [0%]

Estimated Annual Revenue



- $0k [37%]
- $0k-$5k [9%]
- $5k-$10k [13%]
- $10k-$25k [28%]
- $25k-$50k [12%]
- $50k+ [2%]

Est. Annual Nights Rented



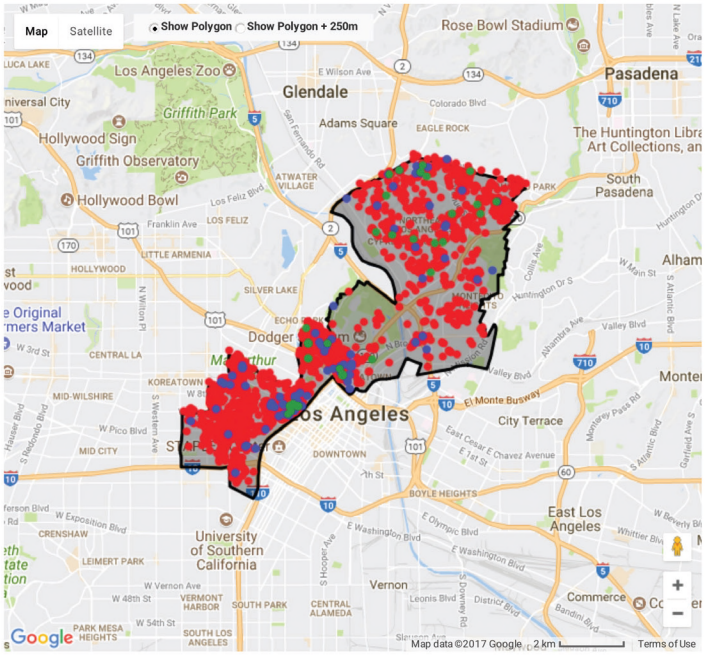
HOST COMPLIANCE

District 1

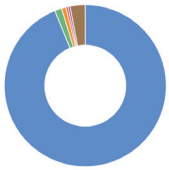
1860
Active listings in jurisdiction

1852
Listings in jurisdiction that fit STR definition

1852
Unique properties in jurisdiction that fit STR definition

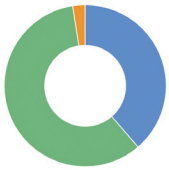


Minimum Nights



- 1-7 nights [94%]
- 8-14 nights [1%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [0%]
- Not specified by Host [3%]

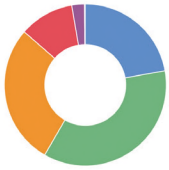
Listing types



- Single Family Listing [39%]
- Multi Family Listing [59%]
- Unknown [2%]

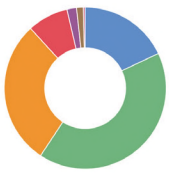
- Partial Home [40%]
- Entire Home [60%]
- Unknown [0%]

Nightly Rate

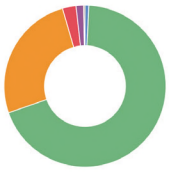


- $0-$50 [22%]
- $50-$100 [36%]
- $100-$200 [28%]
- $200-$400 [11%]
- $400+ [3%]
- not provided [0%]

Bedrooms / Bathrooms

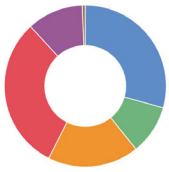


- 0 bedrooms [18%]
- 1 bedroom [41%]
- 2 bedrooms [29%]
- 3 bedrooms [8%]
- 4 bedrooms [2%]
- 5+ bedrooms [1%]
- unknown [0%]



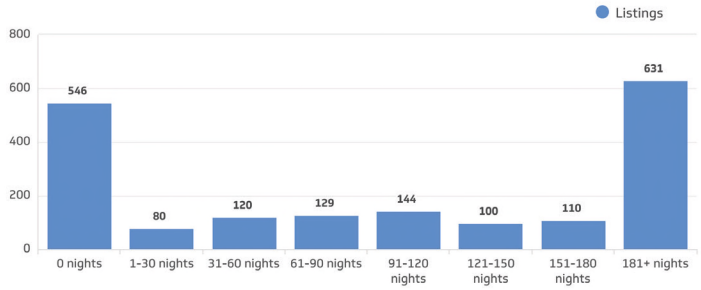
- 0 bathrooms [1%]
- 1 bathroom [69%]
- 2 bathrooms [26%]
- 3 bathrooms [3%]
- 4+ bathrooms [1%]
- unknown [0%]

Estimated Annual Revenue



- $0k [29%]
- $0k-$5k [10%]
- $5k-$10k [18%]
- $10k-$25k [31%]
- $25k-$50k [11%]
- $50k+ [1%]

Est. Annual Nights Rented



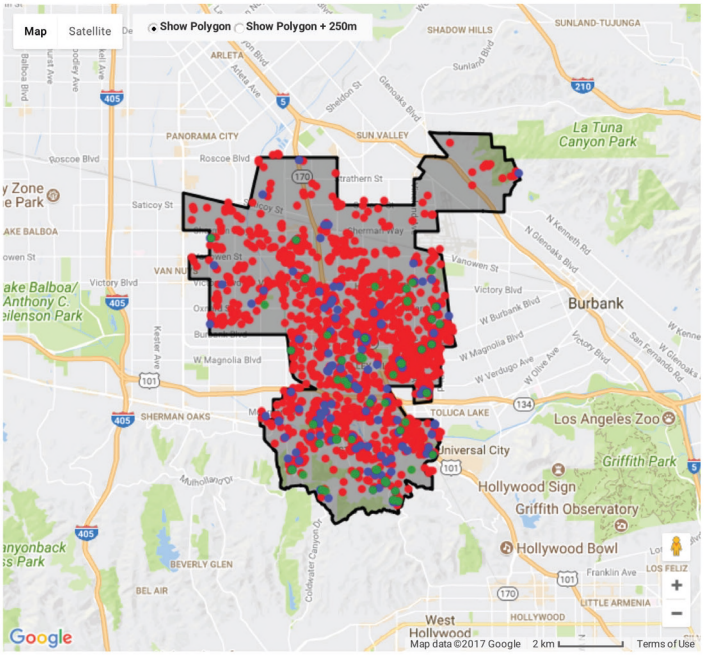
HOST COMPLIANCE

District 2

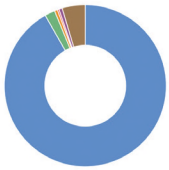
1518
Active listings in jurisdiction

1508
Listings in jurisdiction that fit STR definition

1207
Unique properties in jurisdiction that fit STR definition



Minimum Nights



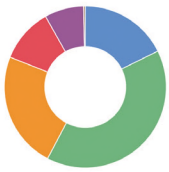
- 1-7 nights [92%]
- 8-14 nights [2%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [5%]

Listing types

- Single Family Listing [50%]
- Multi Family Listing [47%]
- Unknown [3%]

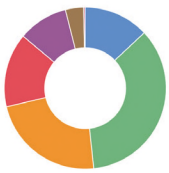
- Partial Home [43%]
- Entire Home [57%]
- Unknown [0%]

Nightly Rate

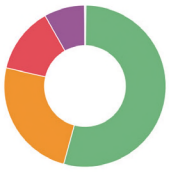


- $0-$50 [18%]
- $50-$100 [40%]
- $100-$200 [23%]
- $200-$400 [11%]
- $400+ [8%]
- not provided [0%]

Bedrooms / Bathrooms

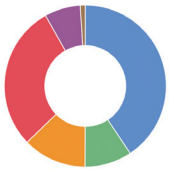


- 0 bedrooms [13%]
- 1 bedroom [35%]
- 2 bedrooms [23%]
- 3 bedrooms [15%]
- 4 bedrooms [10%]
- 5+ bedrooms [4%]
- unknown [0%]



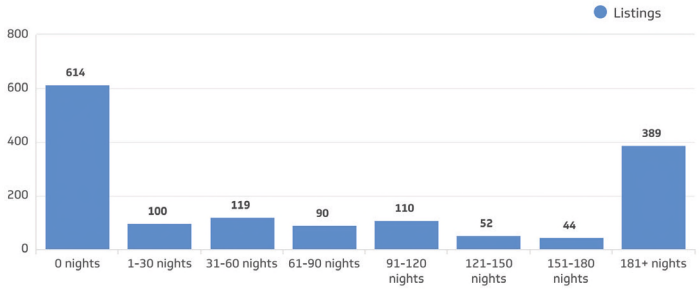
- 0 bathrooms [0%]
- 1 bathroom [54%]
- 2 bathrooms [24%]
- 3 bathrooms [13%]
- 4+ bathrooms [8%]
- unknown [0%]

Estimated Annual Revenue



- $0k [41%]
- $0k-$5k [9%]
- $5k-$10k [13%]
- $10k-$25k [29%]
- $25k-$50k [7%]
- $50k+ [1%]

Est. Annual Nights Rented



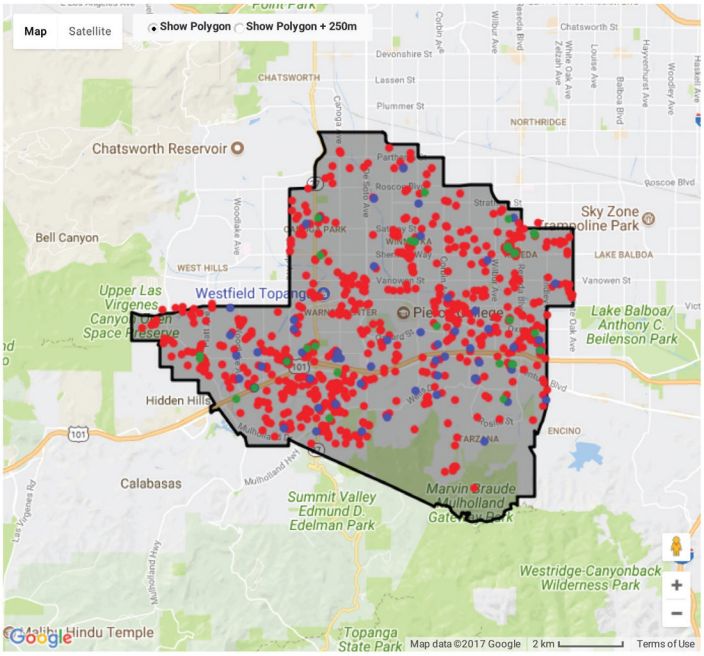
HOST COMPLIANCE

District 3

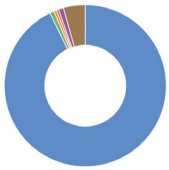
709
Active listings in jurisdiction

702
Listings in jurisdiction that fit STR definition

567
Unique properties in jurisdiction that fit STR definition

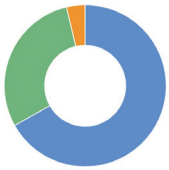


Minimum Nights



- 1-7 nights [93%]
- 8-14 nights [1%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [4%]

Listing types



- Single Family Listing [67%]
- Multi Family Listing [29%]
- Unknown [4%]

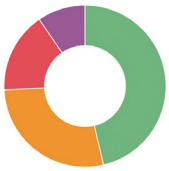
- Partial Home [47%]
- Entire Home [53%]
- Unknown [0%]

Nightly Rate

- $0-$50 [16%]
- $50-$100 [42%]
- $100-$200 [23%]
- $200-$400 [10%]
- $400+ [8%]
- not provided [0%]

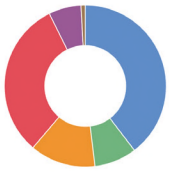
Bedrooms / Bathrooms

- 0 bedrooms [10%]
- 1 bedroom [30%]
- 2 bedrooms [19%]
- 3 bedrooms [22%]
- 4 bedrooms [11%]
- 5+ bedrooms [8%]
- unknown [0%]



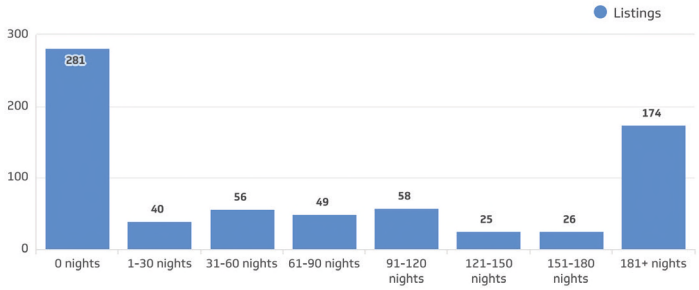
- 0 bathrooms [0%]
- 1 bathroom [46%]
- 2 bathrooms [28%]
- 3 bathrooms [16%]
- 4+ bathrooms [10%]
- unknown [0%]

Estimated Annual Revenue



- $0k [40%]
- $0k-$5k [8%]
- $5k-$10k [13%]
- $10k-$25k [31%]
- $25k-$50k [6%]
- $50k+ [1%]

Est. Annual Nights Rented



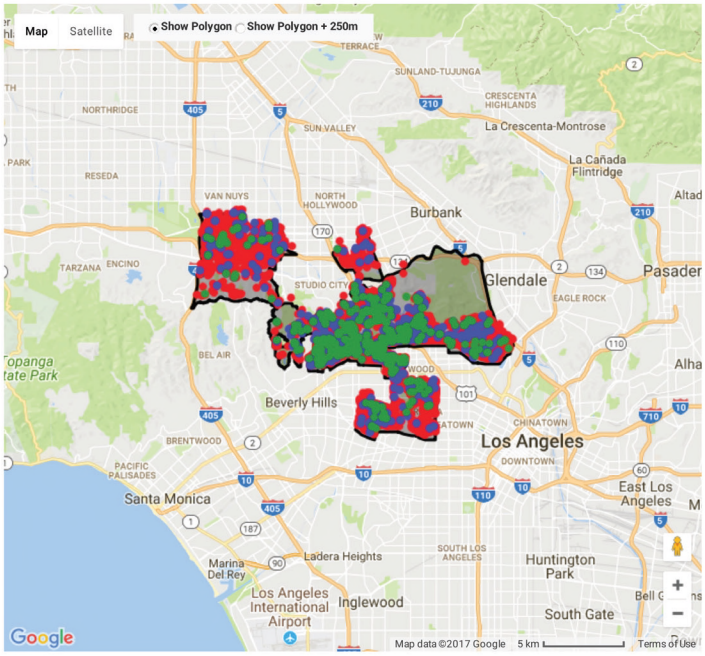
HOST COMPLIANCE

District 4

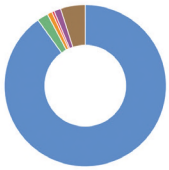
6012
Active listings in jurisdiction

5931
Listings in jurisdiction that fit STR definition

4977
Unique properties in jurisdiction that fit STR definition

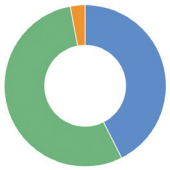


Minimum Nights



- 1-7 nights [90%]
- 8-14 nights [2%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [5%]

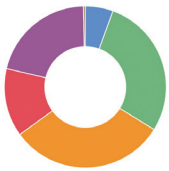
Listing types



- Single Family Listing [43%]
- Multi Family Listing [54%]
- Unknown [3%]

- Partial Home [25%]
- Entire Home [75%]
- Unknown [0%]

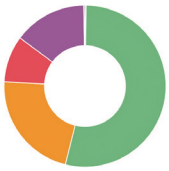
Nightly Rate



- $0-$50 [6%]
- $50-$100 [28%]
- $100-$200 [31%]
- $200-$400 [14%]
- $400+ [21%]
- not provided [0%]

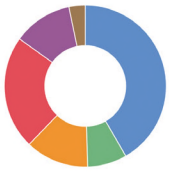
Bedrooms / Bathrooms

- 0 bedrooms [13%]
- 1 bedroom [34%]
- 2 bedrooms [24%]
- 3 bedrooms [13%]
- 4 bedrooms [9%]
- 5+ bedrooms [7%]
- unknown [0%]



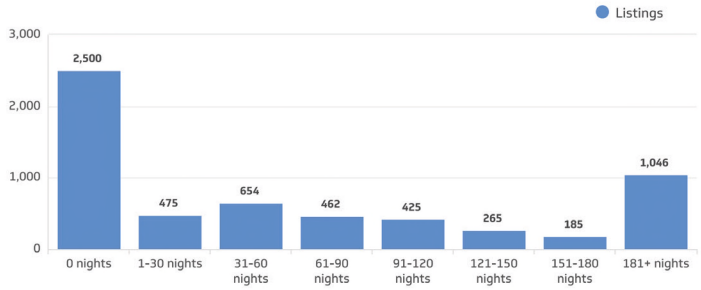
- 0 bathrooms [0%]
- 1 bathroom [54%]
- 2 bathrooms [22%]
- 3 bathrooms [9%]
- 4+ bathrooms [15%]
- unknown [0%]

Estimated Annual Revenue



- $0k [42%]
- $0k-$5k [8%]
- $5k-$10k [13%]
- $10k-$25k [23%]
- $25k-$50k [12%]
- $50k+ [3%]

Est. Annual Nights Rented



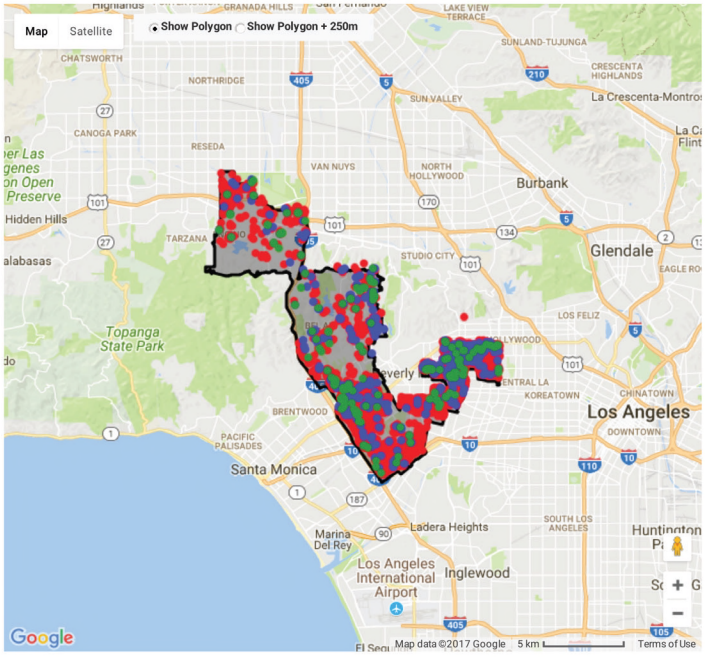
HOST COMPLIANCE

District 5

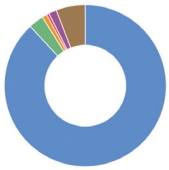
3499
Active listings in jurisdiction

3444
Listings in jurisdiction that fit STR definition

3444
Unique properties in jurisdiction that fit STR definition

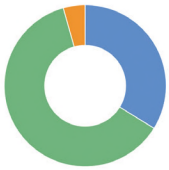


Minimum Nights



- 1-7 nights [88%]
- 8-14 nights [3%]
- 15-21 nights [1%]
- 22-29 nights [1%]
- 30+ nights [2%]
- Not specified by Host [6%]

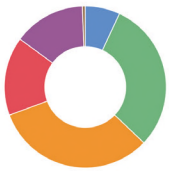
Listing types



- Single Family Listing [34%]
- Multi Family Listing [62%]
- Unknown [4%]

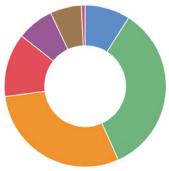
- Partial Home [31%]
- Entire Home [69%]
- Unknown [0%]

Nightly Rate

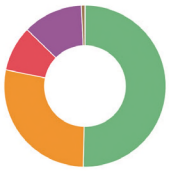


- $0-$50 [7%]
- $50-$100 [30%]
- $100-$200 [32%]
- $200-$400 [16%]
- $400+ [14%]
- not provided [1%]

Bedrooms / Bathrooms

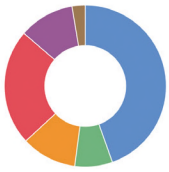


- 0 bedrooms [9%]
- 1 bedroom [34%]
- 2 bedrooms [30%]
- 3 bedrooms [13%]
- 4 bedrooms [7%]
- 5+ bedrooms [6%]
- unknown [1%]



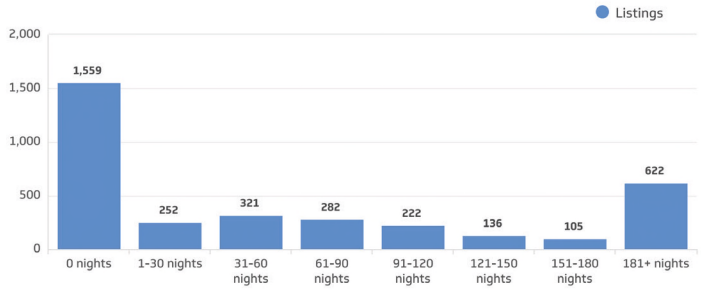
- 0 bathrooms [0%]
- 1 bathroom [50%]
- 2 bathrooms [28%]
- 3 bathrooms [9%]
- 4+ bathrooms [12%]
- unknown [1%]

Estimated Annual Revenue



- $0k [45%]
- $0k-$5k [8%]
- $5k-$10k [11%]
- $10k-$25k [23%]
- $25k-$50k [11%]
- $50k+ [3%]

Est. Annual Nights Rented



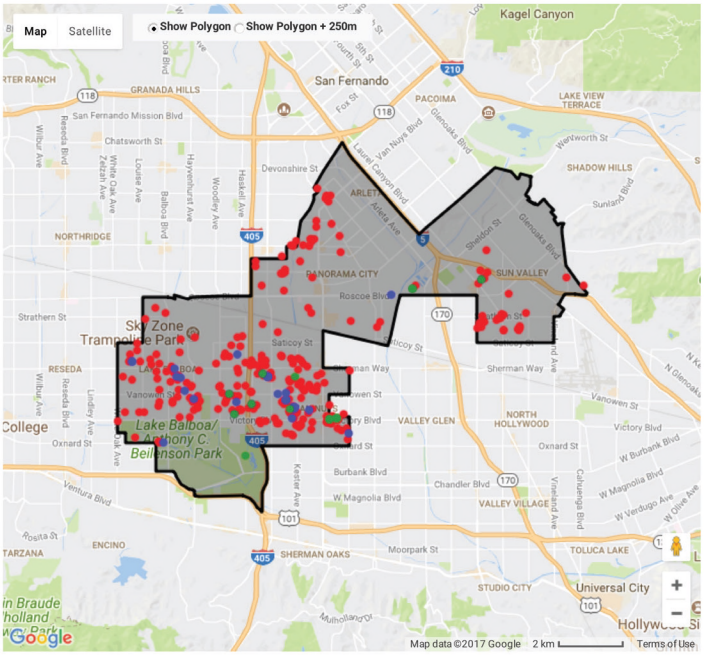
HOST COMPLIANCE

District 6

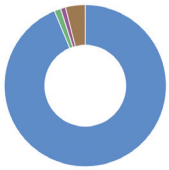
305
Active listings in jurisdiction

302
Listings in jurisdiction that fit STR definition

283
Unique properties in jurisdiction that fit STR definition

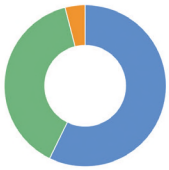


Minimum Nights



- 1-7 nights [94%]
- 8-14 nights [1%]
- 15-21 nights [0%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [4%]

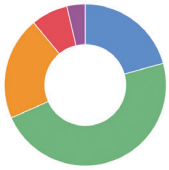
Listing types



- Single Family Listing [57%]
- Multi Family Listing [39%]
- Unknown [4%]

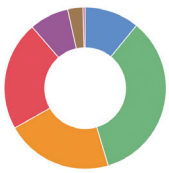
- Partial Home [44%]
- Entire Home [56%]
- Unknown [0%]

Nightly Rate

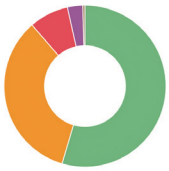


- $0-$50 [21%]
- $50-$100 [48%]
- $100-$200 [21%]
- $200-$400 [7%]
- $400+ [4%]
- not provided [0%]

Bedrooms / Bathrooms

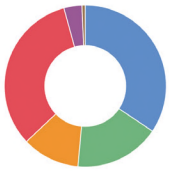


- 0 bedrooms [11%]
- 1 bedroom [34%]
- 2 bedrooms [21%]
- 3 bedrooms [22%]
- 4 bedrooms [8%]
- 5+ bedrooms [3%]
- unknown [0%]



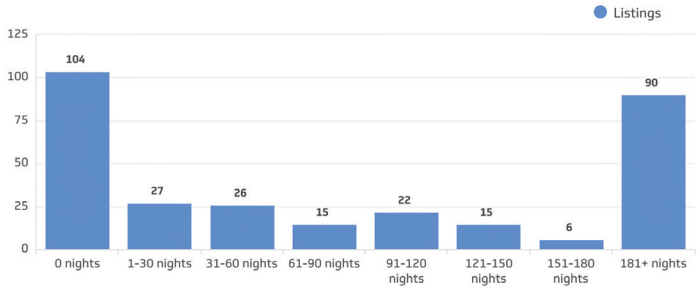
- 0 bathrooms [0%]
- 1 bathroom [55%]
- 2 bathrooms [34%]
- 3 bathrooms [8%]
- 4+ bathrooms [3%]
- unknown [0%]

Estimated Annual Revenue



- $0k [34%]
- $0k-$5k [17%]
- $5k-$10k [11%]
- $10k-$25k [33%]
- $25k-$50k [4%]
- $50k+ [1%]

Est. Annual Nights Rented



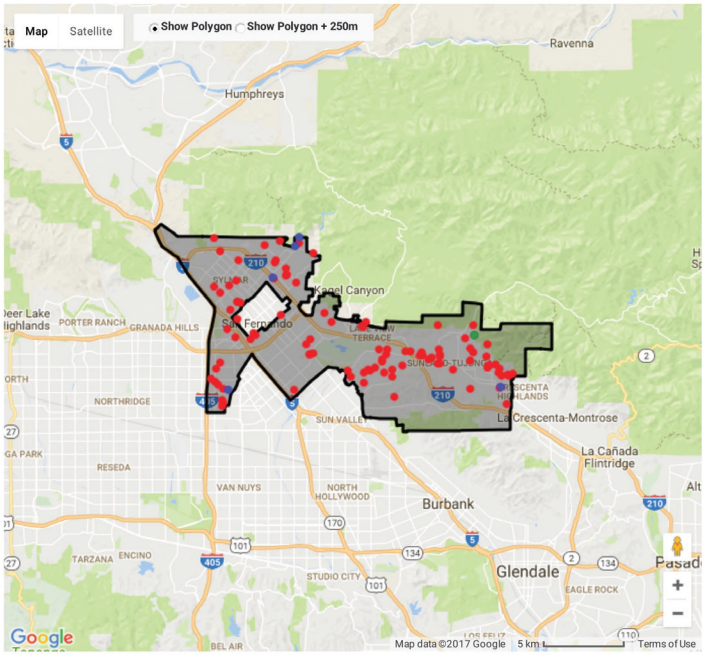
HOST COMPLIANCE

District 7

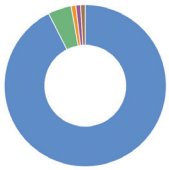
107
Active listings in jurisdiction

106
Listings in jurisdiction that fit STR definition

89
Unique properties in jurisdiction that fit STR definition

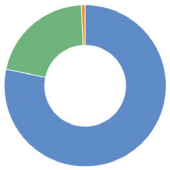


Minimum Nights



- 1-7 nights [93%]
- 8-14 nights [5%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [1%]

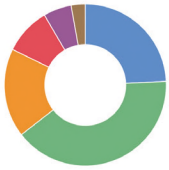
Listing types



- Single Family Listing [78%]
- Multi Family Listing [21%]
- Unknown [1%]

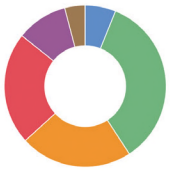
- Partial Home [63%]
- Entire Home [37%]
- Unknown [0%]

Nightly Rate

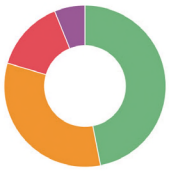


- $0-$50 [24%]
- $50-$100 [40%]
- $100-$200 [18%]
- $200-$400 [9%]
- $400+ [6%]
- not provided [3%]

Bedrooms / Bathrooms

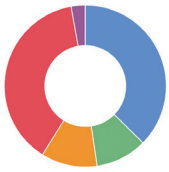


- 0 bedrooms [6%]
- 1 bedroom [35%]
- 2 bedrooms [22%]
- 3 bedrooms [22%]
- 4 bedrooms [10%]
- 5+ bedrooms [4%]
- unknown [0%]



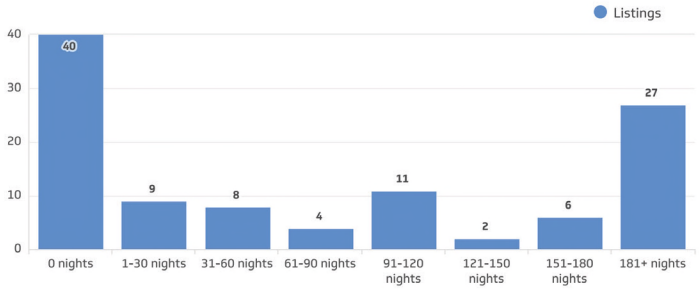
- 0 bathrooms [0%]
- 1 bathroom [47%]
- 2 bathrooms [33%]
- 3 bathrooms [14%]
- 4+ bathrooms [6%]
- unknown [0%]

Estimated Annual Revenue



- $0k [37%]
- $0k-$5k [10%]
- $5k-$10k [11%]
- $10k-$25k [38%]
- $25k-$50k [3%]
- $50k+ [0%]

Est. Annual Nights Rented



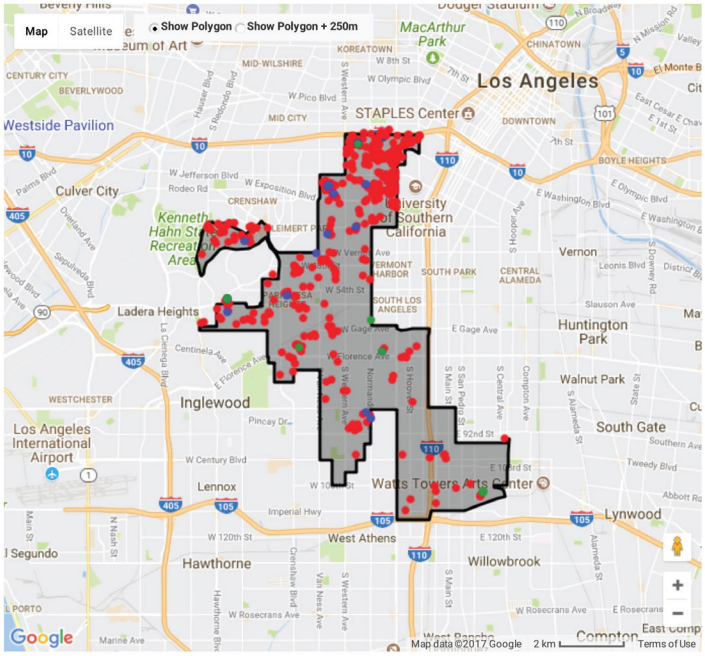
HOST COMPLIANCE

District 8

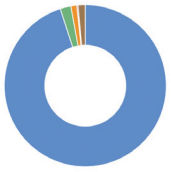
420
Active listings in jurisdiction

419
Listings in jurisdiction that fit STR definition

265
Unique properties in jurisdiction that fit STR definition

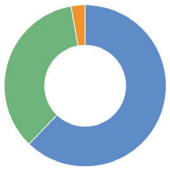


Minimum Nights



- 1-7 nights [95%]
- 8-14 nights [2%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [0%]
- Not specified by Host [1%]

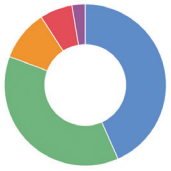
Listing types



- Single Family Listing [62%]
- Multi Family Listing [35%]
- Unknown [3%]

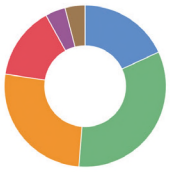
- Partial Home [65%]
- Entire Home [35%]
- Unknown [0%]

Nightly Rate

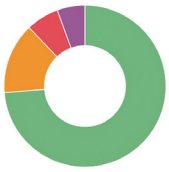


- $0-$50 [43%]
- $50-$100 [37%]
- $100-$200 [10%]
- $200-$400 [7%]
- $400+ [3%]
- not provided [0%]

Bedrooms / Bathrooms

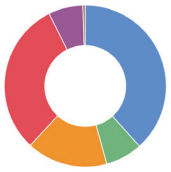


- 0 bedrooms [18%]
- 1 bedroom [33%]
- 2 bedrooms [26%]
- 3 bedrooms [15%]
- 4 bedrooms [4%]
- 5+ bedrooms [4%]
- unknown [0%]



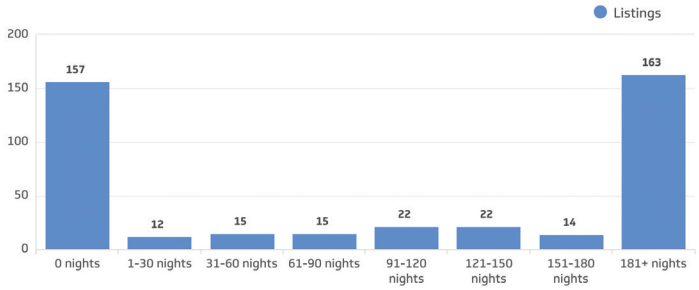
- 0 bathrooms [0%]
- 1 bathroom [74%]
- 2 bathrooms [14%]
- 3 bathrooms [7%]
- 4+ bathrooms [6%]
- unknown [0%]

Estimated Annual Revenue



- $0k [38%]
- $0k-$5k [7%]
- $5k-$10k [16%]
- $10k-$25k [31%]
- $25k-$50k [7%]
- $50k+ [0%]

Est. Annual Nights Rented



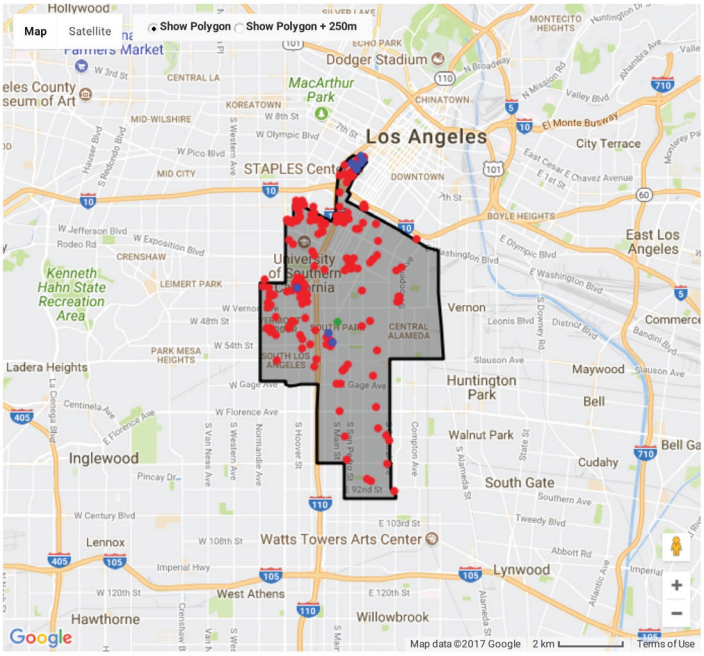
HOST COMPLIANCE

District 9

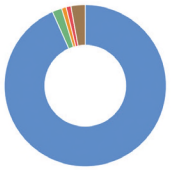
211
Active listings in jurisdiction

211
Listings in jurisdiction that fit STR definition

156
Unique properties in jurisdiction that fit STR definition

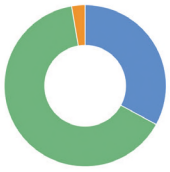


Minimum Nights



- 1-7 nights [93%]
- 8-14 nights [2%]
- 15-21 nights [1%]
- 22-29 nights [1%]
- 30+ nights [0%]
- Not specified by Host [3%]

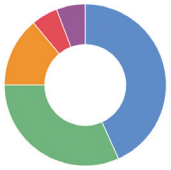
Listing types



- Single Family Listing [33%]
- Multi Family Listing [64%]
- Unknown [3%]

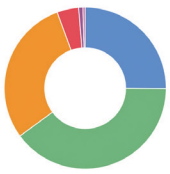
- Partial Home [49%]
- Entire Home [51%]
- Unknown [0%]

Nightly Rate

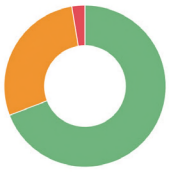


- $0-$50 [43%]
- $50-$100 [32%]
- $100-$200 [14%]
- $200-$400 [5%]
- $400+ [6%]
- not provided [0%]

Bedrooms / Bathrooms

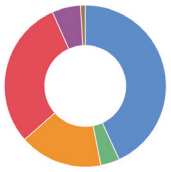


- 0 bedrooms [25%]
- 1 bedroom [40%]
- 2 bedrooms [29%]
- 3 bedrooms [4%]
- 4 bedrooms [1%]
- 5+ bedrooms [0%]
- unknown [0%]



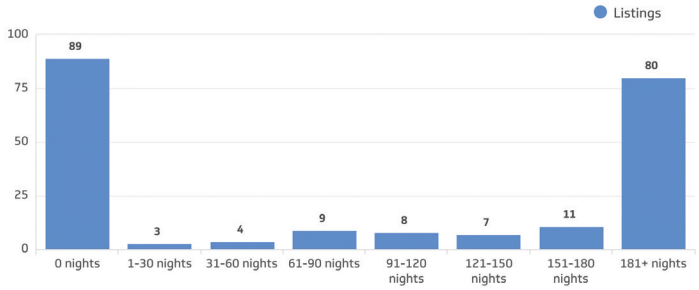
- 0 bathrooms [0%]
- 1 bathroom [69%]
- 2 bathrooms [28%]
- 3 bathrooms [3%]
- 4+ bathrooms [0%]
- unknown [0%]

Estimated Annual Revenue



- $0k [43%]
- $0k-$5k [4%]
- $5k-$10k [17%]
- $10k-$25k [30%]
- $25k-$50k [6%]
- $50k+ [1%]

Est. Annual Nights Rented



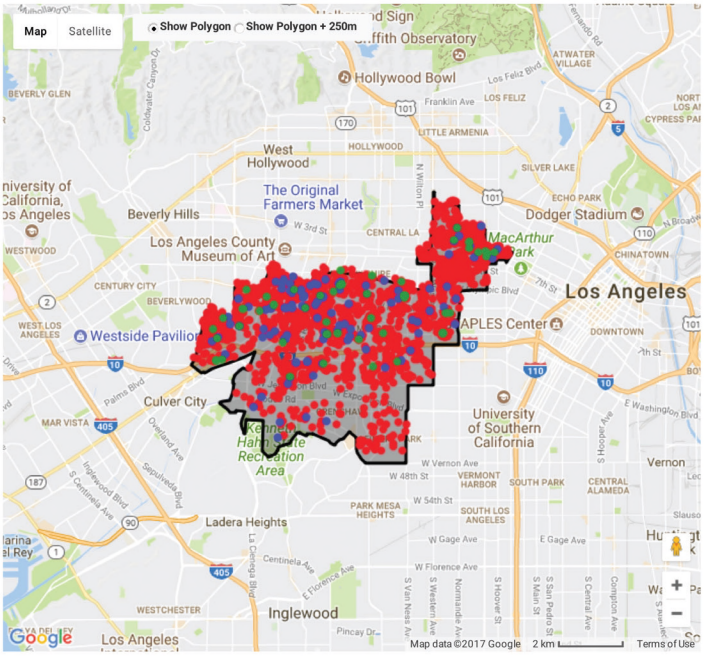
HOST COMPLIANCE

District 10

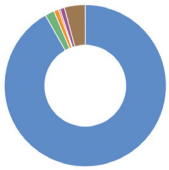
1876
Active listings in jurisdiction

1859
Listings in jurisdiction that fit STR definition

1295
Unique properties in jurisdiction that fit STR definition

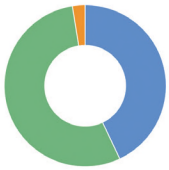


Minimum Nights



- 1-7 nights [92%]
- 8-14 nights [2%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [4%]

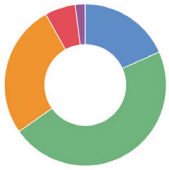
Listing types



- Single Family Listing [43%]
- Multi Family Listing [54%]
- Unknown [3%]

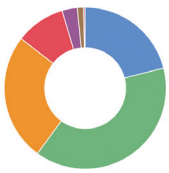
- Partial Home [46%]
- Entire Home [54%]
- Unknown [0%]

Nightly Rate

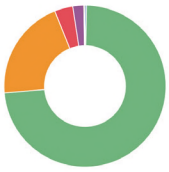


- $0-$50 [18%]
- $50-$100 [47%]
- $100-$200 [27%]
- $200-$400 [6%]
- $400+ [2%]
- not provided [0%]

Bedrooms / Bathrooms

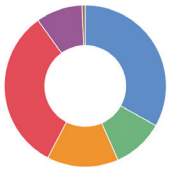


- 0 bedrooms [21%]
- 1 bedroom [39%]
- 2 bedrooms [25%]
- 3 bedrooms [10%]
- 4 bedrooms [3%]
- 5+ bedrooms [1%]
- unknown [0%]



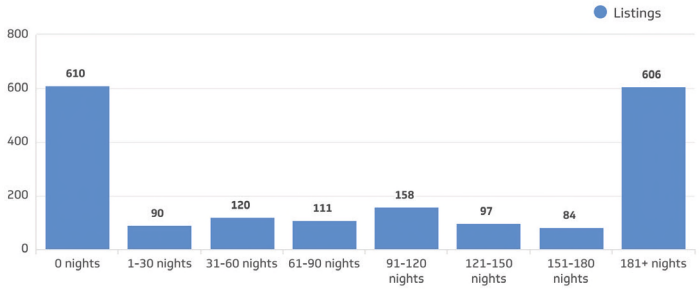
- 0 bathrooms [0%]
- 1 bathroom [73%]
- 2 bathrooms [20%]
- 3 bathrooms [4%]
- 4+ bathrooms [2%]
- unknown [0%]

Estimated Annual Revenue



- $0k [33%]
- $0k-$5k [10%]
- $5k-$10k [14%]
- $10k-$25k [32%]
- $25k-$50k [9%]
- $50k+ [1%]

Est. Annual Nights Rented



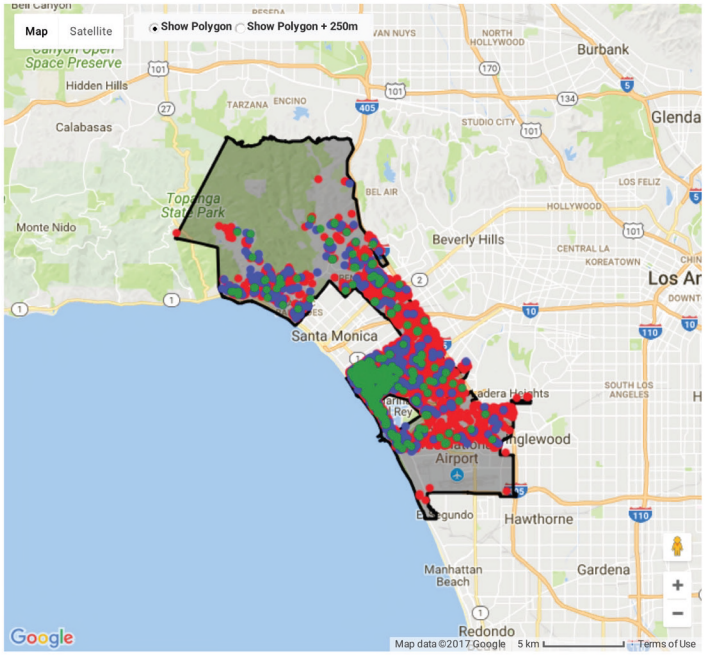
HOST COMPLIANCE

District 11

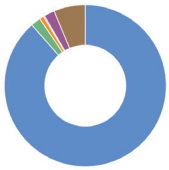
5842
Active listings in jurisdiction

5719
Listings in jurisdiction that fit STR definition

4164
Unique properties in jurisdiction that fit STR definition

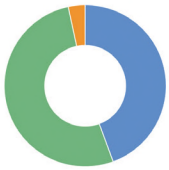


Minimum Nights



- 1-7 nights [89%]
- 8-14 nights [2%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [2%]
- Not specified by Host [6%]

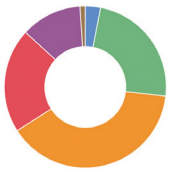
Listing types



- Single Family Listing [44%]
- Multi Family Listing [52%]
- Unknown [3%]

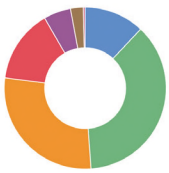
- Partial Home [25%]
- Entire Home [75%]
- Unknown [0%]

Nightly Rate

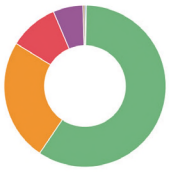


- $0-$50 [3%]
- $50-$100 [24%]
- $100-$200 [39%]
- $200-$400 [21%]
- $400+ [12%]
- not provided [1%]

Bedrooms / Bathrooms

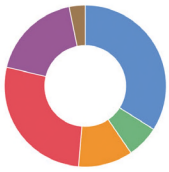


- 0 bedrooms [12%]
- 1 bedroom [37%]
- 2 bedrooms [28%]
- 3 bedrooms [15%]
- 4 bedrooms [5%]
- 5+ bedrooms [3%]
- unknown [0%]



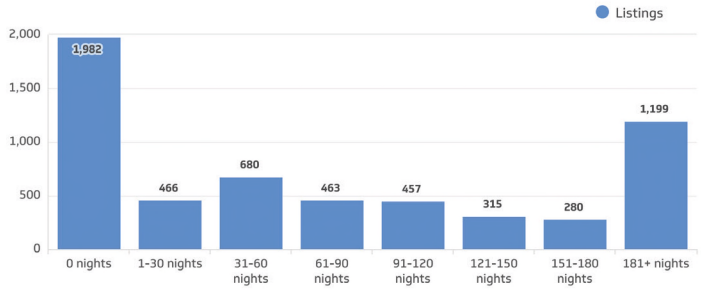
- 0 bathrooms [0%]
- 1 bathroom [59%]
- 2 bathrooms [24%]
- 3 bathrooms [10%]
- 4+ bathrooms [6%]
- unknown [0%]

Estimated Annual Revenue



- $0k [34%]
- $0k-$5k [6%]
- $5k-$10k [11%]
- $10k-$25k [27%]
- $25k-$50k [18%]
- $50k+ [3%]

Est. Annual Nights Rented



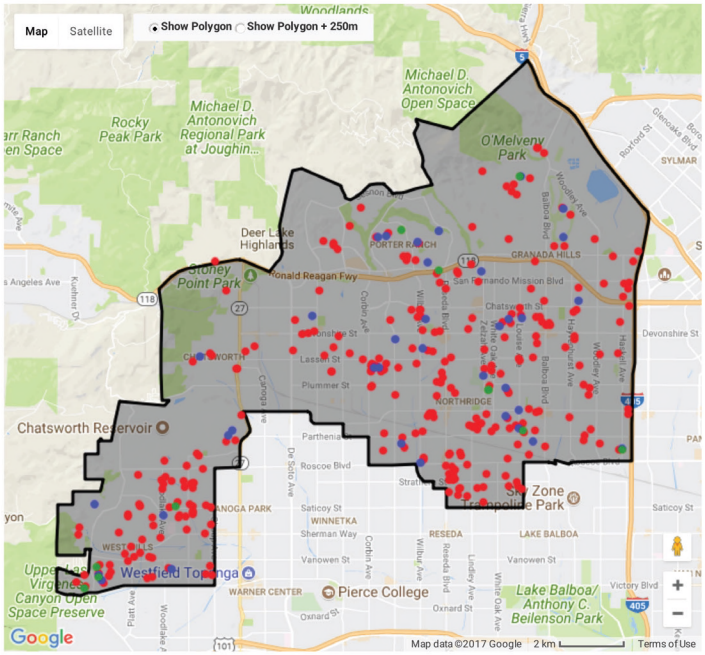
HOST COMPLIANCE

District 12

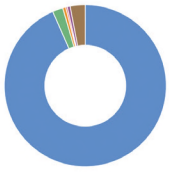
334
Active listings in jurisdiction

332
Listings in jurisdiction that fit STR definition

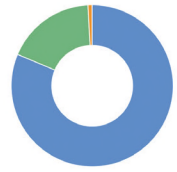
268
Unique properties in jurisdiction that fit STR definition



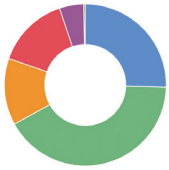
Minimum Nights



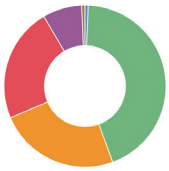
Listing types



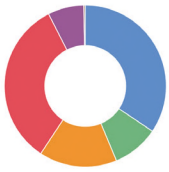
Nightly Rate



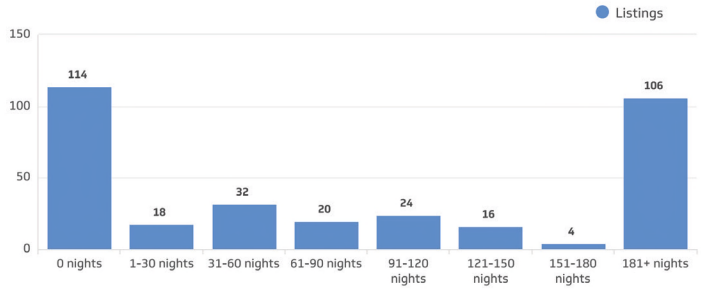
Bedrooms / Bathrooms



Estimated Annual Revenue



Est. Annual Nights Rented



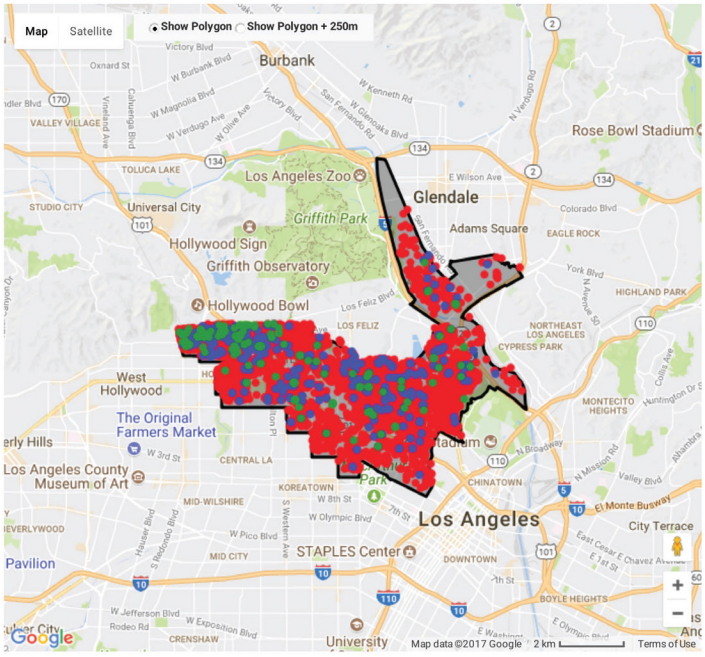
HOST COMPLIANCE

District 13

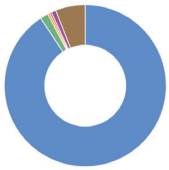
4157
Active listings in jurisdiction

4118
Listings in jurisdiction that fit STR definition

2995
Unique properties in jurisdiction that fit STR definition

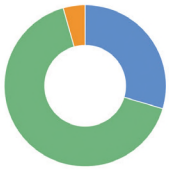


Minimum Nights



- 1-7 nights [91%]
- 8-14 nights [2%]
- 15-21 nights [0%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [6%]

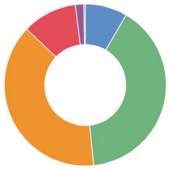
Listing types



- Single Family Listing [30%]
- Multi Family Listing [66%]
- Unknown [4%]

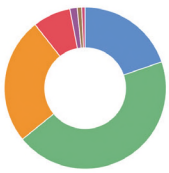
- Partial Home [26%]
- Entire Home [74%]
- Unknown [0%]

Nightly Rate

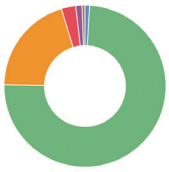


- $0-$50 [8%]
- $50-$100 [40%]
- $100-$200 [39%]
- $200-$400 [11%]
- $400+ [2%]
- not provided [0%]

Bedrooms / Bathrooms

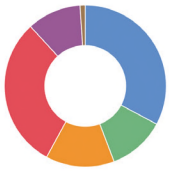


- 0 bedrooms [20%]
- 1 bedroom [44%]
- 2 bedrooms [25%]
- 3 bedrooms [8%]
- 4 bedrooms [1%]
- 5+ bedrooms [1%]
- unknown [1%]



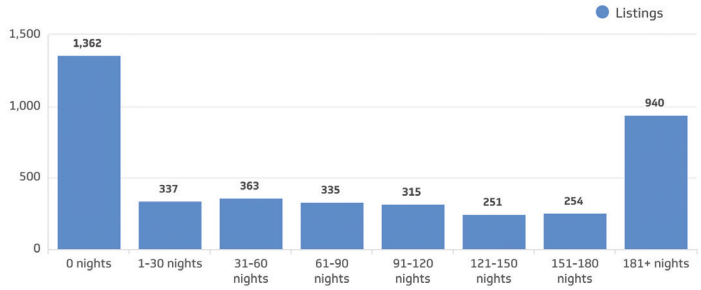
- 0 bathrooms [1%]
- 1 bathroom [74%]
- 2 bathrooms [20%]
- 3 bathrooms [3%]
- 4+ bathrooms [1%]
- unknown [1%]

Estimated Annual Revenue



- $0k [33%]
- $0k-$5k [11%]
- $5k-$10k [14%]
- $10k-$25k [30%]
- $25k-$50k [11%]
- $50k+ [1%]

Est. Annual Nights Rented



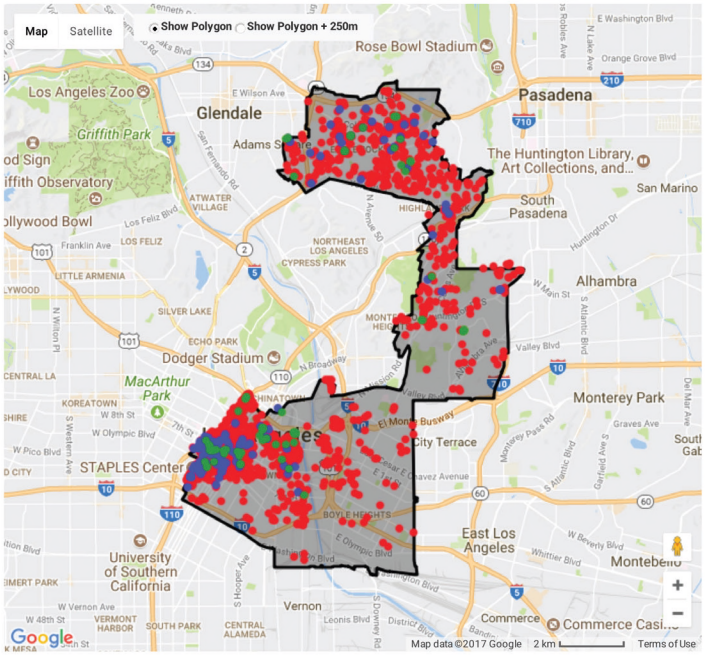
HOST COMPLIANCE

District 14

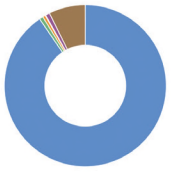
1866
Active listings in jurisdiction

1850
Listings in jurisdiction that fit STR definition

1432
Unique properties in jurisdiction that fit STR definition

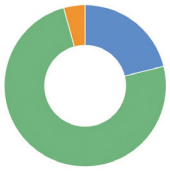


Minimum Nights



- 1-7 nights [90%]
- 8-14 nights [1%]
- 15-21 nights [1%]
- 22-29 nights [0%]
- 30+ nights [1%]
- Not specified by Host [7%]

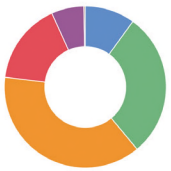
Listing types



- Single Family Listing [21%]
- Multi Family Listing [75%]
- Unknown [4%]

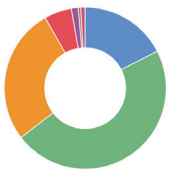
- Partial Home [24%]
- Entire Home [76%]
- Unknown [0%]

Nightly Rate

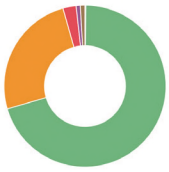


- $0-$50 [10%]
- $50-$100 [29%]
- $100-$200 [38%]
- $200-$400 [16%]
- $400+ [7%]
- not provided [0%]

Bedrooms / Bathrooms

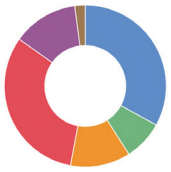


- 0 bedrooms [17%]
- 1 bedroom [47%]
- 2 bedrooms [27%]
- 3 bedrooms [5%]
- 4 bedrooms [1%]
- 5+ bedrooms [0%]
- unknown [1%]



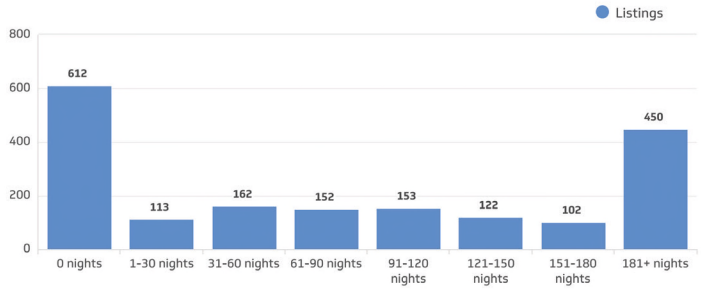
- 0 bathrooms [0%]
- 1 bathroom [70%]
- 2 bathrooms [25%]
- 3 bathrooms [3%]
- 4+ bathrooms [1%]
- unknown [1%]

Estimated Annual Revenue



- $0k [33%]
- $0k-$5k [8%]
- $5k-$10k [12%]
- $10k-$25k [32%]
- $25k-$50k [13%]
- $50k+ [2%]

Est. Annual Nights Rented



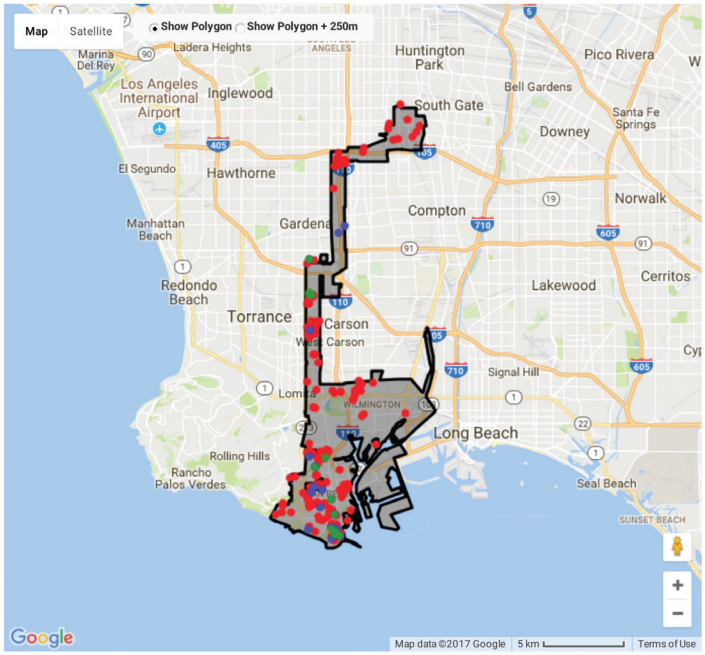
HOST COMPLIANCE

District 15

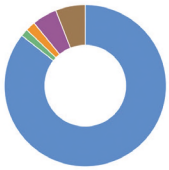
202
Active listings in jurisdiction

192
Listings in jurisdiction that fit STR definition

157
Unique properties in jurisdiction that fit STR definition



Minimum Nights



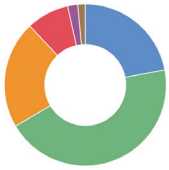
- 1-7 nights [86%]
- 8-14 nights [1%]
- 15-21 nights [2%]
- 22-29 nights [0%]
- 30+ nights [5%]
- Not specified by Host [6%]

Listing types

- Single Family Listing [48%]
- Multi Family Listing [43%]
- Unknown [9%]

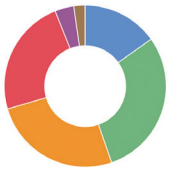
- Partial Home [51%]
- Entire Home [49%]
- Unknown [0%]

Nightly Rate

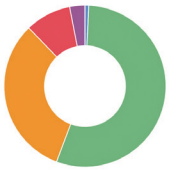


- $0-$50 [22%]
- $50-$100 [45%]
- $100-$200 [22%]
- $200-$400 [9%]
- $400+ [2%]
- not provided [2%]

Bedrooms / Bathrooms

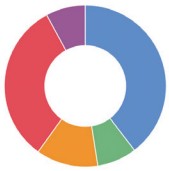


- 0 bedrooms [15%]
- 1 bedroom [30%]
- 2 bedrooms [26%]
- 3 bedrooms [23%]
- 4 bedrooms [4%]
- 5+ bedrooms [2%]
- unknown [0%]



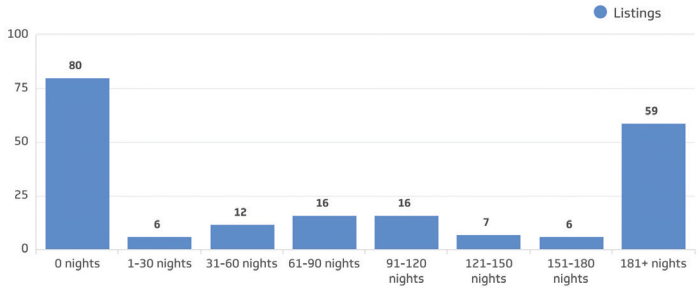
- 0 bathrooms [1%]
- 1 bathroom [55%]
- 2 bathrooms [32%]
- 3 bathrooms [9%]
- 4+ bathrooms [3%]
- unknown [0%]

Estimated Annual Revenue



- $0k [40%]
- $0k-$5k [8%]
- $5k-$10k [12%]
- $10k-$25k [32%]
- $25k-$50k [8%]
- $50k+ [0%]

Est. Annual Nights Rented



HOST COMPLIANCE

EXHIBIT F:
January 11, 2018 Department Report to PLUM Committee

CPC-2016-1243-CA
September 13, 2018

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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RENEE DAKE WILSON
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http://planning.lacity.org

January 11, 2018

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SECOND SUPPLEMENTAL REPORT BACK RELATIVE TO PROPOSED HOME-SHARING ORDINANCE (COUNCIL FILES 14-1635-S2, 14-1635-S3)

On October 24, 2017, the Committee considered the proposed Home-Sharing Ordinance (HSO) for the second time. During the discussion, the PLUM Committee continued the matter and instructed the Department of City Planning (DCP), in consultation with the Office of the City Attorney and the City Administrative Officer, to report back on the following additional policy considerations:

1) Options or mechanisms to allow short-term rentals in properties beyond the proposed cap in either the current ordinance; or, a companion ordinance which may deal with vacation rentals and/or corporate housing;

2) The maximum legally justified fines for non-compliance or violations of a short-term rental ordinance by platforms or hosts;

3) Options for splitting the revenues from TOT collected for short-term rentals to be deposited in the General Fund and/or the Affordable Housing Trust Fund;

4) Options for a cap on the number of days that short-term rentals are allowed based on the break-even point for when short-term rentals are more lucrative than long-term rentals, including analysis of best practices from other jurisdictions;

5) Options for a companion ordinance that would expand and update the process which allows for corporate housing in non-primary residences;

6) Options for establishing a Standardized Platform Agreement for those who provide the service of connecting guests with hosts including:

   a) mechanism to memorialize the agreement with platforms;
   b) the legal authority; and
   c) allowing for recovery for administrative and enforcement costs through fees.

7) Establishing an opt-out provision for landlords to exclude their properties from participating in home-sharing;

8) The implications of removing the proposed annual cap on home-sharing activity in a primary residence;

9) The possibility of requiring applicants to self-certify primary residency under penalty of perjury, with consideration of:

   a) Easing the burden of upfront administration staffing and costs;
   b) For investigation or verification, whether the City could require that supporting documentation be furnished upon demand at any time; and
   c) Attaching large and escalating penalties and fines;

10) To conduct or carry out a Fee Study for a $4 per day surcharge (pass-through to guests) for listings on all platforms, with the intent of reducing the per square foot amount of the proposed Linkage Fee.

The Department's response to each of the ten items is detailed below.

1. Options or mechanisms to allow short-term rentals in properties beyond the proposed cap in either the current ordinance; or, a companion ordinance which may deal with vacation rentals and/or corporate housing;

   There are a number of policy options if the City Council is interested in modifying the proposed 180-day per year cap on short-term rentals. Please see response to question five for suggestions about vacation and/or corporate housing.

   <u>Option A. Retain or lower the cap but allow qualified hosts to exceed the cap through a discretionary review process</u>
   If the City Council wanted to allow hosts to exceed the cap, a discretionary process could be established for this purpose. This would allow for a more detailed case-by-case approach to ensure properties with intensified short-term rental activity are operated by responsible hosts in safe and habitable spaces.

   One potential approach could allow short-term rentals beyond the cap through a Conditional Use Permit (CUP) if certain conditions are met, including:

   a) A neighbor notification/input process;
   b) Increased accountability for any nuisance behavior (e.g. two "strikes" (code violations) to lose registration, versus three for everyone else); and
   c) Standard CUP findings on compatibility and adverse impact.

   This discretionary option would allow for a more careful case-by-case approach but would also result in a significant administrative burden for staff and applicants. There are 3,900 Airbnb listings that exceeded 180 days of short-term rental activity last year alone. Even if a minority of these current listings chose to apply for a CUP under these potential rules, it would create a significant burden on Planning staff and require additional staff positions and/or resources to process the applications. In addition, this option allows for significant financial incentives for short-term rental hosts without any additional protections for existing housing stock. For these reasons, the Department had not recommended this approach.

Option B. Retain or lower the cap but allow for exceptions based on policy priorities

A second option could allow for select hosts to exceed the cap based on type of listing.

Exempt Hosted Listings
Many cities with nightly short-term rental caps allow for unlimited stays when a host is present in the residence (i.e. "hosted" stays). Hosted activity protects the housing stock, ensures residential use is maintained and limits nuisance behavior by guests. This option would allow hosted stays to exceed the cap.

Unfortunately, it has proven difficult for any city to be able to verify whether each guest stay is hosted on a nightly basis. The City could require self-certification under the penalty of perjury and accept the use of complaints and proxy IT data to enforce violations, but enforcement would continue to be an issue of concern.

Exempt Shared Spaces or Private Rooms
Alternatively, the City could consider exemptions from the cap for shared spaces or private rooms only (not entire homes). This approach, however, also has its challenges from an enforcement perspective. While most platforms describe shared spaces separately (as self-reported by hosts), not all may make this information transparent. Another concern with this approach is that certain spaces may not neatly fit into the intended categories. For example, attached units are sometimes described as an entire home and many entire home listings are backyard detached spaces rather than separate units. For enforcement reasons, the Department had not recommended this approach.

While other policy options such as exemptions using a geographic-based approach or financial hardship were considered, ultimately the challenges with implementing these options would be considerable. Planning staff recommends that the cap remain at the Citywide level.

2. The maximum legally justified fines for non-compliance or violations of a short-term rental ordinance by platforms or hosts.

   The proposed ordinance creates new fines for property owners, hosts and hosting platforms in LAMC 12.22 A.31 (g). The proposed fines on hosts and property owners are $500, or two times the nightly rate (whichever is greater) for listing unregistered properties for rent, and $2,000 per day for each day a unit is rented in excess of the 180 day cap. Platforms are subject to fines of $1,000 per illegal listing, for refusal to provide information on property address and usage to the City.

   Other cities have a range of fines for hosts and platforms. Miami Beach is believed to have the highest fines in the United States: $20,000 against hosts with illegal short-term rentals. New York City has fines of up to $7,500 against illegal hosts, but most cities have much lower fines ranging from $250 to $1,000.

3. Options for splitting the revenues from TOT collected for short term rentals to be deposited in the General Fund and/or the Affordable Housing Trust Fund (with CAO).

   The proposed ordinance allocates 90 percent of the TOT collected from home-sharing to the Affordable Housing Trust Fund and ten percent for administration and enforcement. Alternatively, Council could decide to allocate all of the TOT revenue from short-term rentals to the General Fund and fund affordable housing and home-sharing registration and enforcement activities through separate budget allocations. Another option would be to retain all of the TOT from short

term rentals for either affordable housing and/or the general fund and establish an administrative fee on all hosts to cover the City's administrative and enforcement costs. This idea of an administrative fee or surcharge is discussed in more detail in item ten, below.

4. Options for a cap on the number of days that short-term rentals are allowed based on the break-even point for when short-term rentals are more lucrative than long-term rentals, including analysis of best practices from other jurisdictions.

   The October 19, 2017 DCP report discussed the "break-even point" for when short-term rentals become more lucrative than long-term rentals. It presented two studies by parties on either side of the issue (Los Angeles Alliance for a New Economy (LAANE) and Airbnb). The two studies used different methodologies to find a wide variation in the Citywide average break-even point - 83 to 177 days, while individual neighborhoods in Los Angeles ranged from 51 to 321 days (LAANE and Airbnb respectively).

   The main difference in the studies is that the LAANE figures are based on median rent levels being paid by existing tenants, while the Airbnb study used asking rents for prospective tenants. Both have relevance in different situations, with the LAANE study addressing concerns about the pressure to evict existing tenants. The Airbnb methodology is based on the assumption that the decision to go short-term rental is only made once a unit is available. In reality, both instances occur; therefore, the appropriate break-even point depends on whether one wishes to take a more conservative approach to protect existing renters

   Assuming the more permissive methodology in the Airbnb study the current 180-day cap is near the citywide average break-even point. The initial DCP recommendation of 90 days was a more conservative recommendation intended to minimize any impact on existing housing. A cap of 120 days would strike a midpoint, while a cap greater than 180 days would not be recommended.

   Other cities with short-term rental regulations have developed various approaches to nightly caps.

   - New York City and Santa Monica - Zero days on unhosted stays (where the host is not present)
   - Washington, D.C. - 15 days in entire home listings
   - New Orleans - 90 day cap on unhosted stays
   - San Francisco - 90 day cap on unhosted stays
   - Sacramento - 90 days if not a primary residence
   - Portland - 95 days on unhosted stays
   - San Jose - 180 days if an entire home listing
   - Philadelphia - 180 days, or up to 90 days without permit

5. Options for a companion ordinance that would expand and update the process which allows for corporate housing in non-primary residences.

   In order to consider potential options to allow for short-term corporate housing rentals in non-primary residences it is important to first acknowledge the extent to which the current zoning code allows for this activity. In multi-unit buildings, the *Transient Occupancy Residential Structure* (TORS) designation allows for partial or total short-term rental use in high-density zones (R4, R5 and C) through a Conditional Use Permit (CUP) approved by a Zoning Administrator.

   The TORS designation was established in the early 1990s to allow for extended-stay hotels to include kitchens in the guest rooms, something otherwise not allowed. It is used today for corporate rental buildings providing a mix of short- and medium/long-term rentals (in high density zones through a CUP). The concern is that the TORS definition is broad enough to permit the

whole or partial conversion of existing apartment buildings currently providing important long-term housing to short-term rentals, which was not the original intent in creating the TORS use. In line with the direction in the original City Council Motion to preserve rental housing stock, the proposed ordinance would disallow the conversion of existing residential buildings to a TORS while preserving the opportunity for new buildings to request a TORS designation.

There are several options should the City Council choose to allow for short-term corporate rentals.

Option A - Require Conditions and Standards to Allow Transient Occupancy Residential Structure (TORS) Conversions
Instead of preventing TORS conversions altogether, as currently proposed, one option would be to require additional standards and conditions in order to limit the potential negative impacts. This option would allow certain apartments in high-density areas to continue to convert to extended-stay hotels and corporate rentals, but would not allow TORS in new construction. Applicants for TORS conversions must obtain a Certificate of Occupancy, Business Tax Registration Certificate (as needed) and Transient Occupancy Registration Certificate, as well as meet the following requirements:

a) Transient leases may not be offered or leased for fewer than a set number of consecutive days;
b) No more than 180 days of short-term rental may be provided per year in each unit;
c) To the extent possible, long-term and short-term tenants should be grouped together on the same floor or section of a building;
d) No changes may be made which would alter the residential character or appearance of the dwelling unit or property in any manner which precludes its residential use; and
e) Building is not subject to the Rent Stabilization Ordinance (RSO).

Option B - Add Conditions and Standards to New Construction TORS Projects
Maintain the proposed amendments to LAMC 12.24 W.24 that would not allow TORS conversions, but add some or all of the first three additional conditions and standards described in Option A above to the TORS CUP process for new construction to the existing TORS ordinance.

Option C - Continue to Allow Existing TORS Conversion Process
Reversing the proposed amendments to LAMC 12.24 W.24 would continue to allow TORS conversions in the same method as today. This would essentially allow any apartment building in the R4, R5 or C zones to convert either some or all of the units to short-term rentals.

Due to the degree that the topic of allowing non-primary residences to be used as vacation rentals ventures outside of the currently proposed home-sharing ordinance, a separate vacation rental ordinance may be warranted. Consideration of vacation home policies may benefit from additional outreach and staff development, including any required environmental analysis.

6. Options for establishing a Standardized Platform Agreement for those who provide the service of connecting guests with hosts including:

a) A mechanism to memorialize agreement with platforms;
b) The legal authority; and
c) Allowing for recovery for administrative and enforcement costs through fees.

The proposed ordinance establishes responsibilities for hosts and hosting platforms to legally partake in home-sharing activity. If the City were to require agreements with platforms to

memorialize these responsibilities, it could have the benefit of allowing for some customization depending on the capabilities of the individual platform. Such an agreement could also allow for an incentive-based approach whereby, in exchange for remitting TOT and potentially paying a per-night booking administration fee, the platform could:

- Shield hosts from needing to register and file monthly reports Business Tax Registration Certificates (BTRCs) with the Office of Finance;
- Allow hosts to operate on the platform with a pending registration; and
- Provide the ability to implement a "pass through registration" process with hosting platforms.

A discussion regarding potential administrative fees for recovery for administrative and enforcement costs is discussed in number ten below.

7. Establishing an opt-out provision for landlords to exclude their properties from participating in home-sharing;

   The proposed ordinance includes a provision to require landlord/property owner approval before a tenant is registered for home-sharing. This is to ensure, among other things, that a tenant does not inadvertently violate their lease by home-sharing, which could lead to an eviction.

   An administrative provision to allow landlords to proactively exclude their properties from participating in home sharing could work within this system. No change to the ordinance is required. Provisions for how property owners can add their properties to the list will be included in the forthcoming administrative guidelines.

8. The implications of removing the proposed annual cap on home-sharing activity in a primary residence

   The October 19, 2017 DCP report summarized the rationale for a cap on the number of nights that may be rented per year. The response to question one above provides some options for removing the annual cap for certain types of users. Removing the cap altogether would likely require additional environmental analysis and could have significant implications, including:

   - Allowing year-round short-term rentals in all neighborhoods in the City;
   - Continued loss/conversion of about 1,500-2,500 units of housing per year to full time short-term rental activity;
   - Proliferation of short-term rentals and potential nuisance impacts in areas popular with tourists such as Venice, Hollywood and Downtown.

9. The possibility of requiring applicants to self-certify primary residency under penalty of perjury, with consideration of:

   a) Easing the burden of upfront administration staffing and costs;
   b) For investigation or verification, if the City could require that supporting documentation be furnished upon demand at any time;
   c) Attaching large and escalating penalties and fines;

   The proposed ordinance creates a process whereby hosts will need to register with the City for home-sharing. A major purpose of this process is to establish key requirements such as primary residency, landlord permission and RSO status. Documents proving that a host resides at the property to be used for home sharing would need to be submitted to the City. The goal of the proposed ordinance would be to allow for submissions of all required documents online or through a mobile application.

A self-certification system for establishing primary residency would ease the administrative burden of the verification process. Documents would not need to be submitted or verified, which could speed the registration process. However, this approach would possibly open the door for significant fraud and abuse, making it more difficult to prevent units from being converted to short-term rentals. The City would be largely reliant on public complaints. It could also do periodic audits to determine the extent of the fraud or use other indicators from an online listing to try to locate potential vacation rentals.

The city of Denver has instituted a self-certification process for establishing primary residency. It acknowledges that significant fraud occurs (a figure of 30-40% was mentioned) but believes the administrative benefits and cost savings outweigh the potential downsides. Denver relies largely on complaints but has also begun a process of proactively identifying potential violations. The City also requires that supporting documentation be furnished upon demand and enforces escalating penalties.

10. Conduct or carry out a Fee Study for a $4 per day surcharge (pass-through to guests) for listings on all platforms, with the intent of reducing the per square foot amount of the proposed Linkage Fee.

The establishment of a surcharge on hosts of short term rentals, to offset the proposed Affordable Housing Linkage Fee, would be limited by Proposition 26 and the California Mitigation Fee Act. The surcharge could be established under Proposition 26, but must go to the specific costs of administering the home-sharing program, otherwise voter approval would be required to enact the fee. Under Proposition 26, jurisdictions establishing a fee must establish that a specific benefit (affordable housing in this case) is being conferred on the payer of the fee and that is exclusive to the payer. Unlike the recently adopted Affordable Housing Linkage Fee, the suggested surcharge would not be charged on new development so could not be considered a mitigation fee. However, as discussed in the October 19, 2017 DCP report and mentioned above under the response to question three, a surcharge could be placed on listings to help pay for reasonable administrative and enforcement costs. This surcharge could supplant some portion (or all) of the 10 percent TOT allocation. Should Council elect to direct some or all of the TOT revenues collected from short-term rentals to the General Fund, the increased revenue could be used to reduce the fees charged through the Linkage Fee or address other policy priorities. This would be a separate policy discussion of the City Council.

CONCLUSION

The Department will continue to provide policy details to help inform the City Council's consideration of short-term rental regulations.

If you have any questions, please contact Matthew Glesne of the Department of City Planning at (213) 978-2666 or at matthew.glesne@lacity.org.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Kevin J. Keller, AICP
Executive Officer

VPB:KJK:AV:CB:MG:mn

EXHIBIT G:
March 22, 2018 Department Report to PLUM Committee

CPC-2016-1243-CA
September 13, 2018

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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March 22, 2018

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

THIRD SUPPLEMENTAL REPORT BACK RELATIVE TO PROPOSED HOME-SHARING ORDINANCE (COUNCIL FILES 14-1635-S2, 14-1635-S3)

On February 6, 2018, the Committee considered the proposed Home Sharing Ordinance (HSO) after two previous hearings. During the discussion, the PLUM Committee continued the matter and instructed the Department of City Planning (Department), in consultation with the Office of the City Attorney and the City Administrative Officer (CAO), to report back on the following additional policy considerations:

1. A general framework and review process that would allow qualified hosts to participate in home-sharing above the citywide cap, whereby the general framework should include review process options that address: identifying the appropriate department and decision maker; application filing fees; public hearing requirements, including neighbor notification parameters; appeal process provisions; and, non-compliance penalties, including appropriate fees and/or registration sanctions;

2. Options for neighbor sign-off as part of the discretionary process to allow qualified hosts to participate in home-sharing above the citywide cap; and,

3. A lower overall cap for home-sharing of 120 days, by which this change would only occur if a discretionary process is included allowing a mechanism to go above the citywide cap.

4. The financial implications (with the CAO) of imposing a pass-through fee to cover administrative and enforcement costs related to home-sharing, and how this would impact the portion of the Transient Occupancy Tax currently proposed to be used for this purpose.

Furthermore the PLUM Committee instructed the DCP to:

> 5. Include language in the proposed ordinance related to an opt-out provision for property owners to identify their properties as not available for short-term rentals and preclude registration.
>
> 6. Prepare, as needed, any amendments to the associated environmental clearance document.

The Department's response to each of the six items is detailed below.

1. **General framework and review process that would allow qualified hosts to participate in home-sharing above the citywide cap**

The draft ordinance defines home-sharing as the short term rental (less than 30 days) of one's own residence for periods that cannot exceed 180 days per calendar year. A limitation on home-sharing activity was proposed to maintain the predominantly residential component of homes and neighborhoods, to minimize the potential for nuisance activity and to preserve the City's housing supply by reducing the financial incentive to convert viable long-term rental spaces to short-term/transient use.

Based on the PLUM Committee instruction and discussion the Department has developed a general framework that would allow qualified hosts to participate in home-sharing beyond the annual cap. The "extended home-sharing" framework creates a two–tiered system in which hosts are permitted to exceed the cap through an administrative clearance system wherein hosts receive approval after certain conditions are met. If hosts are unable to meet these requirements a discretionary process is available to them that would include a longer processing time and increased application costs.

Administrative Clearance

The initial step in the "extended home sharing" framework for ministerial approvals above the cap involves a neighboring property notification process. Neighbors offer an ability to know first-hand whether a home-sharing operator is creating a nuisance or disruption that requires more in-depth review. The first part of the framework would require that a notice of the subject property's application to exceed the short term rental cap is mailed to owners and occupants within a 100 foot radius of the subject property. A property would be allowed an exception from the cap when a set of conditions are met, which may include:

1. All requirements for home-sharing registration have been met;
2. That there have been no objections received from neighboring owners and occupants within 100 feet of the location (after written notification and 15 days to respond); and
3. That the property is not the subject of an enforcement action the result of any nuisance violation described in LAMC 12.27.1.B during the last three years.

Administratively cleared expanded home sharing registrations will be valid for one year and shall require renewal on an annual basis to remain in effect (compared to renewals every two years for regular home-sharing). Renewal requirements would include a review of nuisance violation records to ensure that no issues have arisen in the previous year. Verified violations of the LAMC or other nuisance related infractions would result in the inability to re-register for extended home-

sharing at the end of the annual period. Hosts would need to wait until the proposed three year "no violation" period expires to re-register.

Filing fees for the administrative clearance process will cost $1,149 in addition to notification costs. These filing fees will be less than a discretionary-review option which is more staff-intensive. The Administrative Clearance application fee would cover the cost of mailing out the notices, fielding comments from neighbors, and verifying any nuisance violations, and would be consistent with the fees charged for other ministerial, administrative reviews.

Discretionary Review

If an applicant is unable to meet the criteria for an administrative exception, then a discretionary process could be provided to offer additional opportunity for relief beyond the annual cap. This discretionary process is proposed as an Extended Home Sharing Use Permit. The following draft findings could be required to be met as part of staff discretionary review:

1) That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;
2) That the project's operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and
3) That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

These findings could be evaluated along with the following home-sharing specific considerations, or could be supplemented with additional findings based on the following:

1) There is no substantial evidence of continued nuisance behavior from the location; and
2) The impact on street access, parking or circulation in the surrounding neighborhood is limited; and
3) The proposed location will not result in an undue concentration of short-term rentals in the immediate area and will not create a cumulative impact to the residential character of the neighborhood
4) The home-sharing space is not well-suited as a long-term rental.

The initial decision maker for this process as initially proposed is the Director of Planning, with appeals to the Area Planning Commission. As a result of the discretionary process, the Director may approve the extended home-sharing use in whole or in part, impose conditions, or deny the application. A public hearing would not be required, however, the Director would have the option of holding a public hearing at his/her discretion. Any required public hearing shall include posting at the site, and written notice to property owners and occupants within 100 feet.

The Director may impose conditions of approval related to the interests addressed in the findings above. A copy of the written decision will be sent to the applicant, to all abutting/adjacent owners of properties and to interested parties. Appeals by an applicant or aggrieved person that owns property or resides within the 100 foot radius may be filed and shall be heard by the Area Planning Commission.

Application Filing Fees for this entitlement could be approximately $5,660, which is based on existing fees for a closely matching entitlement process, a Conditional Use Permit (CUP) of the Zoning Administrator for Other Similar Quasi-Judicial Approvals. This fee is an initial estimate and will be subject to change after direction from Council is received and further analysis is completed.

Discretionary permits will be valid for a two year period. Upon renewal, consistent with the administrative renewal process described above, a review of nuisance violation records would take place to ensure that no verified infractions have arisen during the previous two years. Properties without any violations would be eligible for an expedited renewal. Properties with infractions would not be eligible for renewal until three years from the infraction. Upon renewal, the Director will also verify that no additional nuisance complaints have been received. If there are indications that any conditions of approval or other home-sharing requirements may have been violated, the Director may choose to hold a public hearing to further investigate, similar to a Plan Approval process per LAMC 12.24. M. The Director shall also have the authority to revoke a permit, temporarily suspend a permit, or place further restrictions/conditions on a permit.

Penalties

As part of the extended home-sharing use, enhanced penalties for non-compliance or nuisance behavior would be recommended for consideration. Increased fines can be established for properties operating under an extended home-sharing registration. Also, rather than a "three-strikes" policy for revocation (based on three violations of the ordinance), the standard could be "two-strikes" for extended home-sharing.

Finally, it is important that the registration renewal process account for any nuisance complaints and violations that have accrued during the past registration period. For example, the administrative clearance registration or renewal process would not be available to hosts if there has been a verified nuisance violation. The discretionary process would allow for a process to ensure any conditions of the determination unique to the property are maintained.

Staffing and Resources

In the prior January 11, 2018 report, the Department identified a concern regarding the level of staffing resources needed under a discretionary approach to extended home-sharing. There is the potential for a high number of applicants given the level of activity in the marketplace. While it is not known how many hosts will be eligible after the new regulations are in place, today there are an estimated 6,700 properties in Los Angeles that exceed 180 days of short-term rental a year (and 7,500 properties that exceed 120 days of short term rental a year). Even if many of the current hosts operating beyond the 180 day cap per year are not eligible for home-sharing (due to the primary residence and other requirements), there is a potential for several hundred to several thousand applications for extended home sharing each year. The fees for the registration are expected to cover the costs for staff time.

Based on the potential caseload of several hundred to several thousand applications per year, a new Home-Sharing section within the Department of City Planning would be established. Position authorities would be required for a team of staff to process the requests. Depending on the number of applications, it is estimated that launching this new section may require a staff of up to ten planners, consisting of up to one Principal Planner and one Senior City Planner as senior managers, in addition to two City Planners and four City Planning Associates. Two clerical staff may also be required as necessary.

Additional staff may be necessary to maintain appropriate case processing times for the discretionary cases. In the event of larger numbers of applications, a second module of planners may be required to expand case processing staff by geography. This may need to include up to three City Planners, six City Planning Associates, and two clerical staff, depending on the number and distribution of cases.

Finally, additional space allocation would be required for the Development Services Center, City Hall, and/or Van Nuys in order to accommodate this new section within the Planning Department. Staffing is expected to be primarily funded through filing fees intended to be full cost recovery. These fees are needed in addition to the proposed 10% TOT allocation (or fee option discussed below in #4) that would be used for general administration and enforcement.

2. Options for neighbor sign-off as part of the discretionary process to allow qualified hosts to participate in home-sharing above the citywide cap

A major consideration is the role of public notice and neighbor consent as part of an extended home-sharing use determination. As proposed for consideration, a formal objection from notified neighbors (within 100 feet) would disqualify an applicant from the ministerial (by-right) exception from the annual cap. Applicants could still apply for extended home-sharing through a discretionary process.

The proposed framework for an administrative permit to exceed the cap would require notice be sent to adjacent neighbors. Neighbors could register comments or concern within the notified comment period. Any objections received would require discretionary process outlined above in lieu of an administrative process.

As an alternative, a streamlined process would allow administrative approvals of extended home sharing with neighbor notification only, without a comment period. As these are annual permits, any violations that may occur during the subsequent twelve-months would render a property ineligible for renewal at the conclusion of the initial permit.

Other policy options include modifying the proposed 100-foot notification radius, to either a more expansive or narrower notification radius. On a standard 50 foot wide lot, the 100-foot notification radius would include two properties on each side, as well as the properties across the street. This is designed to capture the neighbors likely to be directly impacted by the activity.

3. A lower overall cap for home-sharing of 120 days, by which this change would only occur if a discretionary process is included allowing a mechanism to go above the citywide cap.

The Department's initial recommendation to the City Planning Commission on August 25, 2016 was to place a 120-day annual cap on home-sharing activity. As discussed in the Department's January 11, 2018 report to the PLUM Committee, a cap of 90 or 120 days would be recommended based on the break-even point of short-term rentals over long-term rentals to ensure long-term rentals remain the priority in housing policy. Establishing caps in these ranges would prioritize long-term renters.

The creation of a mechanism for qualified properties to exceed the cap (extended home-sharing) could be established in conjunction with lowering the currently drafted 180 day cap. Responsible operators would have an opportunity to exceed the cap through a review process that would require performance criteria and neighbor notification.

At the February 6, 2018 meeting, PLUM Committee members also discussed the possibility of a establishing an upper limit to extended home-sharing, above the 120 day cap. A committee member discussed a 120 day standard cap and a 240 day extended cap through an administrative process. Under this scenario, an administrative clearance would authorize up to 240 annual days of home sharing. Such a scenario would meet the needs of the majority (approximately 75%) of current hosts who rented short-term in Los Angeles last year. Any host who sought to exceed the 240 day cap would be required to apply for the discretionary permit. It is important to state that options to increase the days of home sharing may provide financial incentives to favor short-term rentals over long-term use of the City's housing stock.

4. The financial implications of imposing a pass-through fee to cover administrative and enforcement costs related to home-sharing, and how this would impact the portion of the Transient Occupancy Tax (TOT) currently proposed to be used for this purpose.

A fee to offset the costs for administrative and enforcement costs relating to home-sharing was discussed in the prior two Department reports (October 19, 2017 and January 11, 2018). A fee may be enacted to the extent it is reasonably related to the cost of the City services to administer and enforce the registration process. Depending on the intent, the fee could supplement, reduce or completely replace the currently proposed 10% TOT allocation for administration and enforcement. Such a fee could be a based on a flat fee per night booked.

While the City does not have precise figures for the entire home-sharing universe, there were approximately 456,000 nights booked on Airbnb alone in 2016. Assuming Airbnb is approximately 60% percent of the home-sharing marketplace and there will be a 46% reduction in taxable activity after adoption of the ordinance (CAO 2017 estimate), plus a 34% increase since 2016 equals an estimated 550,000 nights booked in 2017. Using this information, the following additional revenues for administration and enforcement could be collected based on different fee rates:

- A $3 per night fee would provide approximately $1.65 million, and
- A $4 per night fee would provide approximately $2.2 million, and
- A $5 per night fee would provide approximately $2.75 million.

The proposed ordinance dedicates 10% of all TOT revenue generated from Home Sharing to administration and enforcement of the ordinance. Based on an estimated TOT revenue of $25 million, this would result in $2.5 million for administration and enforcement. Therefore, a $5 per night fee could cover the cost of general administration and enforcement, effectively replacing the need for the TOT allocation.

5. Include language in the proposed ordinance related to an opt-out provision for property owners to identify their properties as not available for short-term rentals and preclude registration.

The current language regarding landlords and homeowners agreement states:

> Renters or lessees of units may not engage in Home-Sharing without prior written approval by the Landlord. If a renter or owner is subject to the rules of a lease agreement, homeowner's or condo association, or any other legal contract, allowance to engage in Home-Sharing through this subsection shall not be inferred to grant any permission that invalidates provisions in those documents.

The following language can be added at the end of this paragraph:

> Property owners or a qualified condo association may request, in writing, that their properties be prevented from being authorized for Home Sharing. These homes may not be listed unless the City is notified, in writing, by one of those entities, that the property may again be used for this purpose.

6. Prepare, as needed, any amendments to the associated environmental clearance document.

The Department has prepared updated environmental analysis and materials that will be circulated prior to final City Council action.

CONCLUSION

The Department will continue to provide policy details to help inform the City Council's consideration of short-term rental regulations.

If you have any questions, please contact Matthew Glesne of the Department of City Planning at (213) 978-2666 or at matthew.glesne@lacity.org

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

VPB:KJK:AV:CB:MG:mn

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

Please consider the comments of my wife, Yumiko, and I, Bill Weeks regarding the Home Sharing Ordinance (14-1635-S2).

For those pressed for time, please skip to page 2 paragraph four to the end.

Except for a year in Virginia, four or five years in Northern California, and four years in Gotemba, Japan, I have lived 68 years in Southern California, mostly in the Los Angeles area. I grew up in Pasadena and La Crescenta areas, attended school at UC Irvine, Occidental College and Cal State Dominguez Hills. I worked in the entertainment industry for 15 years, ABC-TV for 9 years, and am currently a teacher working for Long Beach Unified for more than 20 years.

My father worked as a newsman for 30 years,(last with the LOS ANGELES TIMES), the OEO for 2 years, and the Rand Corporation for 19 years. One of the things I'm most proud of is that NEWSWEEK MAGAZINE once did an article on the ten most important writers of the Civil Rights Movement, and my father, Paul Weeks, was among them.

For the amount of education needed to become a staff writer or for becoming an educator, the compensation is less than for other fields of endeavor. A great many of my family were educators (my grandmother taught Native Americans on reservations, my uncle, Keith Weeks, was the most popular professor at Cal Poly San Dimas, my Uncle Dr. Henry Wilson in Who's Who for his research in blood cancers at the University of Columbus in Ohio). I had several other aunts and uncles, my sister and her husband, and my daughter and her husband are in education. Yet, as educators, almost everyone of them has had to try to find other means of income as the income of an educator seems to have less and less spending power.

My sister, a teacher, and her husband, a principal (now deceased), founded an internet software company to try to help make ends meet. When that failed, my sister got a masters in business and worked for Hughes Aircraft for awhile before returning to education. My daughter, Erin is a college professor and her husband a high school teacher (who makes more money than I do), yet they have given up ever owning a home of their own for themselves and their two little girls because they are having such a hard time making ends meet.

My wife, Yumiko, had to eventually give up her English school in Japan to move to California. She has written and published three books, I have published one, to try to help our financial situation. Yumiko has lost money on several multi-level sales enterprises, and has volunteered to be in medical studies of Japanese living in the states to help get money. She works as an extra in the entertainment industry whenever they call on her, and both of us have worked hard for every extra penny we can get.

When I worked in Japan for four years as a teacher in a private English-immersion school I was able to make the most money I'd ever made, (the US had an agreement with Japan to not tax teachers for two years) (President Bush stopped this policy, so the US is now the only major English speaking country to no longer have such an agreement with Japan and such an advantage for teachers). With the money I made I paid off years of accumulated debt (including college tuition) and had 10% down payment for a small condominium—the first time I had ever been able to afford to buy my own living space rather than renting.

During the next ten years in Signal Hill working for the Long Beach Unified School District, we tried everything to supplement our income and to even get some retirement money. This was when we each wrote a book, and Yumiko tried several Multi-level sales companies (like Modere). Finally, Yumiko heard

about Airbnb. About a month later while I was creating the website we got our first booking, and we were able to rent out a small bedroom with which we shared our shower and bath, for about 2/3 of each month for greatly needed extra income. When hosts are in the home like that there are never any problems. After ten months our next door neighbor at the condo told us he had never been aware of what we were doing Airbnb, but he thought it was against the HOA rules.

It turned out there had been another unit in the building renting out their whole place. They were told they had to rent it out for a minimum of 30 days at a time—which cut their taxable income from $6000 a month to $2000 a month.

The condominium had many issues. Our monthly HOA fees were over $435 a month. There were termite issues, roofing issues, and many other reasons that the HOA was going to have to start special assessments. Some of the residents were already struggling with the HOA payments. When we found out that the city of Signal Hill did not support short term rentals, we determined to move. We told the HOA we would honor the bookings we had for the next 2 months, but would move. On the last day before our escrow closed, there was a notice of a $12,000 assessment which we absorbed in order to complete our sale. Too bad none of the residents still there have the ability to pay for the assessment by using Airbnb as we had done. It's my guess that many of them are defaulting on the assessment today.

We had looked at several homes in the San Pedro area. We wanted to live somewhere that was short-term rental friendly, and we wanted a place with two bedrooms we could use for that purpose (more than that might have been harder, since we do all the cleaning ourselves to save money). Because of a little money I inherited when my parents passed, and because we were able to show our lender how successful we had been with Airbnb, we got a loan for the first home I have ever been able to buy in my life. It is is beautiful San Pedro, 0.3 miles from Cabrillo Aquarium and the best beaches.

We have spent thousands of dollars making it nice for travelers. Yumiko found a fountain, trees, bamboo, bushes, etc. from the local Armstrong Gardens, Home Depot, and Lowe's. We've paid several contractors to fix lights, put in switches, a backyard faucet, etc. I got a nice barbecue, furniture from local furniture stores, and spent almost $7000 with Urso Air (on Gaffey in San Pedro) to install air conditioning when several Airbnb inquiries had passed on us when they found out we didn't have AC (not needed much here, but it helped business).

We have bought and sold several items using a local Neighborhood internet site. We have learned about many restaurants, museums, and other places to go from some of our guests and then included them on our site and in some papers I typed up for guests to refer to while staying with us. There are businesses nearby such as: The Lighthouse Restaurant, Pacific Diner, Rex's Cafe, 22nd Street Landing Seafood Grill, Ports O' Call Restaurant, Ports O' Call Seafood restaurants, Niko's Greek and Italian, Rafaello's, Omelette and Waffle Shop, Hawaiian Ono, Yellow Vase, the new Craft Center, Babouche, Acapulco, Think Cafe, Maritime Museum, Cabrillo Aquarium, SS Lane Victory, John's Hamburgers, Buono's, Nemos Norooz, Honey Baked, the fish market on Saturdays, the Wayfarer's Chapel, many sandwich shops, and more—most of which we have recommended dozens of times. Even our local grocery stores (Smart and Final, Von's, Trader Joe's, Sprouts, 99 cent store, etc.) have gotten business from our guests. Studies have shown that Airbnb guests tend to spend more money at local businesses than people who stay at hotels, and also spend them at different kinds of businesses. Here are some more facts:

Our neighborhood does not have the same amount of hotels as Hollywood and Venice. The income allows us to make ends meet. We often give our guests tours, and often share meals with them either at home or at restaurants.

• The city collected $13 million in taxes in just five months. A lot of this money is going to homeless services.
Source: http://www.scpr.org/news/2017/01/20/68312/in-just-5-months-la-collected-13-million-in-airbnb/

Seven of us ate at an expensive restaurant below the Dorothy Chandler Pavillion and then attended a performance at the Disney Center recently. Yumiko and I have eaten at at least a dozen restaurants in downtown Los Angeles where we would not have gone if not for our involvement with Airbnb. Our guests have traveled as far away as Santa Barbara and Mexico while staying with us.

Since we are close to Long Beach we have had guests attend car races both in Long Beach and San Pedro (one of our guests won a San Pedro race and another guest happened to be a photographer who took his picture as he crossed the finish line). Our guests have gone to the Convention Center, Queen Mary, Comedy Club, Dueling Pianos, George's Greek Restaurant on Pine and Second Street, Bike Rentals, kayak rentals, canal gondola rides, electric boat rides, Sevilla Cafe, Alegria, Federal Building, PFChang's, Rock Bottom Cafe, L'Odeon, Hole Mole, Black Bird Cafe on Orange, Curly's, many 2nd Street places, including Stroll N' Savor evenings, Cajun Crawfish Festival, Long Beach Blues Festival, Buster's, McGillicudy's, KC Branaghan's, Murphy's, and many more.

We have visitors who are coming or going to Catalina Island, taking cruise ships to Mexico, attending weddings, going to art shows, visiting children attending college, and attending music shows. We often get friends of ours from all over Southern California to join us and our guests in attending various events—as when a guest came specifically to see the San Pedro Nut Cracker Ballet and six of us ending up going. Often guests come for work reasons. One was starting a new job with a tug boat company, another stays with us just before and after he ships out as a crew member on ships, another was studying to be a ship's pilot, another an air pilot, another a helicopter pilot. A guest from China was helping to raise the cranes in the harbor. Volunteers at the Ocean Mammal Wildlife Center and the Bird Rescue Center often stay with us.

Yumiko and I love meeting people from other parts of the country and around the world. It is like traveling without all the fuss and muss, and getting paid to do it. We have never had any problems, nor have our neighbors ever complained about anything. Since we are there most of the time, noisy guests have never ever been an issue. Airbnb easily settled an issue once when a guest had hurt a food processor, and another time when one wanted to smoke they found him another place and absorbed the cost by paying us as if he had stayed there for two days. They also paid our cost to attend an Airbnb convention in downtown LA (over $700 value) which brought in a lot of revenue for the city.

Through Airbnb, Yumiko and I have found other ways to become involved in our community. We helped send care packages to military families during Fleet Week, we packed food boxes in downtown LA for the homeless, we helped with the Homeless Count in San Pedro, and we have become active in local political clubs. We hope that some of our Airbnb taxes go to solving the problems of homeless people locally, and look forward to participating in future events.

During 2016 Airbnb short term rentals represented about 30% of our total income for the year. We could not have bought our first house without it, nor could we meet our financial obligations now without it. Our average monthly income was about the same as we pay each month to our house lender. If the board were to limit us to one room or to only 180 days per year, we would be forced to sell our house as we sold our condominium in Signal Hill in order to find an area more home share friendly. As a teacher who hopes to retire in a few years, it is vital that we maintain this income in the future. Otherwise, I might have

to sell our beautiful home and take an early retirement if I can't find anywhere close to work that is more home share friendly.

Yumiko and I had been searching and searching for years for some way to make ends meet. Airbnb was the solution. Please do not take that away from us. We have gone from being worried all the time, to knowing we are now helping our community on a regular basis.

Thanks for all the work you do for us, and for taking your the time to hear our thoughts.

Sincerely,

Yumiko and Bill Weeks
3300 S. Kerckhoff Ave.
San Pedro, CA 90731

Dear Councilman Joe Buscaino,

I am writing to you regarding the proposed changes to the Los Angeles Municipal Code concerning and defining Home Sharing. I am relieved to have this ordinance written, since I have recently become an Airbnb host. I do not like working in this grey area of being neither legal or illegal. I look forward to having my business legitimized and following the rules that the council approves.

I do have concerns and disagree with one item in the ordinance. The restriction to rent my space out for only 180 days in a year. This is limiting my income and I do not understand the reason behind it. Not only is it limiting my income, the city is losing revenue from the occupancy taxes that are not being collected. If airbnbs in Los Angeles are limited in number of days, we might not be able to fill the demand of people looking to stay in one and they may have to stay in other cities, taking our tax dollars with them. Also, our rooms in neighborhoods bring customers to local businesses that usually rely on locals only. Small cafes and neighborhood stores are now being patronized by a new breed of customer. Visitors who comes and stay in the large hotels are less likely to visit these neighborhood businesses. The more days I can have guests in my room, the more dollars they can spend in my neighborhood.

I started my Airbnb room about 6 months ago. I needed some kind of supplemental income to pay my property taxes. Born and raised in San Pedro, I moved back here 2 years ago after living away for almost 30 years. I wanted to come back to be by my family. But the cost of living here is way higher than where I moved from, and property taxes were a struggle to pay. Airbnb was a perfect solution to help cover that expense and allow me to stay in this area, near my roots and my family!

Councilman Buscaino, I hope I can count on you to support Airbnb home sharing and that you can voice my opinion concerning the limit on the number of days we can do business. I don't know of other businesses that are told how many days in a year they can operate.

Thank you,
Linda Gray

To whom it may concern,

I taught fourth grade at LAUSD for twenty years and retired two years ago. I have been an Airbnb host in council district 15 for a year and a half. The income from Airbnb has supplemented my retirement income so I can now make ends meet. If Airbnb's policy changed to a 180 day cap per year, this would be a financial burden for me.

I have had guests stay with me from all over the world. They have contributed to the local economy by frequenting neighborhood restaurants, grocery stores, clothing stores and movies theaters. I started Airbnb for financial reasons, but I have learned through this process the best part of Airbnb are the relationships. Now I have extended family in Turkey, Alabama, and Italy!

Airbnb is a win-win- win situation. The guest, the local economy and the host all benefit from this service.

Thank you,

N. Woods

Council file number: CF#14-1635- S2

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

My name is Natasha Garcia. I am writing on behalf of my mother, Natalie Woods, who has been an Airbnb host since she retired from teaching two years ago. She rents out one bedroom in the house that is her permanent residence. Her guests have never caused problems for the neighbors. They have been quiet, respectful and to themselves.

Airbnb has made it possible for my mother to make ends meet while supplementing her teachers retirement. If the 180 day per year bookings in the home sharing ordinance passes she will have a very difficult time paying her bills.

It would be much more convenient and easier for my mother to manage, if Airbnb Took the TOT tax out upfront. Thank you for taking this into consideration.

Thank you for your time,

Natasha Garcia

To Whom It May Concern;

I started hosting on Airbnb out of necessity. As a single parent I have had to find ways to supplement my income in order to provide for my family. As a high school administrator my funds are limited but not low enough to receive financial aid. Therefore, my son's college tuition was truly a hardship. But I attended a community meeting sponsored by Airbnb hosts that changed my life. I learned how to host and turned my guesthouse into a much needed income avenue. Thanks to that income I was able to keep my head above water.

I know that my story is not unique. Many people use venues like Airbnb to survive. Hosting is not a hobby, it's something many of us do in order to be able to pay our bills and provide for our families. The proposed regulations will really hinder the opportunity for those of us that need the income. I ask that you please consider our plea to allow us to continue our work through Airbnb without added regulations.

I would be happy to share more of my experience as a host or answer any questions.

Thank you for your time and attention.

Carmen Vazquez

Dear Councilmember Bonin,

Several years ago, I began questioning how I could support myself through my art and singing talents, as I'd done at other points in my life. I had worked as an illustrator throughout my 20's and as an artist and a singer into my late 30's.

In 2002, at age 40, I came to Los Angeles from New York City, on a temporary work assignment that ended that October. Post 9-11 creative work in NYC was almost nonexistent, and I quickly decided to relocate here. It took several months to find viable work, until mid-2003, when I answered a bulletin board ad to assist a local decorative interior painter. I was her primary assistant (as an independent contractor) from June 2003 until a few years ago. This involved working on (sometimes precarious) high ladders and scaffolds and much of the work was done on ceilings. A year or so into it, a high extension ladder give way beneath me, causing a fall whose impact injured my right shoulder. Though I continued working a full schedule after the accident, I experience considerable pain in that shoulder, to this day. In later years, the work grew increasingly less consistent and I had to find other ways to make ends meet. The work also became more strenuous (mainly overhead, on ceilings) and my employer began hiring younger assistants. It got to the point where I could barely endure the strain of a full week of ceiling work and I phased out of working with this painter altogether. Though I had occasional illustration and painting projects of my own, I was always unsure whether or not I'd meet my expenses, month to month.

I first learned about Airbnb on an out-of-town job with my employer, when we stayed at an Airbnb listing. I visited the web site and wondered whether this was for me or not. I was reluctant at first, then set up a profile. After some time, bookings became more consistent and I began experiencing relief from scrambling to pay my bills. I began writing and performing my own stage shows, which led to a recent opportunity to record an album (my first ever) of songs by a local composer/lyricist. My income from art & singing fluctuates greatly and Airbnb hosting has allowed my creativity to endure and thrive. It has been a huge blessing in my life and providing this affordable service for people who want to visit the area is a continually heartwarming experience. Some of my favorite guests have been visiting parents of locals whose housing is too small for their parents to stay with them. Providing a clean, safe space for families to reunite is more satisfying than I could have ever imagined. The guests have been so friendly, kind, appreciative and overall respectful, that my neighbors are very pleased and supportive of how this endeavor has improved my life.

Venice is widely known as a haven for creative artists and musicians. As an artist who lives in the Venice area, it seems vital for creative individuals like me to be able to maintain a sustainable living, within the community. Even with Airbnb, my income is modest and a cap will likely lead to fiscal uncertainty. As a rent-stabilized tenant, I am not one who buys up buildings and displaces prior residents. My guests don't tear the neighborhood down, they enrich and uplift it. Pass lenient legislation, making it easy for hosts like me who find home sharing a boon for all concerned, allowing us to continue to benefit from this blessing. Most of all, please keep the Creative Soul of Venice and the great City of Los Angeles alive!

Thank you for your time,
A. D., District 11 Resident

Mr. Bonin,

My girlfriend Emily and I are residents of the walk streets area of Venice, which as you're aware, is a tight-knit community of neighbors who know each other and say hello in passing. I love Venice and consider it my home.

I've been an Airbnb host since summer 2014, and have been part of their Superhost program for 10 consecutive quarters. I homeshare a guest loft above our garage, a unique space designed by Morphosis, one of the first of the modern wave of architects in Venice (built in 1980). It's an experience that people come to the property from all over the world for, and has been a one-of-a-kind experience for folks here on business travel, to write for TV and movies, to create music and art, and to ride bikes and enjoy the great shopping and restaurants we have here. There is no hotel in Venice, or anywhere else, that could replicate the feel of having a piece of Venice's architectural history as a personal retreat.

My neighbors on both sides and in the alley behind all know that I rent the unit to folks on Airbnb, and I have never heard of a guest being disrespectful of the surrounding neighbors by making noise or otherwise disturbing anyone. I also work from home and am aware of who is back there and what's going on at all times.

So when I heard that the city was considering a 180-night cap on homesharing, even for hosts who rent part of their primary residence, I was obviously disappointed but mostly just confused. If the measure's intent is to limit the community impact of STR's, then the cap seems arbitrary given our circumstances, (that there is no measurable impact, in fact most of my neighbors aren't aware of my guests at all) and those of most people I know in Venice who rent similar single guest house properties subordinate to their own houses. If the idea is to appease the hotel lobby, then why not target hosts who clearly run STR hotels and have dozens of unsupervised apartments all over town?

The impact that you may actually be able to measure, should the cap go through, will be on our and our neighbors' ability to stay in the community we love when half of our income from our guest house suddenly evaporates. To be clear, our Airbnb income completely subsidizes our ability to be in the house we're in and it's not an option to long-term rent the unit as we're not zoned multifamily.

My hope is that a more thoughtful set of actions will be considered, rather than a one-size-fits-all measure that unfairly hurts responsible non-professional hosts in order to put limits on the bad apples who are potentially ruining a wonderful thing for hosts and visitors alike.

Thanks for your time and consideration,

David Wade & Emily Wyatt
910 Superba Ave
Venice 90291

To whom it may concern:

I have been a resident and a property owner in Venice for over 30 years. I live in a very small house with one tiny bathroom. I also own a little 450 square foot cottage for my family to stay in when they travel from Europe to visit me (which they would not be able to do if they had to pay for a hotel and for which they are immensely grateful). I rescue injured birds and animals which require daily (sometimes hourly) care, which makes it impossible for me to travel myself. I could not afford the veterinarian expense these poor creatures require without the additional income I receive from renting the cottage when my family isn't here. The majority of my guests are Europeans and they have told me that they would not have been able to visit Venice if they had to stay in a hotel. They all frequent local establishments which is a boon to many neighborhood businesses. My husband died last year after a four-year battle with blood and bone cancer. It eventually led to paralysis which required the installation of hoists to get him in and out of the house for our countless trips to City of Hope. I had to hire people to get him in and out of his wheelchair and up and down the stairs. If I didn't have the income from the cottage rentals to pay for all his medical needs I wouldn't have survived. I still have medical bills, but with the help from Airbnb I can see the light at the end of what has been a long, dark tunnel.

Thank you,
Carmen Z
Venice

AIRBNB

Dear Counsel,

My name is Anita and I am a home owner in the Venice beach area of Los Angeles. This home is 2,000sqt, 3 bedrooms and perfect for large families to vacation together in an area that has very little provided in ways of hotel accommodation. Choices are limited so tourists love my home as it provides a kitchen and separate sleeping quarters for a family of 6-8. It provides the safety of a front yard for kids to play and be safe.

This home is my 2nd home and I do not reside there. I use my income from Airbnb guests to pay the mortgage. I rent it out all days of the year and it ranges from short term stays for only a few days to long stays. If any restriction from the City are put in place restricting days I can rent it immediately will affect my ability to pay mortgage and I will be forced to sell. I cannot rent/lease this home for the amount I need to cover mortgage. I've researched the rental rates and I will be at a loss every month.

The decision made with impending laws will affect me directly and I hope you allow me to continue paying taxes on the income I earn and allow me to contribute locally for tourism. If my home didn't exist with Airbnb less tourist would frequent this area. I am one home among many this contributes this way and we are providing a value service to the community.

Thank you,

Anita. P

Venice California.

RE: #CF: 1635-52

Dear Mr. Bonin,

I have lived in Mar Vista for almost 3 years. I am a renter in a rent controlled unit, but that does not mean my rent is under Section 42.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I fully understand that regulation of STRs is necessary, but restricting STRs to 180 days per year is not fair and not necessary so I wanted to relate my experience with STR' so that you may reconsider the proposed limit.

I travel for work and so does my brother (we both reside in the same unit). Our home sits empty half the time and sometimes we can take advantage of extra cash by allowing someone to stay in our unit while we travel. This does the following for us:

1. Helps cover the cost of rent while we are away.
2. Helps the market circulate money as we receive from STR and spend in STR wherever we go.
3. Allows us to timely cover student loans and help our senior parents.

Why put a limit where the possibility to work with one another is very attainable?

I urge you to reconsider the 180-day limit and support revision to allow responsible tenants to rent out their unit without restriction as to how many days per year.

Sincerely,

Caro Sol, Mar Vista

Thank you for your time.

I am a single self employed homeowner in Mar Vista for the past 20 years, who has benefitted tremendously from being a part of the Airbnb host community.

My income severely dropped about 8 years ago, since I am in Print Production and the majority of my projects are now implemented through the internet... As a result, Airbnb has become a vital and crucial part of my monthly income. It has also allowed me to start a new business that I am workig on building. I live in my studio behind the house, I only rent to families and I have VERY strict rules about noise,etc., which my guests are happy to comply with. Many of my guests are here longer than 30 days, and they take pristine and respectful care of my house.

Not only does it support me financially, it is a lovely and interesting international community, who are going to our restaurants, shopping in our stores, renting cars and visiting our key entertainment parks.

The feeling of international community is truly strengthened by being a part of Airbnb.

Most important, it allows me to keep my house which is my sole retirement asset.

Please change this proposal to allow individual property owners to host guests on my owner occupied property.
Please lift the 180 day limit and streamline the registration process to create an equal registration field for all.
I am NOT a party house, or an investment house or a multi unit dwelling.
I am a single person, holding onto my house by participating in Airbnb. This has allowed me to stay in my house which I have loved since 1998. Airbnb helps thousands of individual homeowners stay in their houses.

Thank you for your time and attention to this matter.

CF #1635-S2

To Our Distinguished Officials

Dear Mike Bonin,

THANK YOU for taking the time to provide the hearings and in reading this letter.

Let me introduce myself:
I am a single mom and home owner inVenice, CA. I am also proud to be an Airbnb host. Over the past three years I have been able to supplement my income as a small business owner by hosting domestic and international travelers from every corner of the world in my home, in two spare bedrooms. In addition to receiving financial benefit, our family has received great personal enrichment by hosting these unique and wonderful guests. My children have experienced sharing their home with people from Japan, Korea, France, Germany, China, Australia, as well as a dozen other countries. At a young age they have a sense of being an integral part of a world community; without ever having had to leave home, or miss a day of school!

One may ask **"Aren't you afraid of having strangers in your home?"**

Even being a single mom with two young teens, I am never concerned about this. On the contrary; our guests could not be more polite, respectful and quiet. We welcome them into our family as part of the family and more often than not we become fast friends. Indeed, welcoming travelers into a family home is an age old practice, and we are honored to be participating in this tradition in 21st century America. In this world of 'cyber business' and 'virtual acquaintances' it is somewhat of a "sacred privilege" to be personally connected to people who would otherwise be strangers. There is a real sense of humanity in our lives as we are with people from walks of life on a regular basis.

"Won't home sharing hurt the hotel business?"

<u>It is crucial</u> to point out that the type of guests who travel this way are a NEW market of travelers. This is a class of people who would not normally be able to travel due to the high costs of doing so. Families with children, young couples, and retirees are finally able to visit our fair city. With the opening of home sharing more people from ALL walks of life can now afford to travel. When I had a problem with one of my rooms and needed to find a hotel for my guests to stay in, it was very difficult to find a vacant room for them in a hotel. This proves that hotels are NOT suffering due to Airbnb. We finally did find a room available and in this case, the hotel benefitted by the hosting activity.

"What about the shortage of housing for L.A. residents?"

My private home was never available on the L.A. housing market nor would it be in the future. What I have are spare rooms in my house that I feel comfortable having guests share our home and be with us, that I would not be comfortable with renting to a long term tenant. Hosting a guest is a unique experience for both the guest and the host and very unlike having a tenant.

"What other benefits could this provide?"

If home sharing were to disappear a large sector of our service community; including professional cleaners, photographers, gardeners, restaurants, coffee shops, theaters attractions, local businesses, and handymen, would be adversely affected. I assert that this is a growing market and will only get more and more vibrant as more people become aware of this way of travel. With the support of people like yourselves this market sector surely will flourish, enriching our city and employing hundreds more in local businesses and service industries.

Regarding the proposed ordinances:

The proposed ordinance as it stands would seriously hamper and possibly destroy the home sharing community; hosts and guests alike.

Item (2)(f) and (d)(6)

I currently have two spare rooms that are often used as guest rooms in my home.
With two modest rooms I am able to keep the bills paid and keep up with the ever demanding expenses of being a single working mom with two pre-teens in the city of Los Angeles.
Last fall, my kids and I took a vacation to visit my family overseas and had a guest family stay in our entire home- which appears as a third listing for the same address. Our vacation budget depended solely on the ability to earn while away as the income from this allowed us to offset our expenses. Without this arrangement and the ability to have the addition listing, my kids and I would not have the finances to make this trip.

Item (d)(3)

The 180 day limit is too restrictive and excludes most home owners from participating in home sharing. A severe restriction like this would seriously hamper my ability to support my family and would more than likely kill my business.

Regulating short-term rentals; providing a framework of qualifying guidelines, good neighbor practices, and safeguards for hosts, are all supported. Creating viable solutions to help safeguard communities are also embraced by hosts. We simply ask that the the current ordinance proposal be modified. With careful revisions, short term rentals could well be A WIN-WIN FOR EVERYONE. We have seen this done successfully in other California cities like Rancho Mirage, Palm Desert, Palm Springs and so on…

In Conclusion;

The short-term rental business has existed harmoniously in our neighborhoods thus far. In the past three to four years LA's economy has become a robust one. I assert that Airbnb and the home sharing activity has contributed to this. There is no way to measure the myriad of intangible benefits of home sharing. Home Sharing continues to enrich the lives of many and it enables the people of Los Angeles to create a real-life (not a virtual) global community. In addition, allowing home sharing to thrive will drive a burgeoning 'guest' economy that will compliment our communities, increase revenue for our local businesses, keep our jobs intact, and enable all citizens of the world to experience a very human and REAL Los Angeles, California.

Please, re-consider the ordinance. There is no person in the city of Los Angeles who has not benefitted already or who will not benefit in the future from home sharing. Choose to empower the people of Los Angeles. Together we can create a world of understanding, peace, and compassion- for our city, for our children, and for generations to come.

I thank you for your time, for your listening, and for your thoughtful consideration.

Respectfully,

Angela Eren
Airbnb Host, Los Angeles, CA

Dear Councilman Bonin

I am a resident of your district, where I own a house I have lived in for nearly twenty-one years. As a whole, I agree with many of your policies and would like to see you reelected. But I do have a very serious concern about CS#14-1635-S2, because, as a practicing professional artist, whose modest income is supplement by renting a room adjacent to my studio to short-term visitors, it separates me from the street you are hoping to free from homeless persons.

A 180 day cap would prevent me, and others in similar positions, to sustain a quality of life that considers maintaining health care and peace of mind when inevitable household repairs need to be made. The limit must be lifted.

I consider myself very lucky to live in the same Venice house for so many years, and hope to live the rest of my life in it. I hope you understand how important that is to me and quite a number of long-term Venice residents I see on a daily basis. We are your constituents.

Thank you for your attention and concern,

Daniel

To Whom it May Concern,

The ability to be a host with AirBnB has enabled me to find stable and secure long term room mates for 1 month or more.

This service has provided me and a number of other residences I know in LA the means to live in a great community and look to share a household for periods of the year.

It is in my mind the most reliable and safest way to source room-share occupancy.

Regards,

Brett Gavin
M: +1 (310) 648 4922
E: brett.gavin@hotmail.com

CF #1635-S2

Mr Bonin,

As a proud and happy rental resident of Venice, I am well familiar with you (and voted for you in the last local election). I have rented a 2bd 1ba apartment on Venice Way for 4 years now, and couldn't be happier with the neighborhood. I've also had roommates and AirBnB in my spare room, and by far I, and the neighborhood, has a better experience with my Airbnb guests. From money spent in local shops to not needing any of the scarce street parking, my guests are a boon to Venice.

I started advertising my spare room last year as a way to find a long-term roommate (something I am still actively looking for), but also to meet people from around the world and lessen my considerable rent load. I've had several LAers come and stay with me to spend a weekend at the beach, and I've had conversations about staying on permanently with all of them. No good fits yet, but maybe soon.

I understand that you are considering a measure that would restrict rental days to only 180 days/yr. While I certainly do not rent out my spare room 365 days per year, limiting the time available to only 180 would be completely unworkable for me and many others. We enjoy sharing this great area with people from around the globe, pointing them towards our small local shops and establishments, and decreasing the everyday wear-and-tear on both my apt as well as on the city services you are in charge of.

I ask that you do not adopt a 180 day limit on rentals and continue to allow your residents to earn enough to stay here while supporting local businesses with abundant tourism.

Adam Kaslikowski

Dear Mr. Bonin,
I am a renter of a 4 bedroom single family home in Venice who occasionally Air b n B's a room in our shared house.
I have subletting permission from my landlord.
I hope that you will make the registration process for the Home Sharing Ordinance (#1635-S2) simple, quick, and convenient.

Sincerely,
Amber Sellers

RE: #CF: 1635-52
Dear Mr. Bonin,

I have lived in Venice for 30 years. I rent out my guest room in the house I have owned for 17 years so that I can continue to live here and pay my mortgage and house expenses after my divorce. I have wonderful, respectful guests who abide by my house rules. I am here to supervise, and help them enjoy Venice. I recommend local business to them, and treat them as true guests while they are here. The love being in the know about Venice and enjoy their time here as a guest of a long time local.

I am a supporter of home sharing! I am not in support of greedy commercial owners who have capitalized on the popularity here and have turned multiple STRs into a full time business, taken away housing for locals, and who do not care about our neighborhoods.

Restricting STRs for homesharers to 180 days per year would be an extreme hardship for me. I count on the income from my guest room to make ends meet. Any limitation on the number of days I could share my home would have a disastrous impact on my finances. I carefully screen my guests to ensure compatibility with our neighborhood, and to date have hosted hundreds of visitors from around the world without incident or complaint.

My guests are travelers who would rather have a local experience than stay in a hotel. I have made many new friends with the people who have stayed in my home. I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely, Andrea Klein, Venice

To whom it may concern:

My husband and I rent a private room at our primary residence on a short-term basis. The extra income supplements my modest retirement income and my husband's work as a Los Angeles based artist/composer. Without it, our lives would be greatly constricted and reduced. Our guests, who come from all over the world, enlarge our worldview as well as patronize the nearby restaurants, cafés, groceries, farmers' markets, other establishments, and sights we recommend in our guide to our neighborhood.

Not all our guests are tourists, a point that I do think worth mentioning. Many come here for work, for temporary accommodations as they relocate to Los Angeles for jobs and seek more permanent housing, for conferences, and other functions, some of a more personal nature such as memorial services. Short-term rentals serve a diverse array of needs, especially visits lasting by necessity over a week. By welcoming these guests into our home, we provide them quality, personalized resources and support hotels and motels cannot provide at a price they can afford. These persons contribute to the Los Angeles community in myriad different ways, not just economic, but also cultural and social. Some of our former guests are now Los Angeles voters.

We fully support curbing the exploitation of affordable housing for short-term rental use. We are less enamored by the 180 day limit and potentially onerous registration requirements, including undetermined fees and huge fines, just to rent a room at our primary residence. When commercial short-term rental operators as well as hosts using SROs for short-term rentals are eliminated, and then availability of private rooms at primary residences are cut back to 180 days, the amount of Transient Occupancy Tax collected will drop significantly, cutting back on the services to the homeless. We are long time staunch supporters of services for the homeless and are fully intent on voting as well to raise the city's sales tax for the same on March 7 (*and* vote against Measure S). Will it offset TOT monies lost by the drastic cut backs on home sharing? Or will we not all be better served, most especially the vulnerable homeless, by addressing primarily the STR abuses contributing to a lack of affordable housing? I have yet to see a rationale given for limiting the rental of a room at a primary residence to 180 days. If Transient Occupancy Taxes our collected on our room just as hotels and motels are, why can't we be available year round too?

Dear Councilman Mike Bonin,

My husband and I have owned our Mar Vista home for over 20 years. We love the neighborhood and community and consider ourselves very fortunate to be able to call this part of Los Angeles home.

As we approached retirement and I was laid off we found ourselves in desperate need of income so we could keep our home. Homesharing through AirBNB and VRBO proved to be the perfect solution for us. Through rental of our home we have been able to pay our mortgage and bills; our retirement funds were decimated after the economic downturn in 2008/2009. Our house is our nest egg and we would have lost it if it weren't for our ability to rent it out short-term.

One of the best things about sharing our home with travelers is that we meet people from all over the world and many of them have become our friends. In the 3 years that we have hosted guests we have had over 150 separate groups. And there is one very important thing to keep in mind: those visitors spend their money in local restaurants, bars, coffee houses, organic ice cream shops, bike rental businesses, the Sunday Farmer's Market, Bowlero, Mitsuwa Marketplace, just to name a few. Our tenants love the close proximity of these businesses and spend their time and money keeping these vendors profitable. We think you'll agree that, without this additional business, these vendors would feel a huge pinch in their bottom line.

Most importantly, we screen our tenants carefully and make sure that they follow our noise and parking restrictions so that we keep our neighbors as happy as possible. The relationships we have with our neighbors are some of the most important we have and we don't take their comfort and approval lightly.

The 180 day cap seems ill-conceived to us. What is the point of limiting short-term rentals in our neighborhoods? We hear cries for more housing but who can possibly by served by having the ability to rent for half of a calendar year?

Thank you for considering our point of view. As lifelong Southern Californians, we will always consider this area our home and we hope that we won't need to sell our home and move from the area where we have raised our children and made a wonderful life for ourselves.

Best,

Andrea Malin

Dear Council Member Bonin,

My name is Andrea Shawcross and I've been living in Venice, California for the last 2 ½ years, since moving here in September, 2014 from Vancouver, Canada. My husband purchased his house here 14 years ago, and has been lucky enough to watch Venice emerg and thrive during that time.

Hosting on Air Bnb has saved our house. In April 2016, my husband, who worked in the film industry, was laid off, and partly due to the waning California film tax credit, has not worked since. For the past 12 months, our finances have become unmanageable. We began hosting on Air Bnb in order to help us make our mortgage payments. Without Air Bnb, we would have lost our house by now to the bank.

If you were to put a cap on hosting to 180 days / year, we would no longer be able to afford our home in this difficult financial time. Our debts have become out of control, as my husband continues to actively look for work.

I encourage you to remove the cap, and allow individuals to have short terms gusts and use back houses and rooms that are safe for occupancy.

Hosting on Air Bnb has enabled us to live in our home in Venice, while meeting people from around the world. Is creates a community where people can feel like humans again, instead of staying in some corporate hotel.

Air Bnb has been an invaluable tool to help myself and my husband live in the best city in the world.

Sincerely,

Andrea Shawcross

andreashawcross@gmail.com

310-658-7410

STRANGE INVISIBLE

PERFUMES

CF #14-1635-S2
Council Member Mike Bonin

Dear Mike,

I am the Boutique Manager at Strange Invisible Perfumes in Venice. I have been managing the boutique at 1138 Abbot Kinney for almost two years and we sell our own line of 100% botanical perfumes and also stock a number of organic beauty items from various brands. We are fortunate to be located on such a charming street that attracts both locals and tourists alike. I can tell you from personal experience that the majority of our customers are tourists and many of them are staying with an Airbnb host here in Venice and so there is a direct link between these visitors and our sales figures.

I've always been a fan of the concept of Airbnb. I love the idea that it allows for a beautiful exchange - one in which both parties benefit. The visitor has the opportunity to stay in a unique space and to gain valuable insights about what to see/do and where to eat/shop. The host has the opportunity to make extra money and share their way of life with someone new.

It would be unfortunate if a new law or regulation were to take away or limit this opportunity for travelers and equally unfortunate if we were to experience a decrease in our sales as a result.

Kind Regards,

--
Shaun Gillies
Boutique Manager
Strange Invisible Perfumes
1138 Abbot Kinney Boulevard
Venice, CA 90291
Tel: 310.314.1505 option 2
boutique@siperfumes.com
www.siperfumes.com

May 11th 2017

Dear Councilman Koretz,

I appreciate you taking the time to read my letter.

Back in July of 2015 I moved to Los Angeles to finish my bachelor's degree at UCLA. Moving to LA was one of the most exciting and meaningful experiences of my life. I remember the delight of finding a studio apartment and signing my very first lease. That apartment was—and still is—everything I'd dreamed of: bright and serene, with hardwood floors and a classic 1950s-style stove. I remember roasting my first chicken in that stove, and eventually hosting study groups and game nights.

But I was also scared. No one was helping me financially, and I wondered how I was going to pay for everything (rent, textbooks, transportation) on just my scholarship. As much as I adored my apartment, I couldn't afford it. That's when I decided to host with Airbnb.

Now, almost two years later, I've hosted dozens of people from countries all over the world. I love sharing my apartment with travelers, and helping them experience the beauty of West Los Angeles. I've hosted visiting professors, couples on their honeymoon, and parents visiting LA to attend the birth of their grandchildren.

The income also allowed me to stay in school and keep my apartment. In June, I'll graduate from UCLA, Summa Cum Laude. Without Airbnb, it simply would not have been possible.

That's why I ask that you please, please not restrict me, and other LA residents like me, from renting out our homes. Consider the impact your decision will have on young people struggling to make ends meet. It makes all the difference to us!

I'm sure you're very busy, but know that you're always welcome in my tiny kitchen for coffee & cookies to discuss the issue further.

Thank you so much,

Gabi London

Dear Mr. Koretz:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I live in the Los Angeles area and my vacation rental business has help me sustain my family and also help me help my younger son go through college. My husband has been laid off from his job after 25 years and the vacation rental business has help us pay for all the bills. As long as I had an income I could offered the mortgage and live comfortably which I believe is helping the economy as well as the real estate market. However, when I had to rely on my husband to pay the bills and things became very difficult and I lost my family home.

I have an apartment in Los Angeles. The second bedroom was always empty except for the occasional visitors. My friends knew I was struggling and I am getting older so unfortunately i don't have the same strength and energy I did when I was younger. They urged me to rent the second bedroom to help pay the mortgage and the rest of the day to day bills. I resisted taking someone on a permanent basis as I do like to have some privacy from time to time. That is when Airbnb and the vacation rental business came to save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage/rent, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my hoe and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at UCLA and contribute greatly to the economy in the Los Angeles area. Some are here for seminars others are parents who come to help their children settle at UCLA or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people, come and spend money in the Los Angeles, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood, West Hollywood, Hollywood, Ralph's , Westfield, Coffee shops, restaurants, all local businesses as well as help the city offer jobs to locals and families that work in city of Los Angeles. They also use the local restaurants, hairdressers, manicurists, grocery stores and city transportation.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Los Angeles board members to support the Bonin/Wesson Motion on short term rentals so that long term Los Angeles residents like myself can continue living in a place I've called home all these years.

Sincerely, Lina Asto

To whom it may concern:

I am writing this letter to ask you to help write a clear fair legislation regarding home sharing.

- I am a widowed lady for 4 years. Since I lost my husband due sickness and of coarse losing his income, I found myself with no income. Since I have few disability that prohibit me to get a job, not mentioning my age of 63 years, I have found myself with no retirement and no help. I have lived in my house for 18 years in Palms area of Westside village, and I could not live in my home any more. Since few years back I could get to live in my home only from the help of Airbnb. I like to have different people who come to my home and this make me happy .

Airbnb is allowing home owners to keep a roof over their heads, paying increasingly high taxes, allowing people living within the home they love with dignity. I love my community and my neighbors and for that I , thanks to Airbnb I feel I will be able to remain here

Please consider my situation when you draft a legislation regarding home sharing.

Sincerely yours

Violet Khanmalek

May 8, 2017

LA City Council File #14-1635-S2

Dear Council Member Martinez,

Thank you for taking the time to read my letter.

During the global financial crisis I had a rough several years trying make ends meet. My marriage had also just ended, and I had a chronic degenerative spinal condition that has been progressing, limiting my opportunities for employment.

Thanks in large part to Airbnb I had been able to make wonderful new friends from all over the world who needed a place to stay to visit family, for employment relocation, or for temporary university studies. One man from Spain brought his daughter for a visit to Los Angeles to reconnect with her after years of being separated due to divorce.

In turn, I was able to keep my place, and the whole experience lifted my spirits. I even now have expanded my worldview. The Airbnb community is responsible and friendly.

Because of the feedback and close community on Airbnb, I have continually made improvements on my place, which increases the value for the owner, including painting, carpet cleaning, upgrading the flooring, fixtures, and much more. My place was always clean and in top condition.

I am proud of my community and to share it with others.

Please consider the value of Airbnb for our city.

Thank you,

Tom D.

Anantra Thai Restaurant
21799 Ventura Blvd , Woodland Hills, CA 91364

February, 2017

REGARDING: Airbnb / Home-Sharing

To whom it may concern,

As a business owner I rely on established and new customers by providing great products and service. From this, I keep my business healthy and growing via repeat customers, endorsements and reviews.

I find that my Airbnb Hosts have been a great source of new business, **that I would otherwise never have had**, by giving our restaurant strong recommendations that have lead to many visits from Airbnb guests, families and friends.

New business from these recommendation helps our business and neighborhood and benefits all.

Please pass the proposed new Home Sharing Ordinance without limiting the number of Airbnb visitors to our community. Responsible Airbnb home sharing is a strong benefit to our business and community.

Thank you,

Dear Council Member ; Marqueece Harris- Dawson District 8
City Council File #14-1635-S2

I am writing as the owner of Bee Natural Hair Care and Montu Arts Healing Oasis. Air B N B is a great opportunity for people to utilize their space if they choose to.To assist them in the up keep of their homes or just to keep their homes. So they don't become homeless.

This opportunity is a win win for everyone. You will always have the people to support big business (hotels) however small business some time have a challenge getting going and then sustaining. South Central is a developing area and the businesses located here need all the help we can get, including serving visitors from Germany, Spain, Brazil, Florida, North Carolina and San Diego all over, near and far. I have had the pleasure to service each and every one of them. They leave here saying "Oh South Central is not that bad." as they have seen on t.v. Air B N B has given them the opportunity to explore rudimentary LA without the taste of a Reginald Denny Beating stench when they leave.

Positive reviews are a vital and important part of our businesses to thrive. Support local businesses in your district by welcoming visitors and allowing them choices in the the type of accommodation they may want to select. A change gone come.

Thank you for your support in advance, Bee Natural Hair Care and Montu Healing Oasis.

Peace and Blessings
Bernadette Ranger

Attn: Council President Herb Wesson

Re:Air BnB

As the owner of Blu Elefant CAfe i'm writtting to you to show support for my neighbors who host Air BnB.

As a localbusiness i feel its important, to have the ability to host visitors to our community and Los Angeles.
As it helps advertise West Adams and support our local businesses.
Focusing on the revenue that they bring is much help to all of us.
That live local and work Local, as well as hire locals.

Our neighbors referral go back home with our visitors and they come back remembering the charm of West Adams, and what a great place it is.

Thank you.

Inri Aguilar
Blu Elefant Cafe
323-641-0466

councilmember.wesson@lacity.org
CC: Sharon.dickinson@lacity.org, etta.armstrong@lacity.org
Re: Council File #14-1635-S2

Dear Council Member Herb Wesson,

This is Georgette from Mel's Fish Shack on Jefferson Blvd. As you know, my father opened Mel's Fish Market in 1982. Despite the challenges we faced over the years I am happy to say that our business is still booming. The quality of our food prompts our customers to keep telling their family, friends, and guests about our spot.

Today I am writing to encourage you to support fair home-sharing legislation and to oppose the 180-night per year limit proposed by the short term rental ordinance. We have a small but dedicated host community in South LA and they recommend their own local favorites to their guests. Mel's is one of those places that is highly recommended on the Guidebook feature of local Airbnb listings.

Please consider the impact of any legislative decisions on small businesses in this council district when weighing-in on the issue. There just aren't that many dining options in the area and there certainly aren't any decent hotels. Any laws that limit visitors from staying with local residents will adversely affect hosts and small businesses in the area. Additionally, from a home-owners standpoint, I think that people should be able to rent out their room or suite on a short-term basis if they are present in the community. Naturally, people are careful about who they allow to stay in their own home.

Thank you for your consideration.

Sincerely,

Georgette Powell

Thomas Nickel, 9012 Crescent Drive, Los Angeles, CA 90046

David Ryu
Councilmember District 4

Los Angeles, 05/09/2017

Re.: **AIRBNB – support home sharing**

I am writing to you to ask your support to allow homeowners to rent out their homes on platforms like airbnb and maintain the current legal status in order to keep doing so in the future.

I was born and raised in Germany and moved to Los Angeles in 2002. I found a house in the Hollywood Hills that I was renting for many years. In 2011 I became a US citizen and I was finally able to buy my own home in the Hollywood Hills/Laurel Canyon. It took a few years to establish a good credit score and I was lucky that the market was at a low and I was able to get a loan and buy a home. I fell in love with this neighborhood the day I had moved here. The house I bought was a former hunting lodge and had been neglected for many years. It needed a lot of work in ordert to make it livable and get everything up to code. I have invested a lot of time and money to turn this poor looking shag into something you can call a house and I can call my home that I am proud of. I was only able to do all the renovation and upgrading by re-financing the home and taking cash out to pay for all the work.
I could not afford to do all the work and rent another place while I was going through the remodel. So I had to compromise and live in it while all the construction was going on.
I found a vintage aristream trailer, that I parked on my land and if things were to messy in the house I had a place to stay and sleep, when it was almost impossible to find piece in my own four walls.
After the construction was completed I had allowed friends and guests who were visiting LA to stay in the airstream. Everybody loved their stay and they suggested I share this place on airbnb for others to experience the unique stay in the hollywood hills in an airstream. So I listed it for short term rent and got very positive feedback. Recently LA weekly wrote an article about the coolest vacation rentals in Los Angeles, and my airstream was amongst their favorite 12 places.
I respect the neighbors and my neighborhood and in my lsiting I clearly state there is

no parties and no excessive noise, etc.
I have never had a bad experience since I have hosted people in my airstream.

I do not compete with any hotels or professional motels so I am not affecting their business or stealing buisness away.
About 50% of my bookings are from local people who want to stay in the airstream fort he experience or for a short staycation. Many couples have stayed here to celebrate a special occasion, like a birthday or an anniversary.

The result oft he refinancing was a higher mortgage of course. In 2016 the consulatant agreement with a German company that I had for over 12 years was discontinued. Thnaks to the additinal income from the airstream rental I was able to carry on and make my mortgage payments.

Times are still tough, but I am positive that it will get better soon with a few projects I am working on.

I plea the airbnb regulations remain as they are with no limitations applied that would restrict the number of days per year, or anything like that.

I hope you consider my situation when decissions are made. I am sure there are many indivudal stories and I am happy to answer any questions you might have or discuss any concerns that might be related to renting my airstream to travellers, Los Angelinos and visitors to LA

Thanks for taking the time to read these lines,

Scincerely

Thomas Nickel

Councilman David Ryu
Sherman Oaks Field Office
13907 Ventura Blvd., Suite 104
Sherman Oaks, CA 91423

March 23, 2017

Dear Councilman Ryu,

My wife and I have been residents of Sherman Oaks for 33 years, and we've been in our house for the last 23 years and counting, the same house we're raising our daughter in today.

Home Sharing has been a saving grace for us. It has not only helped us keep our house during financially difficult times, but it has enabled us to enhance our property's curb appeal and maintain it with pride, which our neighbors appreciate as well.

There are three points that I'd like to address:

1) NO CAP ON NUMBER OF DAYS: If future legislation includes a cap on the amount of days in the year that we will be allowed to short-term rent our guest house, it will seriously affect our income, and in fact, not allow us to continue home sharing, and may force us to move. We believe that as homeowners we should be able to rent out our guest house short-term for as many days as we can. The vast majority of our guests are older parents who are visiting their adult children and grandkids who live in the area. Sherman Oaks lacks hotel options.
2) GUESTHOUSE SHORT-TERM RENTAL: We live in our main house and we rent out our guesthouse short-term. Renting guesthouses in the Valley is an important and common home sharing scenario. Please do not vote to bar hosts from renting out their unattached guesthouses.
3) WE LIVE ON OUR PROPERTY: That's why we never have a problem, because we are present to manage our guests. Two of our 4 rules are – No parties and parking is directly in front of our house only.

We regularly recommend local restaurants, malls, entertainment venues, and other businesses to our guests, and business owners have personally thanked us for that. Please understand that home sharing not only brings badly needed income into our family, but it energizes LA's economy, and adds badly needed revenue to LA City through the TOT.

Thank you kindly for representing the needs of your constituency.

Michael Palazzolo
Sherman Oaks, CA

The Honorable David Ryu
Councilmember Los Angeles 4th District

Re: The Proposed Regulations on Home-Sharing in Los Angeles

Dear Councilmember Ryu,

I would like to share my experience with home-sharing in Los Angeles, and relate how it has improved the quality of my life as well as the lives of the community.

I have lived in Los Angeles since 1934, when I came here as a child with my parents. I graduated at the head of my class from Los Angeles High, receiving the Harvard Prize Book for "most outstanding boy," as silly and sexist as that may seem today. I did undergraduate studies in drama at Stanford University on an NBC scholarship, and spent a year and a half working toward a Master's in motion pictures at UCLA.

I spent three years acting and directing at a regional theater in Guerneville, California, before coming back to Los Angeles to start my own theater company where I produced and directed the first Los Angeles production of Waiting for Godot, at that time the fifth production in the world.

I directed my first movie in 1959. My feature film TWO-LANE BLACKTOP was selected for preservation by the National Film Registry of the Library of Congress, and my recent movie ROAD TO NOWHERE won a Special Gold Lion at the Venice Film Festival. Several of my movies are being distributed on video by the prestigious Criterion Collection of "important classic and contemporary films." I'm a member of the Directors Guild of America, as well as the Academy of Motion Picture Arts and Sciences.

I've been living in my current home since 1979, renting it for a number of years, and now paying off a mortgage in the process of buying it. My career as a film director has been immensely rewarding in every way except financially, and I supplemented my income for thirteen years by teaching part time at USC, and later at the California Institute of Arts. When that ended I was in danger of being forced to leave the house I've lived in most of my adult life.

Since discovering home-sharing I've been welcoming guests into my home for a little more than three years. I've met some wonderful people from all parts of the world, some of whom have remained friends ever since their stay with me. And

I've been able to make up for the loss of my part-time income, and most importantly, have been able to remain self-sufficient and continue living in my home.

In addition to my garage, I have two guest parking spaces on my property, so that my guests have no negative impact on my neighbors' parking availability. I live on an extremely quiet street, so my guests have not added to congestion in any way. And in addition to the small income I've derived, I have the benefit of company as well as the safety and security of another person or two in the house.

I've been renting two rooms through home-sharing, one of which was my daughter's bedroom, the other a den, neither no longer needed by my now smaller family. The proposed new regulations on home-sharing, limiting me to renting only one room for only six months each year, could deprive me of as much as 75% of my income. At the age of 88, I don't know what options I have for replacing this income.

A significant reduction in the proposed restrictions, both the limit on number of rooms as well as number of months permitted, could make it possible for me to continue living in the home I've lived in for nearly half my life.

Sincerely,

Monte Hellman
8588 Appian Way
Los Angeles, CA 90046

May 9, 2017

Dear David Ryu,

I am writing to ask you to help write a clear, fair legislation regarding home sharing.

Thanks to Airbnb, I've been able to pay back personal debt, medical bills, and most importantly, Airbnb has allowed me to remain in my house. I love to have people around and I feel more secure rather than being alone in the house. This new experience has allowed me to make friends all over the globe and primarily has allowed me to continue paying all my bills on time. While I'm lucky to have a job nowadays, for safety and personal comfort, a savings is a must. Airbnb is allowing many to keep a roof over their heads, while a variety of taxes, allowing people living within the home they love to keep their dignity. I love my community and my neighbors and thanks to Airbnb I feel I will be able to remain here.

Lastly, there was a recent article in the paper listing how much AirBnB contributes city taxes and the budget. With constant budget deficits, surely the city could use these funds to improve the community at large.

Please consider my story and situation when you draft a legislation regarding home sharing. Limiting my and my community's ability to rent out our home would be detrimental to not only my personal finances, but the finances of many in my community, as well as the community at large.

Sincerely,

Star G

dear david,

i'm a classically trained cellist and make records under the name lo-fang and have been living in Los Feliz since 2012. when i've gone on longer tours i've used airbnb both on the road and as a host and it greatly helps with connecting people with affordable, safe, homey, and clean housing. it would mean a lot to me if you'd reconsider and i hope you could hear the gentle and emotional cello tones in the background while reading this plea (^_^) lolz

peace (*☻-☻*)

Dear Mr Ryu,

I am father of two, working 7 days a week, to be able to give my kids a good education, and a good life, i bought my duplex to be able to leave in the front and rent short thermes the back, i think we should have the freedom on deciding how do we want to rent a property that we bought, and paying 1.25% taxes each year.
Without the short rental i wont be able to pay my loan, to put my kids to nice school.
I meet so many new people, we sharing our neighborhood, local store work with all those personne who need basics product every time they move in.
I think the freedom of be able to rent the time that we want, can't be decide by anyone but us, home owner.

Sincerely,

Rene Hagege

To whom it may concern,

I am writing this letter in support regarding home sharing through Airbnb in Los Angeles. I am a current student of Santa Monica College and also a mother of two small children (three-year-old and five-year-old). I am unemployed, and my husband is an actor which makes his income various. That being sad, Airbnb is one of our main incomes. When we purchased our house we had only one child, and my husband was working constantly. Relying on that income we also took credit from bank to make improvement of our house. Unfortunately, a year after, my husband's work decreased drastically and we were almost forced to sell our house.

Our dreams of raising our children in our own house would completely fell if we have not heard about Airbnb. We signed up to rent our guest house, and very soon we managed to pay our credit cards on time and to keep the house. By renting our house not only have we made our living possible, but we also met so many wonderful people through out the world. Some of our guests have become our long-distance friends. I am pretty sure that most home owners are able to keep their homes just because of Airbnb. The annual property taxes are so high, the living overall in California is so expensive, and most of families have dependents to support, which is almost impossible with the regular salaries. Airbnb also influences some people to invest their money in real estates which is good for our economy. Airbnb hosts pay their annual taxes, which contributes to our economy as well.

Best Regards,

Semira Galijasevic

Dear Matthew Glesne,

My name is Inga Bogomolny, I have been a happy Airbnb host since 2011, and would love to continue to be, as it helps me and my mother to keep our home.

Getting paid for house-sharing with Airbnb's service enables me and my mom to make timely mortgage payments and tax payments, which without this wonderful service would be very difficult for us financially.

House-share is popular in hollywood, because of real-estate prices being so high, most people I know have roommates.

We had a roommate as a permanent tenant once, her name is Mary Catherine Griffin, she was irregular in paying us her share of rent for her first 6 months of living with us, and eventually refused to pay completely, threatening to sue us for harassment if we evict her.

We had to go through a very painful eviction process, took us 9 months to get this person out of our home, even with judgement in hands, as a former lawyer Griffin have been working the system by filing odd forms that delayed the eviction process.

We were then sued for wrongful eviction in court for a million plus dollars by Griffin.

Hosting with Airbnb is painless, safe and pleasant, we never have to worry about getting someone like Mary Griffin as a tenant, we don't worry about being conned, our home being usurped, and/or our name being slandered in court.

Instead we are simply being paid for house-sharing, while getting great reviews for our hospitality from happy guests from all over the world, and that is not only financially, but emotionally rewarding.

We truly hope this service will continue to help us keep our home.

Thank you in advance for considering
Kind regards

Inga and Anna Bogomolny

March 24, 2016

Councilman David Ryu
Sherman Oaks Field Office
13907 Ventura Blvd., Suite 104
Sherman Oaks, CA 91423

Dear Councilman Ryu,

I cannot emphasis more how important it is to allow homeowners the right to rent short-term their guesthouse on the same property where they reside WITHOUT A CAP ON THE DAYS PER YEAR. Any cap will be seriously restrictive and counter-productive. The City of LA needs the money and so do homeowners that choose to rent out their guesthouses.

Thank you for hearing me!

Laura Patterson

Laura Patterson
Homeowner in District 4

ROSENFELD
MEYER &
SUSMAN

Rosenfeld, Meyer & Susman LLP
232 North Canon Drive
Beverly Hills, California 90210-5302

RYAN M. LAPINE
Direct Dial: (310) 246-3209
Direct Fax: (310) 860-2409
E-mail: rlapine@rmslaw.com

February 21, 2017

David Ryu
Council Member, District 4
Los Angeles City Hall
200 N. Spring Street, Rm 425
Los Angeles, CA 90012

Re: AirBnB

Dear Council Member Ryu:

We have not yet had the pleasure to meet. I reside at 6718 Fountain Avenue, Los Angeles, CA 90028, in your Council District. I purchased my home in January of 2011. On my property sits my house, along with a guest house that the City of Los Angeles has zoned a "recreation room". As the letterhead suggests, I am a partner at the law firm Rosenfeld, Meyer & Susman LLP.

That guest house is free standing, has its own dedicated, gated parking spot, and has its own kitchen and bathroom. My parents, who are of advancing age, reside in Ohio, but stay in that guesthouse during their regular visits to California. As such, I cannot rent it out to a full-time tenant. My two-bedroom, two-bathroom house has steps, which makes it difficult for them to stay with me. The guest house has no steps and is perfect for them.

During the remaining approximately 300 days out of the year, I have rented my guest house on AirBnB. I pay all city taxes on that rental, along with state income taxes for the monies I have received. As the guest house is on the same property as my house, I can keep a close eye on my guests. In three years, I have had only one bad experience, where a guest from Montreal ate food in bed and damaged a comforter with spilled soy sauce. Canadians. What can you do? At the moment, a 23 year old recent Cornell University graduate is renting the unit while he is out here for a six-week internship. It would have been difficult for him to find affordable short-term housing to complete that low-paying job without units like mine on the market. My prior guests were a married couple from the east coast who rented my unit for two weeks to visit their daughter who had just given birth to their first grandchild and who lives in my neighborhood.

AirBnB has proven to be a financial lifeline for me. I am of adequate means, but have considerable student loan obligations. Renting my unit on AirBnB has provided me with income to finance my home on a 15 year fixed basis, to continue to make meaningful charitable contributions, and to tackle my debt obligations from law school while still maintaining a home for when my aging parents, who are on a very fixed income, visit. Take away that income and something has to give. Given my family, what it would not do is create more housing units - I have to keep that space available for my parents.

I learned that the Council is considering a 180-day limit on short-term rentals like mine. That would be catastrophic for young, first-time homeowners like myself in your District. It would create another unintended consequence, as well.

I am sitting on several unsolicited offers to purchase my property from real estate developers. Indeed, of the properties on my block, I am the only one who has refused to sell. The purchase of the others is contingent on us all selling. I am a bit of a fireline at the moment. If I sell, one developer will purchase the entire south side of my block on Fountain Avenue. I believe its goal is to create high-density, high-priced condominiums. Were this 180-day limitation put into place, the calculus would change on my ownership and I would likely be compelled to sell to that developer, setting off a chain-reaction in my neighborhood.

Now, I must admit that I am not familiar with your legislative priorities. If you are in favor of increased development, then by all means the proposed short-term AirBnB limit is right up your alley and I can do little to convince you to oppose it. It will price many homeowners like me out of the market. If, however, you are not in favor of increased development in central Hollywood, I would encourage you to vote against this policy proposal, as it will destroy the firewall that allows homeowners like myself to continue occupying unique Hollywood residences in the face of Godfather offers from lurking developers.

I am happy to discuss this matter with you further and thank you in advance for your consideration of my concerns.

Very truly yours,

RYAN M. LAPINE

RML:cmf

Dear David Ryu,

I am writing to ask you to help write a clear fair legislation regarding home sharing. I'm am an airbrush makeup artist who works in the entertainment industry. Three years ago the company I work for got caught up in a lawsuit between each other and I found myself unemployed. My art is a very specialized Field and it's been difficult to find enough work to get by considering how expensive Los Angeles is the Live and do normal things. The little am putting together company and generating work but in the meantime AirB&B has been essential to me & ui value it greatly.

Thanks to Airbnb, I've been able to make my rent monthly (which is substantial) and stay in the neighborhood which I absolutely adore in Silverlake!!!! Maybe you have seen The Chandelier Tree, which has become a landmark in Silverlake; this would not have been possible without Airbnb as I would not have been able to afford to remain here. Basically, Airbnb has allowed me to remain in my house and have a transitionary income while I work to get my profession back to what it used to be. It is also allowed me to host hundreds of people from around the planet; allowing them to experience our great city. Please consider my story and my situation when you draft a legislation regarding home sharing.

Best regards Adam Tenenbaum.

Attention: David Ryu

I have been both a host and guest of Airbnb on and off since many years. I help manage 2 other Hosts Airbnb listings for home owners that depend on the additional income to afford life. We are in the age of the sharing economy, I share my bikes and cars which helps pay for the resource of owning them. I have met some great people in the world thanks to the networking of sharing economies including Airbnb. I enjoy staying in a personal home when I travel instead of an isolated hotel room. This is the wave of the future as population grows and evolves, let it flourish without limiting the potential with regulations. Home sharing is crucial to help fill the void of housing in the cities. The more owners thrive the more the community thrives.

Sincerely,

Adrian Moussa

From
Elias Cortas
400 Hauser Blvd,
Los Angeles, CA 90036
Email: Eli.cortas@live.com

To
Mr. David Ryu
Los Angeles City Hall
200 N. Spring Street, Room 425
Los Angeles, CA, 90012

Dear Mr. Ryu,

I am a student of California State University Long Beach, and the student life is not easy especially the financial struggle. Changing career and trying to reach higher in society and in life, needs a lot of sacrifice and extremely hard work. People do get stuck at a certain level and they can't move forward, and the biggest reason is the financial hassle where individuals must have two and three jobs to have a roof over their head and the daily expenses life provide.

Airbnb was my solution that kept me stay in my place, helped me with my education, and gets me through the difficult time. More importantly are the guests who made me forget my long days by sharing a new experience, drink, conversation and much more. I have a close contact with my neighbors, and we care about each other, and I love my place and my community! Without Airbnb I will NOT be able to live here or anywhere close by.

With utilitarian we will go far, as I would like you to consider it and think of it while drafting a new legislation. And think how many individual who need this little extra push (Airbnb) to get where they should be or where they want to be.

Best Regards,

Elias Cortas

Herman J Nainkin
11919 Mayfield Ave #1
Los Angeles, CA 90049

May 5, 2017

To whom it may concern:

I'm writing to ask for clear and fair legislation with respect to home sharing.

I am a one-man independent financial consultant (for 24 years) and in 2015 I completed a divorce which left me alone (single income) to pay my mortgage and housing costs. In 2016, a subdivision division within my practice that had been operating well for 5 years abruptly stopped, reducing my income by about 25%.

I was in trouble with negative cash flow, draining my savings to get by, I literally could not sleep at night since as a financial advisor, I knew all too well I was in trouble. While I had taken steps within my business, they were going to take 1-3 years to play out, I needed additional income fast else I needed to put my townhouse on the market.

I was in tears when a friend suggested I contact Airbnb to rent out my spare bedroom. I took the risk, bought brand new furniture on my credit card and was immediately booked up for several months when I made my listing active. The additional income literally made the difference as I was able to break even and I was able to stay in my home, keep paying property taxes and HOA dues.

But the greatest benefit of Airbnb wasn't really planned and that was the most incredible people whom I have met, some of whom have become friends. These guests have not only visited local restaurants on my recommendation, they paid taxes to the city, helped me employ a housekeeper 4x a month, I have spent thousands of Dollars on consumables and on household related expenses including bedding and so forth.

Many of the guests have been international, so I have been their host, we have kept each other company, bonded, learnt about each other's countries and cities. I have also had 2 couples get engaged on their trips to me, a significant % of guests have been parents coming to help their kids settle into UCLA dorms and another massive unexpected % of guests literally picked my place as they were seniors and I was literally located within 1 block of their children or grandchildren and they have been able to stay in close proximity to each other. In one case, grandparents took turns coming to me. Through my home sharing, I have facilitated family reunions, the economy, Los Angeles and humanity.

So to me, Airbnb is way more than home sharing, it's a way of life, it adds immeasurable value to the lives of so many that goes beyond the #s and the tax Dollars.

Please consider my story and situation when you draft legislation regarding home sharing.

Yours sincerely

Herman Nainkin CFP

Dear Councilman,

I am writing to you to please write a clear and fair legislation regarding home sharing, and to embrace the extraordinarily necessary homesharing economy. Like many, I am an entertainer, and wearer of many hats for the past 30 years here in Los Angeles. i have been relatively successful, but work for me is always unpredictable and much more sparse recently. I purchased an amazing fourplex back in 2004, a building i have lovingly cared for and restored these 13 years since. It was something myself and many of my peers would never be able to qualify for in today's market because of my inconsistent income and always unclear future.

Once in the building, I was beset by terrible tenant after terrible tenant, who ravaged the building and treated the beautiful spaces like garbage, only to leave every year and leave me to pay for all the damage, which was never covered completely by the damage deposit, and then left the spaces for months empty while trying to find new tenants. Over and over i had tenants who often cost me more to have them in the building than to just leave it empty. I was at my wit's end, and the end of all my savings. During this time, I was with a partner who worked in the design/architecture industry. After several years of these tenants draining us, the housing industry crashed. His income and work prospects were suddenly gone as well, and i was forced to declare bankruptcy, but kept the building.

It is COMPLETELY thanks to Airbnb and VRBO that i have been able to stay afloat, pay the mortgage, the trustee plan (now complete), all bills and repairs and continued upgrades to my building. Once i began offering my units as vacation rentals, rather than long term, suddenly everything was making sense economically. Gone were the disrespectful tenants i had to deal with over and over, and in their place were wonderful travelers who were excited to be here and enjoyed and respected the space and the building and the care i have put into it. I've had many return guests who come year after year, and some stay for months at a time. I send them to all my favorite restaurants and stores and clubs, and provide home manuals with all the nearby merchants, attractions and amenities. I am also now able to fix any and every little thing in the building that breaks or goes wrong, because the building is checked and cleaned constantly by our housekeeper, and anything the guests break is covered by their damage deposits. Unlike the long term guests, however, the property is very rarely damaged with short term guests. Ive kept ONE amazing famous and successful tenant long term to help manage the risk, and its proven to be a very successful combination.

My property is an investment, but its far more than that. Short term rentals allow me to treat it, repair it, and upgrade it like a home, not just run numbers on it like a slumlord. I don't rent to parties and events and crazy groups of kids looking for a party pad. I am able to share my building with amazing travelers who bring wonderful growth and energy to our city. My guests are people who want to have a more home-like experience when they come to our beautiful city, and not be gouged by hotel and tourist trap prices. Our neighborhood used to be home to some very bad elements, surrounded by helicopters and the occasional swat team raid. In the same years that my building and the few neighboring properties that split their buildings with long-term and short term rentals, that same bad element has completely disappeared.

Currently Im in a very strange position for work in the entertainment industry, where i look too old to play young, and too young and hip to play old, so almost all of my living income comes from my building and it's Airbnb/VRBO income. I put everything i have into it, far above and beyond what a regular landlord would do, because it is literally my business and my home

in one. The previous owner did all the repairs as inexpensively as possible with the cheapest possible materials. It left this building looking like a shadow of its former 1926 silent film star-owned glory. Over the years, I've been able to move from unit to unit, restoring as i go. When i've had more or less money i've been able to adapt my living situation accordingly because i've had them as vacation rentals, and already furnished with my own belongings. Its allowed me to be facile and malleable in an industry with ZERO certainty.

Please consider my situation when drafting your legislation!

Thank you for your time,
Best Wishes,
Kevin Stea

17 May, 2017

Airbnb Time Restrictions

Councilmember David Ryu,

With thanks for the opportunity to share a thought, I am writing to strongly advocate against limiting short-term Airbnb rentals to 180 days/year where the space is part of an individual's primary residence. I am an Airbnb host and feel entitled to using my primary residence like a home office throughout the year if I wish—just as consultants do—to support myself.

I am a retired nonprofit professional. My pensions and social security benefits are not sufficient to cover my expenses living in a house that my late husband and I bought in Sherman Oaks about six years ago. In February 2016, I listed a section of the house on Airbnb and have since depended on the income to offset my expenses. I reported my Airbnb income to the IRS in February 2017 and paid tax on that income as required by law.

My Airbnb activities benefit not only me and my guests but also the economy, especially the city. Since fall 2015 when I first began preparing for Airbnb rentals, I have hired contractors to upgrade the guest quarters, purchased and installed energy efficient windows and doors, security equipment, appliances, furniture, and household goods and supplies to ensure my guests are safe and comfortable. None of these transactions would have happened in LA without my *very small business*. I am contributing to the economy by capitalizing on my biggest material asset, which is my home, for which I pay a substantial property tax.

I believe the city should not only allow people like me to use their primary residences for Airbnb rentals but encourage them to do so. The practice brings more visitors and tourists to Los Angeles and for longer periods than would otherwise be the case.

I urge you to take a stand against the proposed restrictions because it only hurt people like me.

Regards,

Mahasti Ziai
Sherman Oaks, CA 91423

Dear Council Ryu,

I hope this letter of concern finds you well. As a AirBnB host and someone that needs the financial support that it brings to me. I am writing you because you are my foundation and roof with your positive legislation ideas. Mr. Ryu I don't understand why any municipality would ponder the idea to eliminate their small business owner's income stream. It doesn't make sense to me as we all recognize small business is how economies thrive. Councilman, it's encouraging to know with your thoughtful and fair legislation will make both the city and small business owners work and thrive together.

I appreciate your time and effort on this life altering decision.

Michael Scott

Dear Mr. Ryu,

With recent developments of finding the appropriate legislation with regards to short-term rental, I feel I need to have my voice be heard.
Let me start by saying that I do understand the need to come up with fair legislation so short term rental can be of benefit for many without hurting others.

I've been a host for five years now and I can only say it has been the single best thing in my life in those last five years.
Not only allowed renting out a spare bedroom in my 3 bedroom home me to KEEP my house after a divorce, it has enriched my life in so many ways beyond the financial aid: I had been depressed for a long time and found it hard to enjoy living in L.A. after said divorce having guests from all over the world made my life so much better. I enjoyed helping people find their way in L.A. and they in return made me appreciate L.A. again.

I'm a very hands-on host, who is the opposite of someone just handing over a key and cashing in: I spend a lot of time with my guests, help them with all kinds of questions and needs they have during their visit in L.A., and introduce them to so many retailers and restaurants and cafes in the area I can safely say I help make my neighborhood earn money by bringing tourist into a radius of half a mile from my home spending, money here they might have otherwise not spend at all or not in my area.

My current guest actually moved here recently from another country, attending UCLA and other schools for classes and he said it was partly due to my warm welcome and that of my friends he has gotten and all the tips I gave him.

I could go on and on about all the positives it has brought me and that there has not been one negative aspect, neither for me nor for my neighbors: I only have one room to rent out, my guests are quiet, they park in my driveway and there has not been any noise at all coming from their room.
My neighbors know and love me and what I do, and guests and neighbors have mingled as well.

I hope you will keep stories and people like me in mind when making a decision. And I think with the current hotel building craze the argument the hotel lobby could be making does not fly for L.A. as there aren't enough rooms to cater to a growing tourism and business travel demand. I read that 15 hotels in Hollywood alone are in the pipeline to be build, so clearly the hotels are doing well.

Thank you for your time to read my letter and your consideration. I hope you will make the right decision so me and many others, can keep their homes.

Sincerely,
S. C.
Hollywood

To whom this may concern,

This letter is in support of short-term rentals (AirBnB, etc.).

From a personal perspective, as a once-avid traveller, I have enjoyed similar facilities throughout Europe (usually administered by local municipalities) and strongly believe it creates an affordable, authentic, and meaningful alternative to generic and often homogenous/bland corporate hotels. My experiences were always rich and memorable and I think having this system available here creates a win-win opportunity for both visitors and hosts alike.

As a small neighborhood restaurant owner, we rely heavily on peer-to-peer, word-of-mouth recommendations and I know for a fact that our customers who rent out rooms to visitors have recommended our restaurant to their guests on many occasions. We have had the pleasure of serving guests from Japan, China, Mongolia, Canada, France, Germany, Italy, and Spain, not to mention many others who are visiting from all around our great nation. What these visitors received was (we hope) an authentic, affordable, and delicious experience—what we'd like to believe as genuinely warm SoCal hospitality and a memorable, positive experience to take back home. I believe this is what many of those who open their own homes to strangers are trying to do. I believe that in many cases, financial profit is secondary and that the building of community, a global community, is primary. It is for these reasons I continue to support the development of short-term rentals.

While I am not adverse to more regulation, even taxation of the existing system, I think an outright ban would be the wrong decision.

Sincerely yours,

Michael Yee

Michael Yee
Owner & Manager
Del Rey Kitchen LLC
12740 Culver Boulevard
Los Angeles, CA 90066
delreykitchen.com
310-822-7788

To whom it may concern,

I have learned that the city is considering creating an ordinance regulating short-term rentals in L.A. Many neighborhoods including mine have been giving pushback on legislation by trying to prevent severe restrictions.

As a recently retire teacher it saddens me to realize my pension alone does not allow me to afford to live comfortably in Los Angeles. In order to supplement my income I started a home business. Even that has not been enough yet, so I opened my home to include renters. Unfortunately that too has not always worked out & a few renters have left owing me funds. This encouraged me to try airbnb. I have only had one taker so far but it worked out well for me & the family who stayed with me as they searched for an affordable home to purchase or rent. They enjoyed eating & shopping locally.

Please don't prevent me from having the resources necessary to keep my home. I grew up here & love it. It will also be beneficial to pass my home on to loved ones in the distant future. I urge you to create a sensible, fair law that protects the majority of community members not just lobbyists & huge hotels.

I heard it was also suggested that a large portion of the hotel tax created by this venture be used to create truly affordable housing in L.A. I would also hope you support that too as it makes sense to create future abundance & assistance for those in need.

Thanks for hearing me out. I look forward to living here & voting for many decades to come.

Marcie Rose

Dear City Council Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short-term rentals in Los Angeles. This letter is in support of the Bonin/ Wesson Motion, as it is a fair way to work with this new rental market.

I work in the entertainment industry as a freelance Executive Producer. I have been fortunate enough over the past years to live a comfortable lifestyle and purchase a historic home in the Angelino Heights section of Echo Park. Unfortunately, this past year I have not been working and living on Unemployment wages. That has ended but I was lucky to have the short-term rental of my home to rely on for income. This was essential in me being able to live and pay my mortgage; I do not know what I would have done without this income.

Short-term rentals allow me to choose who I want in my home and for how long; I operate this is an extremely safe and mindful way. This is not a flophouse for college kids and adds to the dynamics of my neighborhood by bringing guests from around the world that otherwise may not experience this quaint community. Additionally, these guests support the local shops and eateries in Echo Park, travel to Dodger's Stadium and several of the convention centers downtown. This supports the local economy greatly.

I urge you to create sensible, fair laws that protect community members like me, and encourage local Neighborhood Councils to adopt short term rentals so that long term Echo Park residents can continue living in our homes.

Sincerely,

Richard C

Thomas Calabro, manager
For Lisa Nichols-Jell
11335 Sunshine Terrace
Studio City, CA 91604

LA City Council File #14-1635-S2

April 26, 2017

Dear Councilman Krekorian,

Thank you for taking the time to read my letter.

My wife and I rent out a room in our home on Airbnb two reasons. One, because we love sharing our home with people as other's have for us. An Airbnb home sharing experience is very, very personal, and thus very, very enjoyable! When we began renting our room, we thought people might treat our home like a hotel, but alas, we have found not a single one has! They treat is like THEIR home (or better, I suspect) and certainly leave the room in better and cleaner condition than any of our four children ever have! The second reason we rent is the volatile nature of our careers and the subsequent inconsistent income derived from them. I'm an actor and my wife owns her own business. Each of our yearly incomes fluctuate wildly. The ability to run a third business right out of our home provides for us the joy of giving and some financial peace of mind.

We would think it incredibly unfair if we were to be made to only rent our room for six months out of the year. First off, if we can rent for six, then why not twelve months? Is it only half okay to share your home with others? The impact on our neighbors is nil. Homes being built now, and ours is included here, are by code mandated to have a sufficient number of parking spots to accommodate its size, so stressed parking is not an issue. Most of my guests come to visit Universal Studios, eat out and shop locally – bringing money to our Studio City community. We pay our taxes to the city, state, and federal government on our rental so everyone shares in our home sharing!

Lastly, "sharing" companies like Airbnb and Uber, etal – have made us all realize that business is really about people helping people for fair trade. And what the heck is wrong with that? It's only helping people and making them feel good, as far as we can see!

Thanks for your consideration to vote "nay" on any statute limiting our ability to share our home on AirBnb.

Sincerely,

Thomas Calabro

For Lisa Nichols-Jell

Amin Nassiri
18235 Friar St. Tarzana, CA 91335 (818) 929-2129

April 27, 2017

Dear Council member

I have heard that the city has been working on creating an ordinance that would regulate short term rentals in Los Angeles.

I own a business that gives me no income yet. I drive Uber part time. My wife works full time however her salary is not enough to pay for our mortgage and living cost. We have been struggling for a long time as a result we end up with a huge mortgage and thousands of dollars in credit card debt.

About a year ago our son told us about Airbnb and suggested to list the extra rooms we have on Airbnb. Ever since we have no more financial difficulties, Thanks to the Extra income from Airbnb.

We have hosted guests from fifteen different countries so far. Our guests came to Los Angeles for Vacation, Business, School, Seminars, Job training, Relocating etc.

Upon making a decision on Home sharing in Los Angeles, We urge you to create reasonable and fair Laws to protect community members like us so we can continue living in our home comfortably.

Sincerely,

Amin Nassiri

Deba Nassiri

Email:
mayor.garcetti@lacity.org,
matthew.glesne@lacity.org,
cpc@lacity.org,
justin.wesson@lacity.org,
councilmember.wesson@lacity.org
councilmember.blumenfield@lacity.org

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

SUBJECT LINE:
Remember: "There But for The Grace of God Go I"
Response to Home Sharing Draft Ordinance CF#14-1635-S2

Regarding: The Proposed Home Sharing Draft Ordinance
CF#14-1635-S2 and CPC-2016-1243-CA

Dear Mayor Garcetti, Council Members, & Planning Department,

I am a Woodland Hills homeowner of over 20 years - with a proven commitment to protecting and improving my community, including:

- Vice-Chair of the Woodland Hills / Warner Center Neighborhood Council (2007-2009),
- Member, for almost five years, of the Community Advisory Committee for the LA-Warner Center 2035 Plan (2008-2013)

I know that powerful forces fight for their interests. In this case, I feel I am in a unique position to speak for those who must not be forgotten - **the responsible homeowners struggling to survive through tough times.**

With a family of four, including my wife of thirty+ years, a son recently graduated from UC Berkeley and another son in the second year at a local junior college, times have been challenging over the last several years.

My wife, as a LAUSD elementary teacher lost her job during the "Great Recession" and I lost my job as Manager of the UCLA Department of Chemistry & Biochemistry. Since then I have also had open-heart surgery, as well as a hip replacement.

My wife has since gotten her teaching job back with LAUSD. But as for myself, being over 60 years old and with my medical record, I have been treated by the marketplace as old, broken and sadly unemployable. **Until I discovered Airbnb.**

When my older son moved out of the house we had a vacant room and he suggested we try home-sharing via Airbnb to help the family financially recover from the Great Recession as well as the cascade of medical costs and help pay for my younger son's current college education.

Airbnb Home-Sharing in our house allows me to work at home, at my own pace, where I can employ my proven professional and people skills to generate ongoing income from an asset (our home) we have invested in for over 20 years. We have a preprinted list of our favorite local restaurants & shopping highlights, and additionally steer Guests to the many beaches, parks and LA tourist attractions. We find our role as Hosts engaging and feel privileged to act as "Ambassadors" for Woodland Hills and Los Angeles as a whole.

FUNDAMENTAL CHANGES TO PROPOSED ORDINANCE

We feel the ordinance must be restructured to make a clear distinction between two kinds of Short Term Rentals: NOTICE: STR City Ordinance update (25 Jan 2017) states that the STR Ordinance "removed all references that permitted Home-Sharing in non-primary residences".

1) **Owner Occupied Residence " Home Sharing"**
   a) Owner must live in property they host - and be in attendance (or owner representative e.g family member, property manager, etc.) during duration of guest stay
   b) Home Sharing owner's limited to one property in LA

2) **STR Property Investors**- Property other than "Home Sharing" above treated by rules and regulations closer to traditional hotels, motels, bed and breakfasts.

AMENDMENTS

3) **Eliminate CAPS** on number of hosting DAYS AND HOSTINGS per owner occupied residence
   a) **Why**?
      i) The ordinance as proposed will eliminate the vast majority of "bad apples" and other related issues and will EFFECTIVELY manage the challenges of STR.
      ii) Home Sharing is difficult-to-impossible to reliably identify, prove and enforce. Proving a home visit is NOT a STR (e.g. just a family or friend visit) becomes a "proof of negative". This is potentially an invasion of privacy. This opens doors to conflicts and lawsuits between neighbors and/or the city.
      iii) Will force bookings off Platform (e.g. Airbnb)
      iv) Off Platform rentals will:
         (1) Lower security by preventing access to Airbnb "vetting" guests
         (2) Potentially increase crime potential by forcing CASH transactions vs. third party verified credit transactions
         (3) No Airbnb insurance during off Platform stays
         (4) "Underground" economy prevents collection of taxes and fees
      v) CAPS lowers tax revenues collected and dedicated to:
         (1) Homeless Fund
         (2) Providing adequate revenues required to fund enforcement ordinance.
         (3) STR is also one of the few options - available to once healthy people partially disabled and elderly and/or age discriminated against - to earn income and not rely solely on government largesse.

We ask you to please take these steps to help ensure Home-Sharing is a viable lifeline and is allowed to contribute to a better life for all.

Please remember for both yourself and loved ones -

"There but for the grace of God, go I."

Amin Nassiri
18235 Friar St. Tarzana, CA 91335 (818) 929-2129

April 27, 2017

Dear Council member

I have heard that the city has been working on creating an ordinance that would regulate short term rentals in Los Angeles.

I own a business that gives me no income yet. I drive Uber part time. My wife works full time however her salary is not enough to pay for our mortgage and living cost. We have been struggling for a long time as a result we end up with a huge mortgage and thousands of dollars in credit card debt.

About a year ago our son told us about Airbnb and suggested to list the extra rooms we have on Airbnb. Ever since we have no more financial difficulties, Thanks to the Extra income from Airbnb.

We have hosted guests from fifteen different countries so far. Our guests came to Los Angeles for Vacation, Business, School, Seminars, Job training, Relocating etc.

Upon making a decision on Home sharing in Los Angeles, We urge you to create reasonable and fair Laws to protect community members like us so we can continue living in our home comfortably.

Sincerely,

Amin Nassiri

Deba Nassiri

April 20, 2017

Dear Councilmember Blumenfield,

Please take a moment to hear my personal story regarding home sharing as you go forward with any consideration of regulating home sharing in Los Angeles County.

I am a 23-year home owner in Woodland Hills, where I raised my three children as a single mother.

Four years ago I was laid off from my job. Instead of staying on unemployment while I looked for employment, I decided to start my own business as a digital marketer. The beginning was rough as I had no other source of income, little savings, and no backing. I was also still supporting one of my three children at the time.

A friend suggested I try using the home sharing site AirBnb to help bring in extra income so I could focus on building my business. Hesitant at first, my first guest was from Brazil, a young architect doing research at The Getty Museum. He was an intelligent and wonderful person. Luis stayed with me three weeks. My next two guests were young women, new college graduates, from the East Coast, who were seeking new opportunities here in California. They both stayed a year. Since then I've met a variety of people from the United States and from around the world, mostly young people studying at local colleges and universities, some seeking new jobs, and others simply here to enjoy our wonderful city and all it has to offer.

In addition to meeting new people, I have been able to continue to grow my new business, and afford to keep my home while doing so. While the benefits of home sharing have been financial, I have also developed long-lasting friendships.

As well, I believe my local community benefits greatly as the people who have stayed with me visit local restaurants, shops and markets, providing much needed revenue to our local business owners, and to our city and county.

It is my sincerest hope that you are able to read this letter, and to understand the great benefits of home sharing not only for me, but to many community members and businesses. May you consider carefully the impact upon homeowners who share their living spaces when drafting future legislation, and to make sure they are clear and fair rules that will benefit all.

Thank you for your time.

Sincerely,

Laura Tate

Woodland Hills, CA 91367

818-205-7727

eictate@yahoo.com

22427 CLARENDON ST. WOODLAND HILLS CA 91367

April 7th 2017

Subject: Home sharing Legislation.

Dear Councilmember Bob Blumenfield,

I'm a Woodland Hills homeowner with great neighbors in a lovely neighborhood. I'm an "almost retired" Costumer in the LA film business (and can vouch that it's not glamorous one bit!)

I was diagnosed with a rare cancer within months of moving here, so I started renting my house, while I received treatment and was unable to work.
I have been an Airbnb and VRBO host for 3 years and it has been a way of creating of income, as well as an expanding and happy experience.

I have continued to do this, on occasions and this alone has enabled me to retain the house and maintain it. I have no doubts that I would have been forced to sell with out this valuable opportunity. I am so grateful.

The guests, from all over the globe, have used Woodland Hills as a base from which to explore all LA has to offer and also love the local bakeries, cafes and retail therapy in Topanga Mall. They have all, bar none, been respectful and followed "House Rules". That the nextdoor neighbors remain friends is proof of the low impact of house sharing here.

Many guests state they'd far rather have the relaxed, "whole home" stay, where they can cook, BBQ and have family over, than be in hotel accommodation. It's a very different kind of vacation.

While I welcome clear guidelines and regulation to protect communities, I hope that restrictions are not imposed on the amount of nights we are able to rent to guests.

I look forward to the next council meeting.

Yours Sincerely

Helen Faraday Young

RE: council file number: **CF#14-1635-S2**
Planning commission file number: **CPC-2016-1243-CA**

My name is Denisea Wilson and I am an Airbnb host. First, I would like to address a few items on the draft ordinance, which I feel need to be deeply considered.

I would like to start off my draft with just saying "America, land of the free and home of the brave". This quote is used daily, in representation of our country. In my opinion, I feel as if **Item #3 under Section D - Prohibitions: the limitation of Home Sharing to 90 days per calendar year**, limits that ability for me and other fellow hosts; Airbnb allows me the comforts and ability to be "free" here in Los Angeles. I am a working actor here in Los Angeles and Airbnb affords me the ability to not lose my home in periods that I am not working. In addition, Airbnb has allowed me to be a homeowner at the age of 19 years old. If I'm only allowed to rent out my spare room for 90 days, I will never be able to meet my ends and end up homeless. Because of my Airbnb, I don't have to be on welfare and or suck off the state. If I am forced to stop with Airbnb, I will be one more person begging the state for Welfare and food stamps etc, since I can't afford not to. Ordinances should be put in place to help and not to take from the regular tax paying adults who are trying to be productive members of society. There has to be a strong consideration for ALL people in the city and not just the deep pocket hotels who are angry that they're losing business. Personally, I love it that people are wising up and sticking it to them as they have taken advantage of travelers for years. We, Airbnb hosts, don't mind paying taxes – just like the hotels should be forced to charge less, if they want the business. If I have a spare room in the home that I pay for, the city, state or government shouldn't be able to tell me who, how, when it can be used as long as I pay my fair share of taxes. It SHOULD be my ability to allow others to use that space and pay for the time they are in it.

As a U.S citizen I am proud to pay my taxes and give back to my country, therefore the requirement to pay the Transient Occupancy Tax, will be absolutely no problem to me. I will pay the taxes for "MY" business. This is the way I have chosen to work for myself. This is the way I have chosen to provide for myself. I bought my house and I have found a way to keep myself debt free, legally.

Denisea Wilson
407-401-2827

The issues expressed could not be any clearer as to the problems and stakes involved. These distinct voices suggest a clear path forward which would be a 'win-win' solution to satisfy and benefit all parties.

I am a host, who dutifully pays his TOT taxes, and I believe that those who vocally demand the retention of affordable housing really want us(hosts) to flourish as 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. You have heard our stories (hosts) and the devastating effects of a 90 day restriction on thousands of struggling middle-class families who will be forced on to the overburdened ranks of thousands of renters if we cannot continue to pay our mortgages. 90% of true 'hosts' own Single Family Residences (which do not fall under rent control) & 5% own duplexes/triplexes (an small portion of rental inventory). The problem clearly is with real estate investors & developers who are forcibly evicting or paying off tenants, to vacate their apartments, and converting 'commercial' apartment complexes to hotel suites (lenders view any housing over 4 units as 'commercial'). This is the 'dirty' & 'illegal' side of STR's, while hosting is the 'baby' that should not be thrown out wth the 'dirty' water but must be supported and allowed to grow.

Both sides have accurately questioned: "how will any regulations be enforced?", which I, respectfully, believe can not . The evidence of this is 2 'rouge hotels' in my neighborhood: sober living facilities that continue to litter their front yard with old furniture & broken vehicles with no enforcement of community standards despite our outrage.

If the TOT tax money were used to create a task force to investigate and exact penalties on STR's of converted larger unit (5 or more) then this would preserve 'hosting' and 'rent stabilization'.

Hosts prevent 'party houses' because we are engaged with our properties, our neighbors (friends), and our guests (we read their reviews and physically greet them); investors only care about profits and the bottom line. Investors have no interaction and do not greet travelers which is a vital component of 'hosting': a warm welcoming individual who creates an emotional 'anchor' to the city and serves as a quasi-concierge, directing them to local businesses.

Communities who have banned STR's or put 90 day caps have done nothing to create affordable rents and have stopped the flow of millions of dollars going to their businesses from the influx of tourists. I think if the City of Los Angeles exhibits the courage and wisdom to adopt these measures, to appease both sides, then these communities will follow suit sooner than later and all will benefit.

Nicholas Gervay
nickgervay@yahoo.com 310 699 9713
2821 S. Greenfield Ave., Los Angeles, Cal. 90064

STR's creates 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. Homeowners & long-term rentals have no such incentives.

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,

15,000 + on-going gardener jobs,

1,000s of electricians, plumbers, contractors jobs

$$ 1,000's being spent on hardware, carpeting, and furnishings

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 per night this equates to 75 per night for hospitality per couple.

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 extra
Holiday Express, WLA $161 x 3 rooms = 483/night - 225/nt = $258 extra
LA Airport Marriott $219 x 3 rooms = 657/night - 225/nt = $432 extra
Omni LA Hotel $269 x 3 rooms = 807/night - 225/nt = $ 582 extra

A typical stay is a 5 day minimum, so there is $510 - 2,910 money saved which can and will be spent on the local businesses which is an additional benefit to job creation & retention.

Mr. Matthew Glesne
City Planner, City of Los Angeles
Los Angeles, CA

Dear Mr. Glesne,
I'm writing to ask for your continued efforts to create clear and fair legislation allowing home sharing and short-term rentals at primary residences in greater Los Angeles.

My family and I have benefited greatly from hosting short-term guests at our primary residence, while consistently assuming responsibility to assure safety, privacy, respect and quiet – as well as ample parking -- for our neighbors, local neighborhood and community.

Without exception, guests have observed and embraced written house rules, which include expectations for respect within our community. In addition, guests provide economic, cultural and social benefits, by enthusiastically frequenting local businesses, professional services, farmers markets, groceries, restaurants, shops, museums, scenic beaches, bike rides, California National Parks and nearby destinations, as well as attending cultural events and entertainment venues.

Personally, as a semi-retired single mother of twins, the financial benefit of short-term rentals assists me in covering essential college tuition and expenses for my children.

I strongly believe that Los Angeles residents will support and adhere to fair and clear legislation, which supports short-term rentals, including requiring guests to pay fees to remit to City. Both hosts and guests will continue to contribute to the city's overall economic growth, and Los Angeles residents will welcome visiting guests as local ambassadors, clearly communicating safeguards, assuring neighborhood safety, respect and privacy.

Thank you for your dedicated efforts to create a fair and clear legislation in support of home sharing and short-term rentals, to benefit Los Angeles residents and our greater Los Angeles community.
Sincerely,

Teri Zakzook
teri.zakzook@gmail.com

To Whom It May Concern,

I would like to voice my support for homesharing in Los Angeles, 365 days a year. It's my earnest hope that sharing my personal story will help to support the fact that the vast majority of Airbnb hosts are people such as myself - resourceful Angelenos with modest means who rely on Airbnb out of necessity - whether to help pay a mortgage, medical bills, care for dependents, or put themselves through school.

Airbnb is a phenomenal company that has opened up a whole new world of purpose for me, and deciding to become a host a couple years ago has been one of the best decisions I've ever made in my life. In 2015 I became sick with a mystery illness and had to quit my job due to severe carpal tunnel in both wrists, which then quickly progressed to become a painful full body, multi-system catastrophe that has compromised my joints, heart, and nervous system. I was initially misdiagnosed with fibromyalgia but it turned out to be Lyme Disease, for which there is currently no cure if it's not caught early and is not covered by most HMO's for longer than a period of 28 days of antibiotics. The average Lyme sufferer spends about $50k out of pocket all said and done and needless to say, I am hemorrhaging money (about $500/week) for out-of-pocket doctor visits, diagnostic tests, medications and IV therapies and injections so far, on top of being otherwise unemployed. My savings account has been essentially wiped out. Becoming an Airbnb host provided my family a financial lifeline that I honestly cannot fathom how different our lives would be without it, and I am able to avoid going on disability by working as an Airbnb host from home part time, and at my own pace when I need to. Since I am almost always home, welcoming tourists from around the globe has also been an enriching experience for me socially as well, and I truly enjoy making a tourist's trip to Los Angeles a memorable one.

Which brings me to my second argument for why Airbnb is so important... I live in a northeast neighborhood of Los Angeles which isn't located near

any of the main attractions LA has to offer (my neighborhood is not even familiar to some Angelenos!) Nevertheless, our Airbnb is popular and beckons both domestic and international travelers to a neighborhood they would otherwise not know to visit. When my guests arrive I have a binder in which I have organized all my favorite local mom and pop restaurants, bars and shops I believe they would enjoy, all within walking distance. And I am proud to know that those recommendations have brought more revenue into my neighborhood's local businesses.

Lastly, restricting the amount of days for short-term rentals would have a terrible impact on me both logistically and financially, since my Airbnb before I got sick was originally promised to my parents as a room for them to stay in when they come to visit every month, with the option of moving in one day as they get older and more impaired. They actually loaned me the money to renovate it in the first place, so I feel obligated to be able to keep it available for them to use as needed. Trying to juggle short-term guests, longer-term tenants (who are not vetted thru Airbnb's profile verification and reviews feature), and my parents would be a logistical quandary.

In conclusion, home-sharing has been 100% invaluable to me and restricting my ability to continue operating it would impact me financially, emotionally, and physically. I implore you to please, vote on behalf of all of us Angelenos who rely on Airbnb to get by and do the right thing by us. I would be forever grateful.

Sincerely,
Lisa F.

RE: COUNCIL FILE #14-1635-S2

Dear Councilmember Mike Bonin,

My husband, an LA native, and I have been residents and home owners in West LA for the past 12 years and I'm writing as a supporter of home sharing. We now have three children – twin girls who are 5 and a son who is 16 months – and welcoming guests to come stay with us via home sharing has been a game-changer for our family and quality of life.

When my girls were about 18 months old I was laid off from my corporate job in marketing & business development. With some extra space to rent out to travelers I decided to stay home with my kids for a while and see if we could make ends meet via the income that these guests provide. As it turns out, it's a complete win-win-win:

Win: My children are much better off for spending these crucial formative early years with me.

Win: My husband and I are able to 'replace' the income (considering the very high cost of childcare for young children that we are saving) that I had been earning before being laid off and not put in financial strain. This Airbnb money pays our mortgage.

Win: Visitors from around the world are introduced to Los Angeles in a unique and affordable way. Often times we are hosting our neighbor's family members who are visiting when our neighbor's homes can't accommodate.

We have been sharing our home now for nearly 4 years. It has been an easy and natural way for our family to meet our needs. I very much enjoy meeting and greeting folks, pointing them to our favorite local eateries (usually Blockheads on Sawtelle is a big hit), and ensuring that their stay in Los Angeles is positive. I have met and made friends with neighbors whom I didn't previously know because they found me while looking for a space for their visiting family to stay. It has been a community building experience for me.

Thank you for considering my story and how home sharing supports the quality of family life a parent can sometimes only dream of in this new economy. My hope is that you draft clear, fair, progressive legislation that allows me and others like me to easily continue in an authorized way.

Kind Regards,
Julie Schneider

Dear Mr. Krekorian

My name is Linda Meyers I'm a Studio City Resident, and I do Airbnb on the side to make some extra income to pay my mortgage, and other bills. It's also been a great opportunity to meet new people and to humbly share my home as I am the only person who lives here. I am urging you to create fair laws that protect community members like me, and support short term rentals for people who can't afford to stay in lavish hotels. I feel this is such a beneficial thing to help others in need and to keep some extra income in the process while enjoying the company.

Sincerely,

Linda Meyers

Sep/28/2015

To: The Honorable Mike Bonin
200 N. Spring St. #475
Los Angeles, CA 90012

Cc: Ms. Sharon Dickinson, Legislative Assistant
Tricia Keane, District 11 Planning and Land Use Deputy

RE: Council File No. 14-1635-S2

Dear Councilmember Mike Bonin et al,

Home Sharing Saved Our Home

We are writing to ask you to support home sharing. My 5 yo daughter and I live in Mar Vista and have done so since 2010 (Venice prior to that). A number of unfortunate things have happened in the last year including but not limited to a messy divorce and a drastic reduction in income due to the availability of free online material in our field. During several months in the last 6 months home sharing alone has kept us from losing our apartment. There have been months where the income we received from renting out our spare room is what allowed us to make rent. Without home sharing we would have been in dire circumstances and possibly homeless (or rather, moving from friend to friend). The issue with that transiency aside from not being good for a child is it makes rebuilding business and income very difficult. Having been able to keep our home and the stability that provides has enabled us to work on the rebuilding necessary.

A Job

Had we taken in a housemate we would have received half the expenses. Home sharing provided a job for us in return for the extra trouble, time, maintenance and cleaning. We receive more than half the expenses (though it does not fully cover them).

Welfare

My ex wife, after having moved out did not have a space she could home share. To help her cover expenses over her regular job she applied for and received welfare. Through home sharing we have not needed any welfare.

Regulations Are Good

I believe in good and fair rules and regulations. They are an important structure that differentiates us from the many countries around the world that refugees risk their lives to leave.

Taxes

I believe in taxes for as with fair regulation they differentiate us from those countries people die (literally) to leave. However, I ask that a tax on home sharing be considered in light of the service that the taxing party provides. That is, taxes are a payment we make for services rendered on our behalf by

elected members and other government employees. Is TOT a tax because there's money to be made or a tax that legitimately covers the costs involved in keeping home sharing safe and fair. I'm sure it costs some money to regulate home sharing but does it really cost the city 10-15%? In that context I ask that taxes on those that share their primary residence be substantially less (if any) compared to those who are profiting as if they were a hotel. We already have to pay federal and state taxes on the home share income.

All of our home share income has been recorded and declared (schedule E, I believe it is).

Local Business

Short term rental places such as hotels were once much more owned by moms and pops however now many of them are owned by large conglomerates. Home sharing allows (at least for the time being) for income to flow back to the families rather than to the conglomerates. Families support local business much more so than conglomerates.

Honestly, Home Sharing Is Great

I really enjoy the guests. Many of them are very interesting, one has become a client and others are interested in becoming clients. In this way home sharing acts as a powerful networking tool.

Home Share Over Hotels Any Day

Personally we stay at home share spaces when we travel for both business and pleasure. It's simply a much better experience than staying in a hotel. And this is also reported to us by the guests we've had stay. It's not for everyone but home sharing provides so much more rich an experience, especially for those traveling from other cultures. When home sharing you get to live in the midst of real families rather than dealing mainly with people who don't enjoy their job but have a fake smile plastered on their face in a desperate attempt to get tips.

Local Disturbances

Parties and local disturbances - surely these can be dealt with without having to ban short term rentals. Such disturbances have been around and have been dealt with since civilizations began and are not a problem of the short term rental industry alone.

Sincerely

Peter Vroom

Dear Council Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I have retired from my job in the art business because of health reasons. I lived in Mount Washington
area for the last 25 years. As long as I had an income I could offered the
mortgage and live comfortably. However, when I had to rely on my airbnb rental only since I never had
401K, and not old an off to retire things became very difficult and I almost lost my house.

I have a 3 bedroom house in Mount Washington. The third bedroom was my daughter room till she move out for college. My friends knew I was struggling and that I was about to lose my home.
They urged me to rent the third bedroom to help pay the mortgage. I resisted taking someone on a permanent basis as I do like to have some privacy from time to time. That is when Airbnb came to save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time in DTLA and contribute greatly to the economy of the fast growth of downtown LA. Some are here for seminars others are parents who come to help their children settle at Occidental College or are here to visit their children,
others are young Doctors, Physicists, Filmmakers, etc. All these people, come and spend money in the
fast growing economy of these East Side area. They spend and contribute to the economy going to
Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas.
They also use the local restaurants, hairdressers, manicurists, grocery stores.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Mount Washington board members to support the
Bonin/Wesson Motion on short term rentals so that long term Mount Washington residents like myself
can continue living in a place I've called home all these years.

Thank you for your time and attention to my petition.

Sincerely,
Olivia Minkin

September 2, 2015

The Honorable Gil Cedillo
Chairperson
Housing Committee
City Hall
200 N. Spring Street, Suite 460
Los Angeles, CA 90012

RE: Council File No. 14-1635-S2
Via email: councilmember.cedillo@lacity.org

Dear Chairman Cedillo,

Thank you for the opportunity to present this letter to you in anticipation of the City Council Housing Committee meeting today. I just found out about this crucial meeting and unfortunately cannot break away from my hectic schedule at this short notice but want my voice to be heard.

I am a Real Estate Broker on the Westside for the last 29 years and have ridden the waves of the ups and downs of the housing market. This last recession was the worst in my career and if it was not for the subsidy of short term rental housing, I would not have been able to save my home. I utilize all social resources to market my property. Through several of these sources I take advantage of the prescreening that they provide and do further screening when I can. I utilize a vacation rental agreement, incidental list, house rules, emergency contact list, and local emergency numbers as well as earthquake precautions with every guest via Docusign. I make sure that guests park only in front of my unit and do not disturb any neighbors. I have been very lucky with this prescreening and have not had one problem. I have met some lovely people from all over the world who have welcomed me to come and visit them as well. Many are on a vacation, but others are here for business, and/or visiting their family locally or students at LMU and Otis. I educate them on all local shops, pharmacy and restaurants, and share coupons that I save for same. I have had only one complaint from a neighbor who unfortunately was

disturbed that I had an African-American couple staying here. They had recently been broken into and were super sensitive, I guess. They have since moved to a gated community in the valley.

I urge you to support home sharing and not ban this very important financial resource for me and others. I understand there is a coalition against it and I am sorry that people can't live together peacefully worldwide.

Sincerely yours,

Heather Lemmon R.N.
Broker

Cc: councilmember.bonin@lacity.org
Gerald.Gubatan@lacity.org
Tricia.Keane@lacity.org
sharon.dickinson@lacity.org

To whom it may concern,

I am a user of AirBnB both as a traveler and host since 2014. I've really enjoyed the flexibility the site offers. As a traveler, I can stay in residential areas and home like surroundings. As a host, I have gotten to meet people from all over the world. I am hopeful that the legislators will listen to people like myself and turn down legislation that would ban or further restrict home sharing on this level.

At the end of the day there are enough travelers that prefer hotel environments to keep the hotel business going. AirBnB travelers for the most part are not travelers that would typically choose a hotel and would rather stay with friends. Please give this serious consideration and don't bend to big money lobbying by the hotel industry. This is not affecting them in any significant way but it would affect those that host in a real emotional and monetary way!

Thank you for your consideration,

Daniel

In support of Council File #14-1635-S2

Hon. Mike Bonin:

As a constituent of yours I would like to give you my feelings about Airbnb. I have been an Airbnb host (paying city tax, etc.) and I am a retired Santa Monica College professor so I feel strongly about housing on the Westside.

My experience with Airbnb was amazing. Most of my guests were young couples doing the "circuit" (LA, SF, Yosemite, Las Vegas, Grand Canyon, etc.) They were doing it before settling down to marriage, children, a job and tight money. They were taking the funds they had for one grand trip. Because they could use Airbnb they were able to make the trip of a life-time before they were grandparents and not as free. Most were wonderful. Several were only here briefly but I felt like I wanted to adopt them. They came from all over the world (Berth, Peiking on a honeymoon, Slovenia.etc.) I learned so much from them and they were so relieved to be in a real home with a kitchen and motherly figure (lots of advice.) Without Airbnb they never would have made the trip and their idea of the US and California would have been different.

At the same time as a retired SMC professor I am concerned about housing for students and even new professors. Several years ago SMC had a Fulbright professor with $30,00 for a year in LA. I was the only one in the Department to offer him a place to stay. "Let him stay in a hotel." We did not know about Airbnb and we needed to be good hosts. He stayed almost a month with me while we (a SMC colleague and I) helped him find appropriate lodging. Airbnb would have been better for him than a hotel but luckily he had me for free and we could take the time and drive him around until we found the perfect place. On the other hand international students also fly in for SMC and USC and need a place. Not all are rich enough for a hotel and Airbnb offers short-term stays while they check out in person possible homes and apartments where they might live for the year.

As an Airbnb hostess I became aware of the abuses: Two girls renting several houses and then re-renting then on Airbnb. Just give guests the key and be there to pick up the key when the guests leave. Did the owner of the house(s) know this was going on? It seem strange to me that two young woman had enough money and credit to actually own these homes.

Then I began to hear about apartments (that students used to be able to rent for the year) being turned into full-time short-term rentals with no actual California residents in the whole building. Students already had trouble finding housing this situation only made matters worse.

I understood Airbnb to be more of a guest program in homes with actual Americans who could orient them and help if needed. The wonderful experience I had (and my guests had) was not occurring in situations where the guests did not live with the Airbnb host. "Absentee short-term rentals."

Please make an ordinance that will allow these wonderful experiences for visitors and home owners while controlling the abuses. I paid the taxes which cut into a much needed income. Because Airbnb hosts have no employees, these taxes should be lower. Home-stays should be HOME-stays in some ONE"S home not just temporary hotel substitutes.

I would be more than pleased to talk to you about the situation. My home phone is 310/823-0818. Please write a law that will allow the increased tourism that Airbnb foments as well as the short-term home-stays that students need.

Sincerely,
Nancy Dale Nieman, Ph.D.
nancynieman100@gmail.com

Dear Councilmember:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I have a small income which is hard to survive with in ever increasing prices in the Los Angeles Market. Having additional streams of income even though meager will help me tremendously. My lovely home in the East Side with amazing views is usually empty. Having company help make home happier and more secure knowing it will be occupied. Airbnb is very instrumental in helping me save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at USC and contribute greatly to the economy of the Eastside. Some are here for seminars others are parents who come to help their children settle at USC or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people, come and spend money in the Eastside, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas. They also use the local restaurants, hairdressers, manicurists, grocery stores.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Northeast board members to support the Bonin/Wesson Motion on short term rentals so that long term Northeast residents like myself can continue living in a place I've called home all these years.
Sincerely,
Derrick Dumlao

June 16, 2015

Councilmember Mike Bonin,

I am an Actress and I am a long time resident (over 20 years) in the Pacific Palisades. I am writing to express my support for home sharing and to ask you to write a clear and fair legislation.

I started home sharing in 2013 when I was experiencing a career lull more than usual. I heard about Airbnb from a friend and thought I had the perfect home for it and decided to try it out. My home is a very unique space and wanted to share it with the world. I don't know what I have done without Airbnb during that time; it has helped with paying my mortgage and keep my home.

I love my guests. All of them. I've created and maintained friendships with many of them. Many of my guests recognize me from Mad About You and leave wonderful gifts for me! In return, I enjoy welcome my guests with baskets and leaves gifts for them too.

As an actress and as successful as I have been, I still experience careers lulls and as an actress my income is not steady. There are not enough jobs for the amount of people in Los Angeles and Airbnb bridges that financial gap. Everyone benefits from this. It's such a unique experience and it's a win/win for everyone.

I am very familiar with many of the small business owners in the Pacific Palisades and have recommended so many restaurants and shops to my guests.

Councilmember Bonin, I urge you to consider keeping home sharing available for freelance artists like myself in the City of LA.

Respectfully,

Anne Ramsay

Dear Mayor, City Atty, Housing Committee, City Council and all voting entities on this issue;

I am writing in support of home sharing and short term rentals in Los Angeles. Eight years ago we took a gamble and bought a home in Glassell Park on a street where many homes/properties have been rather neglected for years. We'd been renting an apartment in Silverlake for ten years, but when I became pregnant, but could not afford 90026, so we looked a bit more east and found an ideal home in GP. It was 2008 then and housing prices were still near the top of the market but we decided to bite the bullet anyway and become first time home owners. We bought a beautiful 1910 craftsman that needed a lot of work both inside and out. We had our newborn baby and two years later, adopted another child through LA County. Cut to five years later... and we finally began to spruce up our property. Over the past several years, we've made substantial improvements inside and out, and greatly improved the value of our property. We also believe we've inspired others on our street to fix up their homes.

Last year we began doing short term rental on our property as a way to recoup the costs of our substantial improvements. We would never consider long-term rental as love the flexibility of having 1 or 2 people stay with us when we choose, while keeping our extra room open for our many visiting family and friends.

In the 12 months we've been hosts, we've enjoyed the company of great guests from 11 different countries including Denmark, Sweden, Germany, UK, Oman, Saudia Arabia, Hungary, Spain, New Zealand and Italy. We've had a great time meeting new people and really love introducing them to our favorite part of LA: NELA. Our guests utilize the recommendations list I've compiled of great restaurants, shops, entertainment, etc. I'm friends with quite a few local businesses in Glassell Park, Eagle Rock, Silverlake, Glendale & Atwater and my guests patronize these businesses all the time. By staying with us, our guests have the chance to see and experience a unique part of Los Angeles they would never know otherwise and contribute great revenue to the local economy.

We are respectful responsible hosts and don't allow loud parties. We share our backyard with our guests and vet the people who come to stay with us. We use a very popular home-sharing platform AIRBNB and they provide their own vetting as well as insurance, support and protection for both parties. It is an extremely EASY SAFE platform for all parties to use. And it works really well. We do home-sharing because of the ease on our lives as we're both busy parents, working, raising a family and volunteering within our community.

I am opposed to several portions of the proposed home-sharing ordinance that limits what people can do within their own primary residence. I am particularly concerned

about the limiting of the number of days people can home share and how many listings on their property they can have active at one time. Also of concern are the clauses that would: prohibit hosts from other work related activities; prohibit in-law or secondary dwellings to be used for home-sharing, short term rental; and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

Furthermore, I am opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights. Lastly, I highly oppose requiring hosts to undergo city inspections, registration and licensing. Airbnb provides a vetting for hosts who don't meet their standards. Guests would not stay with us if we didn't provide a safe clean environment. So, requiring hosts to conform to all these ordinance regulations will deter hosts from wanting to participate. We've dealt with city inspectors before on our property and the process was anything but easy or enjoyable. It was really awful actually as your outcome is often determined by the whim of whichever inspector shows up that day and his/her mood. Requiring licensing and registration kills the spirit of home-sharing, which has proven highly successful the world over. LA is known for being a progressive city so its counter-intuitive to pass this ordinance with all these ridiculous restrictions.

In closing, my family and I depend on home sharing to augment the high cost of living in Los Angeles and to help recoup our costs of improvements to our home and property. We could not afford to live in this home with the improvements we've made without it. And, frankly, would not have gone ahead with many of the improvements if we'd known home-sharing was potentially going to be severely limited. If this ordinance is enacted it would mean great financial hardship to me and my family.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

Not to mention, my family and I LOVE using home sharing when we travel both within the US and abroad! Home sharing allowed us to be able to afford to attend a family friend wedding in Sweden this past August. Airbnb is an amazing community of hosts and guests!

Thank you in advance for your willingness to reconsider the need for this ordinance. Let LA be a shining example of how progress good ideas can thrive!

Sincerely,

Lisa Cole

Glassel Park resident

Mr. Gil Cedillo

Los Angeles CD1

Dear Mr. Cedillo,

As a long time constituent and supporter, I am writing to you to urge you to support the right of Angelinos to engage in home sharing through AirBnB or other home sharing services.

As a divorced mother, the extra income that I have earned through Airbnb has been fundamental to my ability to be able to keep my home, without this income, I will be forced to sell, and will most probably not be able to afford to live in Los Angeles anymore.

I know you have been a tireless supporter of immigrant and disadvantaged communities. Home sharing in an invaluable resource for me and many others.

Please do not approve an ordinance that will restrict the sharing of one's own home.

Thank you,

Mariana Groisman

Los Angeles, 90065

August 20, 2015

The Honorable Jose Huizar
Chair, Los Angeles City Council Planning and Land Use Management Committee
City Hall
200 N. Spring Street, Suite 465
Los Angeles, CA 90012

RE: Council File No. 14-1635-S2

Dear Chairman Huizar,

Thank you for the opportunity to present this letter to you in anticipation of the City Council Planning and Land Use Management Committee meeting on August 25, 2015.

I have discovered Airbnb back in 2012, I guess some of the first years when they were still establishing themselves.

For me, I have to say that Airbnb has been an immediate help to my financial recession I was in at that time. Renting my guest house has become like a full time job that provide me for the money I needed to take care of all my bills, mortgage, etc. As well, I could support my house helper who didn't have a job anymore, now she has a full time with me helping in taking care of my guests. I also like to mention that all the guests I get from Airbnb are referred to local businesses such as restaurants, shops, grocery stores that I believe in a way is a good contribution to our neighborhood.

Home sharing has given me a sense of confidence and security, and the platform is much safer than I imagained. I have the opportunity to interact with my guests before they even stay with me, therefore, home sharing has really grown on me and given me a chance to trust people and build a global community.

Home sharing is a very beneficial enterprise to all of us and by becoming fully legitimate is going to increase the revenues of the City of Los Angeles with all the amenities of the city such as transportations, taxes, and many more. I hope the City can ensure a fair legislation for all of us.

Thank you for listening.

Sincerely,

Tony Miano

Dear Council-Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, it is causing distress for our household because we have begun to rely on Airbnb as a source of income tosupplement for our mortgage.

After our wedding last year we decided we wanted to share our house to visitors and began an intensive remodel of our house to make it more accommodating. Without the income wereceive from Airbnb there is no way we could afford our house given our current situation.

Airbnb allows us to choose who we want in our home and for how long. It helps us greatly with the payment of the mortgage, the dues and property taxes which we could not offered otherwise. Without this extra income the future of our home is uncertain.

Most of my guests have been coming to Los Angeles, to spend time at USC and contribute greatly to the economy of the Eastside. Some are here for seminars others are parents who come to help their children settle in LA or are here to visit their children, others are young Doctors, Physicists, and Architects trying to get a start in the city. All these people, come and spend money in the Highland Park area with is seeing a huge surge of attention for it's location.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Eastside to become a more covetedneighborhood in the city.

Sincerely,

Austin Childress & Cortland Cline

The Honorable Mike Bonin
200 N. Spring St. #475
Los Angeles, CA 90012

Councilmember Mike Bonin:

I support of home sharing for Council File No. 14-1635-S2

I am a resident in Brentwood and am writing to you to urge you to support home sharing. I've used Airbnb to travel and I also share my home with people who visit Los Angeles. I've had a great experience so far and the income has helped me with making ends meet. I am currently working on a healthcare startup so the income from sharing my home has allowed me to focus on that.

Guests ask for my recommendations about where to go and what to do and I recommend places like Literati Cafe, Brentwood Country Club, and the Getty Museum.

I am aware that there are those against short term rentals, but urge you to support rules that do not ban the practice, but regulate this industry, not only for the benefit of people like me, but also to contribute to LA's economy.

The ability to share my home allows focus on healthcare startup and feel happy and secure in the knowledge I can manage my life financially without any other support.

Sincerely,

Andrew Schremp

Letter: Short-Term Rentals Promote Quality of Life

Honorable Councilmembers:

I live in a single-family residence and I rent out my house through an online vacation rental service. Renting this space has given me a critically needed source of supplementary income, and I'm writing to respectfully ask that you refrain from implementing any policy that would take that away.

The income I've received from renting out my house has been nothing short of a lifeline for me and my family. Renting out the extra space in my home has given me the breathing room I needed to regain my financial footing, and I've had nothing but good experiences with my guests and the majority of my neighbors.

I've seen some of the negative media depictions of short-term renters in LA, and they are simply not what I have experienced. Many of my renters, for instance, are soon-to-be Angelenos needing a temporary place to stay while they wait to move into their new homes. When one of my guests arrives, I set very clear rules and guidelines to ensure the guest understands the importance of being courteous to my neighbors. None of my guests has ever treated my property or my neighbors with anything but respect.

I know there are many others out there like me – people who depend on short-term rental services to make the extra money they need when they fall on hard times or when their day jobs just aren't enough. Before you make a decision on how to regulate these short-term rental services in LA, I ask that you consider the enormous impact they've had on the quality of life for me, and countless other Angelenos – not just the salacious party-house footage you've seen on TV.

Thank you,
Deborah Glassman

LA PLANNING COMMISSION
Matt Glesne

Re: Case No CPC-2016-1243-CA
Council File 14-1635-S2

May 30, 2016

As 28 year homeowners on Trolleyway in Playa del Rey, we would like to convey our viewpoint regarding the pending Short Term Rental ordinance.

We have lived here off and on for the last 28 years. Six years ago, after living in Colorado for 16 years raising our two daughters, we came back to take care of my elderly mother, who had fallen and broken her hip. Our long time tenants were 'Legally Relocated' (with relocation fees of $9,300 paid to the tenants), in order for us to have a place to live. Shortly after, my dad passed away, leaving us with the responsibility of my mother's care. Occasionally, we have rented our property here to travel to Colorado, where we still have property and business dealings. This situation has put a strain on our finances, and therefore, we cannot afford to leave our property vacant when we travel, and cannot rent it full time since we wouldn't have a place to live when we come back. This way of life is challenging for us, however, we don't see another alternative at this point in time. The ability to rent Short Term has allowed us to take care of our responsibilities in both places and is our main source of income, at this time, since we are retired.

In addition, we have hosted some of the most wonderful families from all around the world, and others here on business. Many have returned, since they love the small town community feel of Playa del Rey. They eat in our restaurants, shop in our stores and support our local economy. One of our long time repeat guests wrote a letter in support of STR's, which I have attached here to give you yet another perspective.

Though we welcome fair regulations of short term rentals, we feel, as written, it is very restrictive and would eliminate most STR's in our neighborhood. We would like to address the specific items in the ordinance that concern us.

Regarding (d) Prohibitions, item (3):

We feel the 90 day limit is overly restrictive and unnecessary. Since we travel back and forth to Colorado to manage our business there, we are not able to rent our unit long term, and we need a place to live here in LA when we are caring for our elderly mother. As long as all the other requirements are met, i.e., managing STR's responsibly, screening guests (who are mostly families and not party type people), limiting the number of guests, advising and enforcing noise issues, parking and trash rules, registering and paying TOT taxes (which we have done since 2012), we feel there should be no limit to the number of days.

Regarding (d) Prohibitions, item (7):

Our property is on the beach, and has never been considered 'affordable housing'. Beach houses have been rented to vacationers for decades and is now part of the new 'sharing economy', and here to stay, whether regulated or not. Prohibiting units subject to RSO would essentially eliminate most STR's in our neighborhood, and since we are currently owner occupied and cannot rent our unit long term, we recommend deleting this restriction, or at the very least, grandfathering in those who are already operating STR's and do not currently have long term renters. In our 28 years of owning this property, we have had way more issues and problems with long term renters, than short term renters.

We have also attached a letter to Mike Bonin, written by several Playa del Rey residents and homeowners regarding facts, misinformation and our recommendations as a group of concerned constituents.

We appreciate you taking the time to read this and welcome any comments you may have. Feel free to contact us anytime.

Best,
Sherry & Stephen Kennedy
970-379-8552
970-379-9924

Dear Councilman Bonin,

My name is Sarah and I live in Mar Vista, zip code 90066. I love living in Mar Vista and am happy that Airbnb has made it possible for me to continue living in this wonderful neighborhood. I rent out my room when I am away on business or vacation, which is about 6-8 weeks out of the year.

As an aspiring actress, making enough money is a reality that I have to face everyday. Because of our income from Airbnb, we were able to upgrade our 32-year-old fridge to a new one this year. This has helped us lower our expenses overall because we can easily see what food we have and not worry about it getting wet or spoiled by a leaky fridge.

Our apartment is rent controlled and rather old, but Airbnb has enabled us to make improvements to it. In addition to acquiring a new fridge, we have also used Airbnb income to get our carpet cleaned professionally. We also plan on using the additional income to purchase a new sofa this year. Our current sofa is a hand-me-down from my UCLA days and no one really knows how old it is, so we are very excited!

I share my apartment with two other lovely girls in their twenties. We love hosting guests and having the opportunity to meet people from all over the world. Many of our guests have offered us free homestays back in their respective countries. While the money is incredibly helpful to all of us, it's the relationships that we really value. I am so grateful that Airbnb has enabled us to build meaningful connections and learn about other cultures here in our own home. Our guests are always quiet, respectful and lovely. As such, our neighbors have never noticed our guests or complained about them.

In addition to the benefit our apartment has reaped from Airbnb, local businesses have also benefited from the increase in traffic from our visitors. We always provide a local recommendations list – our favorites are Kippy's Ice Cream, Humble Potato, and Angel Maid Bakery.

I hope you will consider allowing Airbnb to flourish in Mar Vista and allow us to rent out our rent-controlled apartment for 180 days out of the year. The additional income has helped us not only survive, but thrive.

Thank you for your time and consideration.

Best,

Sarah

May 12, 2017

Kurt Inderbitzin
1408 ½ South Burlington Ave
Los Angeles, CA 90006

Dear Councilperson:

We have rented to both long-term renters and AirBnB renters for years. We have had LOTS of problems like noise and disturbances to neighbors and improper behavior from long-term renters; we have never had such problems with AirBnB renters. Simply put, all AirBnB renters know they will be reviewed by Landlords on the AirBnB web site, and if they get bad reviews, nobody else will rent to them...so they behave. Long-term renters, conversely, know there is a virtually no way for future landlords to track down their poor past behavior, so they don't behave. Which means AirBnB tenants are great tenants, both for their Landlords and for the neighborhoods where they stay.

And yet, the hotel industry is fighting tooth and nail to keep AirBnB out of Los Angeles. Obviously, they want all the funds generated by tourists to fall into their hands, and into nobody else's. So they argue that AirBnB travelers disrupt neighborhoods when, in fact, they don't. What the AirBnB travelers do do is bring millions and millions of dollars to local neighborhoods and families that desperately need these funds, and millions more to the tax coiffures of the Los Angeles city government.

And, make no mistake, the fact that AirBnBs exist also dramatically INCREASES the total number of tourists that come to Los Angeles. Why? Because AirBnB's can be dramatically cheaper than a hotel – a 3 bedroom AirBnb can house a family of six for as little as $175 per night; it would take 2-3 hotel rooms, at $250 per room per night, or $750 in total, to house that same family. The cheaper costs of AirBnBs let more people come to Los Angeles, and that fuels the overall tourist industry.

The legislation you are considering will kill off most of the AirBnBs in Los Angeles. In doing so, it will enrich powerful hotel conglomerates at the expense of individual homeowners and small businesses, decrease the number of tourists coming to Los Angeles, and reduce the overall tourism dollars spent in Los Angeles.

It is a mistake. A big one. Don't do it.

Sincerely,

Kurt Inderbitzin

Personal perspective on home sharing.

John Hubacher

My wife and I, and our daughter, rent out 2 rooms in our house as home sharing. We live in our house full time. We fully support home sharing as a business. It helps us greatly, and provides a great experience for people from around the world. They love it. We love it.

Home sharing has allowed my family to stay in our home in Del Rey during business hardships over the last year. It has been a critical income support as our small business has been reorganized. Without this, we would have moved away, and we consider ourselves a contributor to our local community.

People who stay with us are the finest people from mostly Europe and Asia. We screen them prior to coming, we meet them upon arrival, we rate them on the hosting website, and they rate us. We have a 5 star rating for over 90% of our customers. And, we offer high ratings to our clients. They are 100% quiet, polite, respectful, upscale, friendly and great people, we have never had any problems, ever. These people improve our communities, and enhance our connection with the world.

Our guests are advised by us to patronize local businesses. They shop at many, including Sports Chalet, J. Nichols, Pavilions, Fresh in the Box, Rainbow Acres, Barnes and Nobles, Maxwells Café, the Marina Shopping Center, and many others too numerous to name. We contribute hundreds of references annually to our very local, walking distance businesses.

We also have upgraded our house to reflect a better experience for our guests. It is cleaner than it ever has been, improving our neighborhood all time.

We are not changing the character of our neighborhood. Our neighborhood is supported and enhanced. Our neighbors support our business. We contribute to local business. We live in a highly diverse society in Los Angeles, with wonderful people of all types and nationalities living closer together. Such is the community of Del Rey. Our guests easily fit into our community, and with respect and interest and appreciation for what we provide them.

Dear Councilman Bonin,

I am writing to you today because I needed to share what an incredibly positive impact short-term rentals (via airbnb and VRBO) have had on my life – and wanted you to know personally the negative consequences it would have if I could no longer rent my home.

After loosing my mother to cancer in 2003 and experiencing some very difficult years following that - due to financial uncertainty, needing to fix the house, not knowing how to pay for it all, grief, depression, fear of the future, etc … airbnb was suggested by two close friends as a potential temporary solution for my financial challenges and it gave me hope! Airbnb became my light at the end of a long dark tunnel !!!

After fixing my house (been there since 1982), I listed my home on airbnb in 2012 and haven't looked back since. I do not plan on doing this the rest of my life, but at least until I can find full financial stability on my own. Airbnb has acted as a financial safety net and has provided me the income to improve and up-keep my home, find myself, my ways and my path because it afforded me the time I needed to become who I am today.

As I get older, this is also giving me hope as possible income if I can no longer work doing highly demanding physical labor. This might become my retirement activity and income (but who knows … I am not there yet).

Since I started renting my home, not only has it given me peace of mind – knowing that I will make enough money to cover my mortgage, pay for repairs and maintenance, and giving me some financial breathing room - but knowing that I have a somewhat consistent income has allowed me to take a leap of faith and start a new business! After taking a pottery class with a friend, I started working from my garage and as I outgrew my tiny work space … I have since moved to an 8000 sq ft warehouse in South Central Los Angeles. We are now providing local stores and restaurants with handmade ceramics – bringing hand-crafted and small scale manufacturing back to Los Angeles! This could NEVER have been possible without the income airbnb allows me to make … which now funds this new venture as well !!! Renting my home not only pays for my life but it also pays the rent on my new business and allows me to give back to the community by way of jobs and small donations (and this is just the beginning).

Now – between the house rental and my pottery business – there are over a dozen people who work for/with me in one capacity or another and as my business is growing, I hope to hire a few people full time. We even had Congressman Curren Price (of the new 9th District) tour the facility and he was quite excited by what we were doing on the block and the positive impact it is having in South Central Los Angeles.

On top of the dozen individuals helping me in those two ventures, I also employ the services of a laundry facility, an additional cleaning service, a handyman & repairs service. The impact of my guests on the local restaurants and stores are also felt because I can see where they shop and eat. We all benefit! When my guests want to extend their stay and I cannot accommodate them, I always recommend the local Inns and hotels. When we have weddings or small events at the house, I also recommend the local hotels as not everyone can stay here. None of this could have been made possible if it hadn't been for the short-term rental / shared economy! My guests use the local spas, restaurants, catering services (sometimes), attend local yoga and pilates classes, hike the neighborhood, go to the local farmers markets … all these local businesses feel the positive impact because when people travel, they often eat out and buy local, bring souvenirs from their trip, create word of mouth about the places they enjoyed most, and spread the word about their favorite hangouts. When people rent homes such as mine, they live as locals; not tourists!

We touch lives, change people's perception of certain neighborhoods, cities even … and create work! On top of all the advantages just mentioned, the TOT taxes paid to the city represents millions of dollars being poured back into the city and the local economy! We all win!

Renting my home as a short-term rental has not only had an extremely positive impact on the people who work with me, but also on my guests! I rent mostly to families who want cozy and private time while in Los Angeles … quite a few have already moved to the city, and some are

considering it. I have people from all over the world stay in my home – and the experience changes their lives! Mother Teresa said "*Love begins at home, and it is not how much we do ... but how much love we put in that action.*" That is the way I approach each "booking" … it is a personal experience and I get to meet incredible people from different states and countries looking to relax, recharge and become re-inspired. I host with mindfulness and love, not just for my guests but for the community and the environment. Renting a home provides an experience that a hotel cannot provide – we are not competing, we are just providing a different experience. A Seaworld cannot compete with a Disneyland as they are two different entities … providing two different experiences!

There are hotels, motels, Inns, and B&Bs … Short term rentals are just next on that list. Hotels don't lobby against motels or B&Bs … why would they choose to come after short-term renters? It doesn't make any sense! We are all part of the hospitality business … but each of the listed categories just offers a different experience (yes, I keep using these words again and again because that's all it is … a different experience!!!!). We live in a time of choice; let's keep that way! Let's look at the positive impact short-term has on the thousands of people who host and those who rent. We cannot punish the thousands of people and businesses that are affected in a positive way by the sharing economy just to satisfy a few dissatisfied hotel chains! There is room for of all of us! Just because we have guests that rent our homes once in a while doesn't mean they won't go to a hotel on another trip or for another reason! Please consider the positive aspects of this sharing economy. This new era of sharing emerged because people were not satisfied with the choices they had before … I don't see why we can't all co-exist.

Now that people have been made aware of the sharing economy – we cannot undo or move backwards. We must all adapt and grow. This is the future and it is very positive. Los Angeles can be in the forefront of new ideas and concepts. Become a pilot program for other cities and the world. Create easy, logical, and fair protocols to help new hosts be in alignment with legislation and pay the TOT taxes. Maybe create an amnesty of some sort and allow people that amnesty for the first year of their experience because some people will want to test whether short-term rental is something worth doing for them or not. Maybe some people are not aware or intimidated by the TOT process. Maybe we need to learn to be flexible for the greater good … start fresh – Los Angeles has not "lost" income … on the contrary, it is about to make an enormous amount on a monthly basis!!!! Embrace it, don't punish the past, move forward and make it easy, logical, fair, consistent. Don't punish those of us who are doing it right just because of a few bad seeds. Yes, some people will abuse the system. Yes there will be some negative experiences on both side of the spectrum, but wouldn't that be the case no matter what, no matter the field or industry? Think long-term impact – this is an exciting program! This is an exciting future! Please help us shape it in a positive manner.

Thank you for your time!

D.L.
Los Angeles host (who pays her TOT every month!!!)

May 22, 2015

Dear Councilmember Mike Bonin:

I am Monica Zhang and I am a single mother living in West LA and I want share with you how home sharing has helped me.

I moved to Los Angeles four years ago from China because my daughter had heart problems and I wanted my daughter to have a better quality of life and get quality treatment for her heart surgery.

Now, my daughter is at UC Irvine and I want to stay close to her but juggle various gigs such as background, video shoots, and driving on Uber and home sharing to survive. I choose to stay in West Los Angeles because Los Angeles allows me to survive by picking multiple jobs. It is very difficult for me to find a job because my English is not very good, I am nearing the age of 50, and one ear is deaf.

The money made sharing my home supports me survive; in addition pay for my daughter's college tuition, her bills, and her rent.

I share my daughter's room and she uses it when she visits me in Los Angeles during her school breaks. I am a hard worker and struggled when I came to Los Angeles and I do not want visitors to experience the tough times like I did. I try to make it enjoyable and give my guests drinks and pick them up at the airport. Most of my guests are students who go to UCLA. I believe in hard work and persistence. Home sharing on Airbnb is not an easy way to make money but it is the only way for me to make money. I put in hard work and go the extra mile for my guests to feel welcome and happy.

It gives me hope and opportunity to survive and start my life in Los Angeles and stay close to my daughter. Please consider a law that will continue to help me rent our room easily.

Thank you very much,

Monica Zhang

March 3, 2016

The Honorable Mike Bonin
200 N. Spring St. #475
Los Angeles, CA 90012

RE: Council File No. 14-1635-S2

Dear Councilmember Mike Bonin,

My sister and I own a dulplex in the Jungle of Playa del Rey and we support short term rentals. I am writing to ask you to continue to support home sharing. In 2015 my disabled senior mother moved in with us. She lives on social security and is not able to work. Her future ability to rent her space as needed in our home could serve as a supplemental source of income. Every single neighbor to the right, left, front and back of my duplex are in support my mother's home sharing option, as we the home owners would always be on site.

I would also like to mention that I have led efforts to coordinate the annual Jungle Clean-up event in this community for over the past 16 years. I previously worked very closely with Bill Rosendahl's staff. Bob Hughes, Jeanne Moody, Carol Kapp and I have continued this annual event and 2016 would have been the 40th consecutive year.

Jan Haggen and Lucy Han have put forth efforts to specifically set up and harass home owners in this community. They have destroyed the special closeness this small town community shared for so many years with the set up sting operation they are running. Lucy specifically brags about her relationship with you and your office, how she has you over to her home and her direct line of communication to you specifically "to get things done".

The non-stop inspections driven by the efforts of Jan Haggan and Lucy Han weigh heavy on many home owners in this community. Home owners that struggled to own a home here are now constantly harassed, losing long term forged relationships and turning the best town in the world into a town of the witch hunt. It is unbearably heart breaking.

It's difficult to understand that my mother's desire and ability to share her space in our home to gather extra money as a retired disabled senior citizen is criminal.

I'm fully aware of your support for responsible home sharing from the Motion published June 2015 (supported by both District 11 and District 10). I wanted to officially voice my concern and input regarding this matter.

Lastly, home sharing is my preferred method when I travel the world. It's been the best way to experience the community and culture during my adventures and I'm sure guests in PDR will feel the same.

Thank you for taking the time to consider my feedback. All your work in District 11 is greatly appreciated!

Respectfully,

Maria Reyes, Vice President
West Beach Playa del Rey Property Owners Association

August 17, 2015

The Honorable Jose Huizar
Chair, Los Angeles City Council Planning and Land Use Management Committee
City Hall
200 N. Spring Street, Suite 465
Los Angeles, CA 90012

RE: Council File No. 14-1635-S2

Dear Chairman Huizar,

Thank you for the opportunity to present this letter to you in anticipation of the City Council Planning and Land Use Management Committee meeting on August 25, 2015.

I am a resident in Mar Vista and a single mother of two and I am writing to ask you to support home sharing. In 2009, I was laid off as a gemologist at a jewelry store at The Grove due to the emergence of e-commerce and people purchasing diamonds and such online now. After being laid off I was falling behind on my mortgage payments so I went to the bank to see if I could get a loan modification. Unfortunately, they could not do that and the banker made the suggestion for me to rent out my rooms to help pay my mortgage. Without this source of income, my children and I would have lost our home.

In addition to home sharing allowing me to save my home, I truly enjoy meeting new people from all over the world. Through home sharing, I've discovered that everyone is simple. We all want the same goals - a safe place, to be healthy, to be happy, and to experience new cultures.

Since I began hosting, many of my guests ask me for suggestions to local businesses and I always recommend local small businesses in Mar Vista. Some of my favorite restaurants that I suggest to my guests are Campos Tacos and Pizza Pizza.

I am aware that there are those against short term rentals, but urge you to support rules that do not ban the practice, but regulate this industry, not only for the benefit of people like me, but also to contribute to LA's economy. My guests consist of mostly families and they are very considerate of our house rules, neighbors and the neighborhood in general.

The ability to share my home allows me to keep my property, and feel happy and secure in the knowledge I can manage my life financially without any other support. Please consider a clear, fair, and progressive legislation for short - term rentals in Los Angeles. Thank you very much.

Sincerely,

Angelica Campos

Cc: The Honorable Mike Bonin
Mr. Kevin Ocubillo, Planning Deputy District 14
Ms. Sharon Dickinson, Legislative Assistant

14-1635-S2

Dear Mr Bonin,

We have been running a STR for several years in an apartment above our garage on our property where we also live in Venice. It has helped us pay bills when I lost my job a year ago. We would not be able to afford living here without it. Our guests visit Venice Beach, restaurants in our area and use our bikes to explore the area. There are not enough hotels in the area to support the visitors here in venice.

Please allow the full year instead of just 180 days rentals.

Make it easier to pay taxes directly through the rental sites so everyone can easily contribute their tax - force Airbnb and Homeaway to make these changes as many other cities have already done. There are so many illegal rental spaces AND str's on the market, reducing the days to 180 will only make for enforcement issues and not solve the rental crisis. If more people like us are forced to sell, more developers will buy up properties and build yet more unaffordable luxury apartments forcing longtime residents out of this area.

I live in venice and vote.

regards,
Lino Wiehen
310-804-7492

CF1465-S2

To: Council Member Mike Bonin

I am writing to ask you to help write a clear and fair legislation regarding home sharing here in district 11, Venice.

My husband has been living here in the same home since the 70's. I moved here myself about 6 years ago. We love our home in venice and before we began home sharing we were very close to losing it.
He was forced out of his job because of his age. I myself am unable to continue doing my job of many years due to injuries of my back and hands, and developing arthritis in my vertebra. The past few years we have been struggling to try and make ends meet, paying property taxes, fire insurance, earthquake insurance, Health insurance, medications. We were living in much fear, and it was so hard to sleep at night. We have no retirement. A woman across the street told us about home sharing and how it helped her to put her boys through college. After a long look at where we are now, we decided to take out my retirement money and fix our home up, bought new beds, painted, and updated our home to make it nice for guests to come and stay. We enjoy meeting nice people from all over. We now see a light at the end of the tunnel, we are paying our bills and hope to start to save for our retirement soon. We were married only 2 years, our life is looking up now. The anxiety I had daily has subsided so much as we develop some stability under our belt. I pray every day that we don't lose this air b & b. We are still able to enjoy our home and have a place for my son, (who served 3 tours in Iraq) and the grandkids to come visit with us.

Lisa Valentine

RE: Council file number: CF#14-1635-S2

Dear Mr. Bonin,

I am writing to voice my support of the proposed Short Term Rental regulations with the EXCEPTION of the 180 day limit.

As long time residents of Venice, we own our home and rent out a small guesthouse on our property. When not being rented out as a short term rental unit we use the guesthouse primarily to accommodate visits from our family and friends as our house is too small. The "guesthouse" is little more than a spare bedroom with an ensuite. While it is great for a one or two night stopover it is not at all suitable as a standalone rental. For example, it has no cooking facilities. It never was and never will be a full time "rental property" but lends itself perfectly to a short term rental situation.

From my personal experience sharing our home has been an enriching experience on many levels and it will be devastating to us both financially and emotionally if we are limited to only 180 days a year. Like many of my fellow Airbnb hosts we got into the home sharing community out of necessity. Both our jobs were affected by the recession and we found ourselves needing to augment our wages in order to make ends meet. When my husband first suggested that we rent out our guesthouse when we weren't hosting family and friends I was appalled at the idea. No way did I want strangers in my home!

That was several years ago and I can honestly say it that it has added so much to our lives and lifestyle that I cannot imagine not doing it. The obvious benefit is financial as it has enabled us to continue to pay our bills. It has also helped us do some well needed maintenance to our property such as replacing our roof before the major rain storms last winter. Unfortunately, my husband lost his job last September so we depend on the extra income more than ever.

Aside from the financial aspect, another benefit has been the wonderful people we have met. We have hosted people from all walks of life, all types of professions, all age groups, from all over the world. I was initially surprised at the variety of visitors we got. At first I assumed we would only get a certain "type" of budget traveler. How wrong I was! Many of our visitors are not "budget" travelers but instead are looking for a less homogenized environment than what a hotel offers. They are often great travelers and love meeting other people with similar interests (like us) and getting to know the local hotspots. Many are parents or grandparents who are visiting their nearby relatives.

We promote all the local restaurants, bars, and shops. Our visitors bring lots of commerce to our local community and limiting them to 180 days will limit commerce to the area, not to mention tax revenue for the city.

We have loved Venice ever since we moved here nearly 30 years ago and we feel like ambassadors when we host guests that have not been here before. I can't tell you what a joy it is to hear a guest gush about how much they have loved their visit to Venice and how much of it they didn't know existed prior to staying with us.

Along the way we have forged strong and lasting friendships with some of our guests. Not only have we enjoyed such great experiences as hosts but we have also enjoyed home sharing as guests both domestically and internationally. Home sharing has afforded us the opportunity to visit places we would not normally be able to

afford. This is a similar situation for our guests. Should visiting places like Venice be the purview of the rich only and should they be limited to certain times of the year???

We hope we can continue to welcome people into our home, year round. We are responsible hosts who are on hand to hold our guests responsible too. We have never once received a complaint from our neighbors and, let's face it, who wants to have an unhappy neighbor? That aspect is pretty much "self regulating". Not only that but we have hosted several of our neighbors family members!

Needless to say I feel strongly that there are many positive aspects to home sharing. I am also aware of the problems such as the issue of legitimate rental units being taken off the market and the subsequent issue of neighbors having to deal with "party houses". I believe that your proposed regulations will solve those problems but putting a 180 day limit on responsible hosts is akin to "throwing the baby out with the bathwater". I know of many good hosts who will face financial hardship should that limitation be put into law and I urge you to reconsider.

Thank you for taking the time to read my letter.

Yours Sincerely,

Madeleine Talbot

March 30, 2015

RE: City Council File #14-1635

Dear Honorable Councilmember Mike Bonin:

I am a resident in Mar Vista and a single mother of two and I am writing to ask you to support home sharing. In 2009, I was laid off as a gemologist at a jewelry store at The Grove due to the emergence of e-commerce and people purchasing diamonds and such online now. After being laid off I was falling behind on my mortgage payments so I went to the bank to see if I could get a loan modification. Unfortunately, they could not do that and the banker made the suggestion for me to rent out my rooms to help pay my mortgage. Without this source of income, my children and I would have lost our home.

In addition to home sharing allowing me to save my home, I truly enjoy meeting new people from all over the world. Through home sharing, I've discovered that everyone is simple. We all want the same goals - a safe place, to be healthy, to be happy, and to experience new cultures.

Since I began hosting, many of my guests ask me for suggestions to local businesses and I always recommend local small businesses in Mar Vista. Some of my favorite restaurants that I suggest to my guests are Campos Tacos and Pizza Pizza.

I am aware that there are those against short term rentals, but urge you to support rules that do not ban the practice, but regulate this industry, not only for the benefit of people like me, but also to contribute to LA's economy. My guests consist of mostly families and they are very considerate of our house rules, neighbors and the neighborhood in general.

The ability to share my home allows me to keep my property, and feel happy and secure in the knowledge I can manage my life financially without any other support. Please consider keeping short-term rentals a viable option for homeowners like myself.

Sincerely,

Angelica Campos

cc: Sharon Dickinson

Ian and Alicia Denchasy
3753 Ashwood Ave.
Los Angeles, CA 90066
310-999-1977
idenchasy@gmail.com

Honorable City Council
C/O Office of the City Clerk
200 N. Spring St, Room 395
Los Angeles, CA 90012
Attention: Mike Bonin

Dear Councilman Bonin,

We are submitting this letter in support of home sharing, specifically with regard to sensible legislation allowing home sharing to continue, while at the same time satisfying the various issues surrounding its role in our regional economy.

In June of 2014, we began renting space on our property to visitors through one of the popular home sharing sites. We did so to help soften the financial impact of an elderly care situation in our family; our mother, Anita Dong Miller, had begun her final decline after battling Alzheimer's and Parkinson's diseases for the better part of 10 years. Her illness – and associated costs (including her entire retirement being completely wiped out in a Ponzi scheme) – nearly caused us to lose our home to foreclosure, as well as playing a significant role in shuttering our successful small business and leaving us completely drained of both our savings (and dignity). With our mother reduced to a meager monthly income via Social Security and small pension, we could no longer afford to keep her in convalescent care, moving her into our home in November of 2013 and taking on the full responsibility for her well-being ourselves.

To say the extra income from home sharing was life altering is no exaggeration; for the first time in as far back as we could remember, we no longer faced a monthly deficit and could once again make our mortgage payments without fear of insufficient funds to cover our checks. Having already whittled our expenses down to their minimums over the years, this precious additional income was enough to sustain us all the way through to Anita's last breaths on November 6th of last year. We have lived in the Venice/Mar Vista community for almost 30 years and we could finally see past the mountain of obstacles pushing us to leave (gentrification, recession, etc.) and envision ourselves remaining in the community we cherish so lovingly. As an aside, we don't believe our experiences with welcoming guests into our home is confined to our own monetary enrichment; indeed, we feel we have brought a sense of community and good will to each and every visitor sharing our space. There is no better way to welcome travelers and introduce them to our wonderful city than through the people who inhabit our communities. In this respect, we take our role as ambassadors for Los Angeles seriously and we are truly grateful for every step our guests take in our area and beyond.

We realize there are genuine fears around home sharing. The stories of intrusion, inconvenience, and fears of secularizing neighborhoods are genuine and should be considered. However, with proper regulations, oversight, and outreach, we truly feel home sharing can work to the benefit of everyone. Local businesses are enriched by the guests we send their way, our communities are exposed to visitors eager to learn and share in our culture, and our hosts benefit economically, communally, and spiritually.

We would love to explain further our experiences and we invite you to contact us if you need any further information or explanation of the points touched upon in this correspondence.

Sincerely,

Ian and Alicia Denchasy

If regulations are put in place to limit hosting to a maximum of 180 days a year, it would create a very uncertain future for me because I cannot live on the income I would make in only six months of the year. It would be a struggle to make ends meet and I would quickly drain the money I have saved for retirement. I am now just months from turning 66 and finding employment of any kind is difficult due to my age. I do not think it is fair to impose the same strict regulations on all of us hosts, when it's only a small percentage of "bad apples" that are ruining the intent of home-sharing for the rest of us. I am sure the city could work something out to allow single-family homeowners like myself to continue to rent their space as many days of the year as they are able to.

I'd like to share just a couple of really memorable experiences I've had among the many throughout the years that I have been hosting. The first was with two incredible Slovakian women who stayed at my guesthouse for 10 days in 2014. At the end of their stay, they rescued a little dog to bring back to one of their mothers in Slovakia. Through a series of unforeseen events, they were unable to leave on their scheduled flights because of the paperwork necessary to get the little dog into Slovakia, so it was a very intense and dramatic time, trying to help them get new flights and a place to stay. Fortunately, I was able to help them with flights and accommodations in my own home and we have stayed extremely close friends since then – – they have visited me twice already since that time. Another very special friendship that I developed is with four wonderful Brazilians (two couples) who stayed in my guesthouse in 2015. After leaving my guesthouse, they were supposed to stay in Santa Barbara for several days but they ran into difficulties and ended up coming back and staying with me in my own home. They were so grateful that I, as they put it, "rescued them," in asking them to come back and stay with me, and since that time I have been their "American Mom." They have also stayed in close touch and are extremely close friends-- actually more like extended family -- and will be coming back to stay with me in my home this coming Christmas. I have also received

countless invitations to visit my guests in the various countries that they have come from and even received a wedding invitation from a Brazilian physician who stayed in my guesthouse less than a week! One family in Denmark sent me flowers when they learned I had been in the hospital. Other guests have sent me birthday presents. It's impossible to put into words how meaningful these friendships are to me. I never would have had these relationships if not for Airbnb.

I hope the City Council will take into consideration that most Airbnb hosts are contributing to the city of Los Angeles, and, like me, should not be punished with strict regulations because of some who are abusing the system.

Thank you for your time and consideration.
JT
Brentwood 90049

Dear Council Member Mike Bonin, Mayor Eric Garcetti, City Attorney, Housing Committee, City Council and all voting entities on this issue:

I am writing to show my intense support and advocacy for home sharing. My home is a beautiful 1920's Venice bungalow, artfully crafted, restored and filled with love.

I am a microcurrent facialist and quite often I travel for my celebrity clients, so I enthusiastically use home share to offset the quieter times of year. Often I am taken to locations in Georgia, New Mexico, even New York because of all the production that has left California to receive tax breaks in other states. Home share has offered me a way to pay the cost of keeping my home while I travel and incur expenses. I also appreciate home sharing because I know guests are taking care of my home instead of it sitting without a soul to occupy it and it gives me peace of mind knowing it's being watched over instead of falling prey to a break in, as Venice is a high target for crime and house break ins.

My home share experience has been such an incredible and positive experience. My neighbors have made friends with my guests and some have even visited my guests in Switzerland, South Africa, even New Zealand. My home has even provided solace for my neighbors family and friends coming into town as an affordable and much more comfortable alternative to a hotel, plus they have the pleasure of cooking and walking in a residential neighborhood through the walk streets of Venice and walking to the market to bring back dinner. I've even had a few neighbors move into my home for a month or more while they restore their home, allowing them to keep a close eye on construction without disrupting their family life by uprooting and living the awkward life of a hotel experience. For all of my guests coming from out of state or other countries, staying in my home has allowed them to bond with our city and infusing the community with their financial support.

I am vehemently opposed to the portions of proposed ordinance that limit what people can do within their own primary residence. I am particularly concerned about the limiting of the number of days people can home share and how many listings within their home they can have active at one time. Also of concern are the clauses that would prohibit hosts from other work related activities and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

I am also opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights. A limit

of 180 days is incredibly restrictive and doesn't offer the support to the community that these tourists and guests provide.

I depend on home sharing to be able to keep my home. If this ordinance were enacted it would mean a loss of income to me and my dependents in my business and in my family. Home sharing enriches my life by offering a way to be able to afford the high cost of living in Los Angeles, as well as keeping me on top of maintaining my home to live up to the quality standards my guests expect and I'm at peace while I travel knowing these guests are keeping my home safe and free from being a target for theft.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it ought be supported. Thank you for reading and I highly encourage you all to consider each and every letter of support you receive. Home sharing creates positive competition for the hotels who've gone unchecked for quite some time.

Sincerely,

Julie Civiello

RE: #CF: 1635-52

Dear Mr. Bonin,

My husband and I bought our home in Mar Vista in 2008, right before the housing market became virtually unobtainable for the average middle class person. When the last of our three daughters moved out on her own, it allowed us to Airbnb the extra room.

I recently learned that there is a draft ordinance regulating short-term rentals under consideration by the City Council. There is a clause that will restrict short-term rentals to 180 days per year that will adversely affect my husband and me as we rely on the income to help pay our mortgage, property taxes, and our medical insurance premiums which have become exorbitantly expensive since my husband is self-employed and I have only been able to obtain temporary contract jobs that offer no benefits. If you take away half of the days, this equals the cost of our medical insurance alone.

We have had only positive experiences with our Airbnb guests who come to our neighborhood because it is quiet and secluded. Since they are in our home, we make sure that our guests have been screened and are respectful of our neighbors. We also provide our guests with a list of the many local businesses in our neighborhood. What makes Mar Vista unique is that there is a mixture of people of different economic status and backgrounds. Airbnb allows the middle class to remain in a neighborhood that is becoming a community of Mc Mansions.

Please reconsider the 180-day limit to be revised to no restriction as to how many days per year allowed for short term rentals. Thank you for your help in this matter.

Sincerely,

Kelly and Edgar Arias

Mar Vista, CA

Dear Mr. Bonin,

I have lived in Venice for 2 years and Airbnb my entire home (2 bedroom, 1 bath) when my husband and I travel. I am aware that there are several short-term rental (STR) currently under consideration. While I don't think that I would personally be affected by the 180-day limit in our current residence, but my husband and I are considering purchasing a larger home in Venice that we can grow into with our family. Many of these homes have guest bungalows and we would want to use for Airbnb rentals to help supplement our mortgage and allow us to buy something in Venice that we can afford and we could be negatively affected by a 180-day ordinance. We may also consider hanging onto our current property and renting it, but Airbnb is an incredible fall back should market conditions change or there being a gap between tenants. By taking away the ability to Airbnb more than one property, you make it more difficult for people like my husband and I to feel secure about investing in Venice real estate.

In our current bungalow, the rental income allows us to pay our mortgage and helps cover additional travel expenses. We pre-screen people who request to book as we have neighbors that are older and others with young kids, so we try to only host guests that recognize this and are looking for a mellow weekend at the beach. We want the people who stay in our home to be compatible with the community and we direct them to visit many local businesses.

The other STR regulations that I feel strongly is an invasion of privacy is the requirement to release our guest's and/or personal info to the city and to have to register with the city. This opens us up to hacking of our personal information and added difficulty to have to navigate the city's processes which often take an incredibly long time (trust me we've tried to get permits for small renovations and it was a nightmare, I can only image what other city screening processes might entail). My husband and I also almost exclusively stay in Airbnb's when we travel, and would also probably reconsider this if we knew our personal data was being released. I am positive other people feel the same way as us, so this could substantially reduce the people that would stay at our home if they determined it wasn't worth the downside of all their info being shared. It seems like the main purpose of this is to collect a tax on these properties being used and I'm positive there are less invasive ways to do this.

Lastly, I feel that all the fines that are being proposed are excessive and put homeowners at risk for major monetary loss should someone not understand the rules. I get it if a business must follow strict guidelines, but such excessive monitoring and fines for normal people just trying to rent out a room or their home while on vacation, it all seems like a bit much. I think it could lead to a lot of people who are just trying to supplement their mortgage to get in deep fine trouble which isn't fair.

Thank you for your time and for considering my stance on some of the upcoming STR regulations.

Best Regards,

Kelly Douglas

CF #1635-S2

To Whom it may concern,

I am a part time teacher, full time Airbnb hostess, mother and wife. Our home was in foreclosure before we began to rent out a portion of it through Airbnb. Having our income threatened to be cut in half, by limiting us to renting through Airbnb for only 180 days a year, is terrifying. We will be forced to find other outlets to rent through like Craigslist and public classified ads. Airbnb screens both the hosts and guests, allowing us to gain insight and security when opening our homes to strangers. We are no longer in foreclosure. We will not let our home be taken away from us and fear for the safety of our family if forced to pursue other options. Please keep our family and home safe by removing homeowners from this threat. We are not an illegal hotel we are a family doing our best to survive.

Thank you for your time.

Lealani Ranch

Dear Council Member Bonin,

I'd like to register my interest in the city maintaining my and my fellow renters' abilities to do short term rentals with our homes. I live in a two-bedroom rent-controlled apartment in Venice that goes for $3650/month. That is a lot of money! When I'm not home for a few days, assuming I follow common sense precautions—which services like Airbnb build in—I think it's fair for me to be able to rent out my apartment. I'm recently unemployed, so the additional revenue that I could make from serving as an Airbnb host helps supplement my income and ultimately pay my very high rent! Plus, having people stay in my home is ultimately good for the local economy. I live two blocks from Abbott Kinney and the boardwalk, so when people stay with me, they general end up spending another several hundred dollars at local stores and restaurants.

Please support your constituents' rights to use their homes to improve their and their areas' local financial situations. Thank you in advance for your consideration.

Warmest regards,

Lee Horvitz
631 San Juan Avenue, #4
Venice, CA 90291
(310) 402-8343
lhorvitz@icloud.com

As a senior living alone in Santa Monica Canyon, thanks to homesharing, I am able to stay connected socially, and share my home and wonderful neighborhood that is under the jurisdiction of the Coastal Commission with a diversity of guests, many of whom are local but just want to spend a few affordable days at the beach. My daughter and grandson visited me at Christmas. Thanks to homesharing I was able to pay their airfare and have a place for them to stay which wouldn't have been possible if I had a full time housemate. Recently I had an unexpected expense that my retirement check didn't cover, but fortunately the income I earned from home sharing meant that I didn't have to borrow against my house. In my area there is a very large homeless population. One tiny woman who sleeps in the doorway of a commercial building is especially heartbreaking. With the cuts to social services and low income housing that are sure to take place on the federal level, it gives me hope to know that the TOT that is collected from my guests will help alleviate this sad situation in my community.

Leslie

Dear Councilmember Bonin,

I own a home in the 11th district that I have lived in for 30 years. I have a small business that I run out of my home but it's not paying the bills. I help support a beautiful young adult that is autistic She came to live with me at the age of six, when she was removed from her home. She's 28, and thriving. She receives services from the dedicated people at Westside Regional Center that have helped her grow.

Airbnb is not my first choice for the extra income I need to continuing living in my home, this district and receiving services from WRC for my foster daughter. I'm a senior and there are not a lot of employment opportunities. Putting a cap on the number of days I host will hurt me.

Please consider that there are a lot of responsible hosts in this community. It's a great place to live, vacation and work.

Respectfully,

Linda Lewin

Dear Mr. Bonin:

Airbnb has saved my life.

Three years ago, my mother passed away in the state of Texas. Following her death I had to fly back and forth to help my father and deal with the estate. In that time, I lost my job and my father became a victim of elder abuse which subsequently led to the dissolution of the family estate, after the woman who seduced him turned him against his own family. She convinced him to go bankrupt on the house we grew up in, and put him in an assisted living center where she would have better access to him and his money.

My apartment was empty for three months and I was not working, because I was trying to save my father from the clutches of a predator. I blew through my savings trying to keep my home in California, while trying to save the family home in Texas. Thousands of dollars to attorneys and rent down the drain.

If I had Airbnb'd my home, I would currently be in a better financial position.

I share this, because I only have one home now. My apartment in California, like many transplants do.

Although everything I had in Texas is gone, I still travel to visit my father and my extended family. Airbnb, has given me room to breathe. I can now home share my apartment and not worry about blowing through my savings to make rent, since I am still currently unemployed. Airbnb has given me a way to keep my place safe, clean, and secure when I am out of town. I feel better knowing I have guests occupying my unit, even if it's just for a short time.

Thanks to Airbnb, I no longer have to worry about putting my personal belongs in storage (storage is very expensive), coming up with the first and last months rent, and the time it takes to find a new place to live. Airbnb, has allowed me to keep my home and has allowed my health to recover from the tremendous stress I was under related to my mother's death and my father's horrible predicament.

As we all know, rent in California is very expensive, even if it is rent controlled. My rent has increased over $200.00 a month since I've lived here and will continue to do so, since my Landlord is keen on increasing rent every year. At some point the rent will be too much, and I will have to move, but with Airbnb, I can still keep my place while I search for work or travel and give me the little financial boost I need to survive as a single woman living in Los Angeles.

Los Angeles is my home now, and I do not want to move.

Put simply, Airbnb has saved me from dire straits, and has allowed me to keep my home, while I sift through and recover from my family's unexpected tragedy. I hope you can see the value in a business that helps Californians keep their homes, when hard times hit.

Kindest regards,

Linda

"Dear Los Angeles Planning Commission,

I would first like to thank you for your ongoing efforts in making the city of Los Angeles the place I am proud to call home. As resident of Venice Beach, I wake up every morning grateful for the opportunity to live in this amazing city and spend the limited time we have on this planet, in such a beautiful place.

As much as I love living in Venice, what consistently brings me the most satisfaction, is the ability to share this incredible place with people from all over the world. As an Airbnb host I am able to share my home safely and seamlessly with guests who would otherwise have very little options for local and affordable nightly stays.

Airbnb has not only greatly impacted my life and the lives of my guests, it also continues to directly impact those in my community. Each guest that I host, is given a list of all of my favorite local restaurants, grocery stores, markets and shops to ensure they experience Venice like a local and support local businesses.

I urge you to allow hosts like myself to operate our Airbnbs legally for all primary and secondary residences, as well as increase hosting caps to ensure we are able to positively impact the lives of as many guests as possible.

Thank you for your time and consideration.

My best,
Jordan"

CF #1635-S2

Dear Councilmember Bonin,

Thank you for sending out this draft ordinance. My name is Jordan Dawes and I am an Airbnb host. I do have a few comments on the draft ordinance which I would like to respectfully submit for consideration.

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 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 that did get completed and 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 though 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 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 largest single asset.

We listed our garage on Airbnb, we had made it into a small 1 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 180 days, all of the people I employ will also lose out on work, maids, handymen, plumbers, electricians, local businesses and restaurants, 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. The first 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 garage 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.

Another item of concern to me is Item #3 under Section D - Prohibitions: the limitation of HomeSharing to 180 days per calendar year. What is the reason for this limitation? It seems arbitrary an unnecessary given that hotels in the city of Los Angeles had a record year in revenue for 2015 and 2016. These rental provided essential income for my family which has allowed us to continue paying our mortgage and stay in our home.

My son's care makes my wife unable to hold a full-time job for the time-being, being an Airbnb host/manager has become her job. The 180-day limitation seems to unfairly discriminate against people like us for whom home home-sharing is our business. A hotel does not have to limit their rentals to 180 days, why does a home-sharing host have to? Especially if a host is in compliance with ALL other requirements of the ordinance there should be no limitation. If a host ensures that there are no nuisance violations, pays all taxes, and provides a safe rental in compliance with all regulations of the ordinance, there should be no limitation on the number of days permitted to home share. I believe that by implementing this limitation, the City of Los Angeles will lose valuable tax revenue.

Guests who stay in my guest house have informed me that they would not otherwise be able to travel to LA were it not for affordable rentals on Airbnb. Home-sharing allows low-budget tourists to being their tourism dollars to Los Angeles - funds that would otherwise be lost to more affordable travel destinations. I respectfully implore you to please re-consider the 180-day Home-Sharing limitation and prohibition on converted garages.

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

Sincerely,
Jordan Dawes

Airbnb is about sharing. It's about connecting with other humans, and it's about shifting a paradigm, and creating a new reality for people on Earth. Very infrequently, does a company come along which encourages human connection in such a real and beneficial way.

What I find most compelling about Airbnb is that it truly connects people from all over the world. It generates significant revenue (in the billions) to the city of Los Angeles, and most importantly, pushes the paradigm forward for what a global city should feel like.

My personal background and history with Airbnb goes back to 2011. As a founder of Summit.co, we offered them a spot to compete in our venture competition against four other startups. They came in 2nd....but none of the other startups are around today. Airbnb is...and thriving.

I am a 33 year old entrepreneur and resident of Venice. I represent the millennial generation. We are a nomadic group, we travel frequently and last minute. We love to truly experience the culture of a city. We are travelers...not tourists. We believe that staying in a home is a far more visceral and preferred experience than a hotel. We long to connect with people and places because it makes us feel more authentic and in line with that place. Airbnb represents our generation. It stands for everything we do and believe.

Living in Venice, where there are no hotels, I've had the experience of hosting countless groups from around the world. Not only have I had the chance to connect with a diverse populous, but I've been able to direct them to the best places, restaurants, shopping, nightlife, bars in and around Venice, Santa MOnica and greater Los Angeles. They have spent money, boosted the economy, and gone home to tell their friends about the experience they had. Word of mouth travels fast these days. Guests take instagram photos of famous locations in Venice and their friends across the world see what they are doing, and get on Airbnb to book a trip to LA. To deny the fact that this is the direction that the people of the world want to live is short sighted.

Without Airbnb, those experiences would not have happened. I would not have developed connections with these people. I would not have friends in other parts of the world that I can visit.

The revenue that is generated from hosting allows me to further stimulate the local economy. I travel frequently, as an entreprenuer and actor, the revenue I earn from Airbnb helps with paying the bills. Supplemental income is also an important factor for savings...and ultimately buying a home at one point in Los Angeles.

Sure, it brings more people to a city. But those people create more economic growth in the LA area. Perhaps there are more drivers on the road. But that creates more economic growth and jobs. Aside from that, and the hotel lobby being concerned about the future of their business, I'm not really understanding why it's a negative in any way to continue to allow Airbnb to function as is in Los Angeles. It's a bigger decision than trying to assuage the hotel lobby. This is a global issue with significant ramifications.

As we live in a more connected and technological world...it's important to remember what we are doing here as humans. We are here to connect with each other. We are here to share experiences. We are here to get a taste of what other people are like, and what they are into. Airbnb promotes humanity. It allows for a more diverse populous and more openness and tolerance. In a world where Trump rules, where building walls between US and Mexico is paramount, think about what kind of city we want LA to be. Let's be better. Lets set an example...and set the tone.

I invite you to see the forest for the trees, and to allow Airbnb customers and hosts in LA to continue doing what they are doing, to flourish and thrive, and to bring more economic benefit to this great city. Airbnb is more than just a shared apartment or home. It's an avenue to creating a better world.

Respectfully,

Joshua Zabar
Airbnb Host
Venice Resident

Dear Councilman Bonin,

I am a lifelong resident of Brentwood since 1951 — having been born and raised in the house that I still live in — and have been an Airbnb host since November 2013. As one of your constituents, I am writing to protest the overly strict regulations that have been proposed to restrict the number of days of hosting for short term rentals such as Airbnb. Airbnb has been a life saver for me in terms of the income I have made which has allowed me to stay in my childhood home into my senior years. In addition to the much needed income, I have also developed extraordinary, life-changing friendships with people from all over the world – – people that I have stayed in touch with since the very beginning of my hosting back in November 2013. The friends that I have made and that I cherish have come from all parts of the world, including Sweden, Slovakia, Italy, France, Denmark, Germany, Brazil, Russia and Japan, not to mention the countless friends I have made that live here in the United States.

I understand and sympathize with residents and affordable housing proponents who are angry with Airbnb and other short-term rentals for ruining neighborhoods and taking necessary housing off the market. However, my Airbnb in no way harms the neighborhood or has taken away needed housing. I have a converted garage that I use as a guesthouse for my Airbnb guests. The garage was converted into a playroom by my father back in 1951. I made sure that everything – – electrical, plumbing, etc, was completely up to code before listing my guesthouse on Airbnb. All of my guests have loved the peace and quiet of my neighborhood and have always been very respectful and courteous of everything connected with the guesthouse and the neighborhood. I have a designated, unrestricted parking spot, 24/7, for my guests, so I am not even taking away any parking on the street, which is public parking anyway. In short, no one even knows I have an Airbnb here at my home because of the quality of the people that I choose to host.

Re: Council file #14-1635-S2

Dear Mr. Bonin,

I am writing to you as a primary residence home sharer, in the hope that my voice will be heard in the increasingly contentious issue of short term rentals in Venice.

First I would like to say that I am in favor of fair regulations for short term rentals in Los Angeles. However, having read the proposed ordinance I must appeal to you to lift the stipulation that a rental must be limited to 180 days a year.

It is not clear what issue that limitation is supposed to solve but, from my point of view, that limitation will severely affect my financial situation.

Like many of my fellow Airbnb hosts my wife and I became part of the home sharing community out of necessity. Both our jobs were affected by the recession and we found ourselves needing to augment our wages in order to make ends meet.

Neither of us were truly comfortable with the idea but once we embarked on the plan I can honestly say it that it has added so much to our lives and lifestyle that we cannot imagine not doing it. Aside from all the wonderful and interesting people we have welcomed into our home, the main benefit has been financial as it has enabled us to continue to pay our bills. It has also helped us do some well needed maintenance to our property, including switching our yard to be drought tolerant, and has afforded us the odd vacation. Unfortunately last year the company I have worked for, for the past 16 years, went out of business. At 63 years old I have not been successful in finding another job and don't hold out much hope that I will. The "extra income" we make from renting out our guesthouse has now become "necessary income" without which we will not be able to remain in our home.

Limiting our rental to 6 months of the year will mean 6 months of hardship for us. It may mean that we will have to give up our home. Our small guesthouse does not have cooking facilities so it cannot be turned into a full time rental and is not really suitable for more than a 2 or 3 day stay which is why short term rentals work for us.

We live on the property and are responsible hosts. We have never received a complaint from our neighbors. In fact, many of our neighbors send their family to stay with us when they visit.

With the exception of the cap, I feel the proposed ordinance addresses the main arguments that some have against home sharing. The cap does not really mitigate anything but WILL have a detrimental effect to a lot of hosts who like us are responsible, community spirited people who need the extra income home sharing provides. I hope you will consider helping folks like us by having the cap removed from the proposed ordinance.

Yours Sincerely,

John Leighton
Constituent CD11

TO: Mike Bonin and any other that it may concern.

CF#14-1635-S2

I am writing in support of the proposed home sharing ordinance in the city of Los Angeles.

I am a traditional home share host in that I live in my residence and rent out spare rooms. This income provides very necessary assistance to my family as we struggle to afford the ever rising housing costs in Los Angeles. Without this added income, we would need to strongly consider selling our home.

We use Airbnb as our platform and have no problem with the 180 day limit on guest days. Our TOT is paid automatically through our platform and we do not mind registering.

I am concerned about any registration fees exceeding $100 annually. I am also very concerned about overreach in the registration and reporting process. I think monthly reporting is unrealistic and overly burdensome to both hosts and city administrators. Every 6 months would be far more realistic and make compliance much more probable.

Registration needs to be fast, easy and accessible. Keep it simple and allow hosts an early registration period before the registration becomes mandatory. This way we are able to comply ahead of time and not get shut down while we wait for the slow gears of bureaucracy to catch up with what is certain to be a surge of initial host registrations.

I think all proposed Home sharing ordinance fines are extreme and should be reduced by 50%.

I appreciate your time and consideration.

Cheers,
Isak Ziegner
Council District 11
Lucerne Ave at Sepulveda Blvd.
West Los Angeles, California

RE: 14-1635-S

Dear Mr. Bonin,

I understand that the issue of short-term rentals is a complicated one and I wanted to relate my experience with short term rental with you.We have lived in the Venice area for around 7 years. My partner & I were finally fortunate to buy a home after renting in the L.A. area for over 15 years. The reason we chose the house is because it had a guest house in the back that we planned to use for family & friends & also to host others on airbnb. We had used airbnb many times when we traveled & we loved the idea of being able to share our space with others as many other hosts had with us. We thought this would also be a way to help us pay for this home & it has greatly. The property taxes alone are exorbitant. We will most likely have to sell the home & move to a different (cheaper) area if we can no longer rent out our guest house short term. We love Venice & had planned to stay in the area to raise our 2 year old daughter.

I understand the need to make an ordinance so units are not being taken away from the rental market but our guest house would never be rented to a full time tenant. We use the guest house for several months out of the year to have my partner's parents stay with us so they can spend time with their grand daughter. The guest house is basically an extension of our main house as it shares the courtyard in between that is a very small area & there is very little privacy for either space. We only rent to people when we are home & are very careful in the vetting process of the people we book. We have met so many wonderful people from around the world when they stay with us. We always recommend local businesses to our guests & try to give them a "locals" experience.

I believe there are many great things in this ordinance but this portion would hurt us greatly & I'm sure many other locals in the same situation. Please reconsider this restriction.

Best,

Jeff Miles

To Whom it May Concern,

I am writing this letter on behalf of my concern with new restrictions on the sharing community. I have been a both a guest and a host of Airbnb since 2013. During this time, I have lived in homes for my job across the country and have been able to vacation in other countries and meet great people. Prior to living in LA I lived in Chicago where I was able use my extra room in my apartment as means for extra income. Due to Airbnb I could save money for my down payment for a home. Now I am in LA I have been able to make money from my property in LA and be a service to people transitioning from one city to this great city. Airbnb is more than a source of income it's a community. I am friends with several of my guest and enjoy meeting new people and telling them about LA. Without Airbnb I would not have been able to relocate, buy property or just be able to get ahead of my bills. If you make restrictions to where its more trouble to host or use an Airbnb as a guest you will begin to see a trickle effect from business to tourist. I hope the board truly considers how these decisions will affect people in LA and in the communities within the city.

Best Regards,

Jessica Lesley

CF #1636-S2

Dear Mr. Bonin,

I have lived and worked in Venice since 1982. I was lucky to buy the house I am living in, in 1999.I got married in 2001 to start a family. My husband left 3 years after we built the second story. In order to keep the house I had to take in roommates. It has always been the fabric of my life. Even when I adopted my daughter from China in 2009 we have lived with others. As a single parent with a special needs child, I have lots of responsibilities. I can't emphasize enough the gift Airbnb has been to our family. Not only the financial aspect but having a wealth of different cultures share our lives. Because we live conservatively our home is where our social life is. We don't go out much or travel but the world comes to us. Limiting us to 180 days would severely affect my ability to keep my home. This year alone I have had many household repairs that I would not have been able to do without the impending revenue. Since I live and work in my home, the type of guests that comes here, does so knowing we keep family hours and our lifestyle is low key and not disruptive to the community. I share my insider knowledge of Venice with my guests who love the proximity of local establishments and spend their money locally. Please reconsider extending your proposed limitation to the full 365 days. With the occupancy tax I'm sure the benefits to our community i.e., homeless, schools and roadworks would be well served. As to their concerns of infringement on hotel revenue, the majority of my guests would not be able to travel abroad and prefer the intimacy of home sharing. Thank you for your time and consideration of this important measure.

Sincerely, Jessica M.

Dear Mr. Bonin,

My husband and I have lived in Venice for 24 years now, and have lived through all the changes that have undergone in our neighborhood. As the price of living has gone up in the area, we rely on our short-term rental to pay our mortgage and allows us to continue living in the area that we have called home for so many years now.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on my husband and I, the clause restricting STRs to 180 days per year. This clause will directly and negatively effect us.

We truly believe that we have been contributing to our neighborhood by making sure to inform our guests on the proper ways to experience Venice. We let them know which establishments have been here the longest and which to support and which not to.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,

Goga Bouquet, Venice

To whom it might concern

Hello

My name is Isabelle Dahlson, I bought my house in Venice about 4 years ago.

I'm a single mom with 3 kids. A year later my daughter was involve in a car accident and now she is quadriplegic. She needs 24 hrs care.

Home sharing is a life saver for my children and I.

I have been renting 1 to 2 rooms from my primary house all year long.

That income has allowed me to stay in our home and support my family.

Being able to rent 2 bedrooms from my home, I'm able to be the 24hrs care giver to my paralyzed daughter, and provide for my family. The home sharing ordinance has a number of excellent items included such as the requirement to register as a home sharing host as well as the Host requirement.

My greatest concerns are the limitations as the number of rooms and how many days per year allowed in the ordinance.

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

Regards

Isabelle Dahlson

Dear Mike,
Thank you for taking your time and reading my concerns.
I own a house and after my child decided to move to NY, we decided to use that room as a vacation rental.

Getting old is hard in a city like LA, insurance just for us is $1,240 and renting this room makes it possible for us to pay health insurance. If the new regulations of a 180 days cap passes, it would hurt us, as we live of our savings and making house repairs, paying for health insurance would not be possible. Our life would change for the worse.

We know all our neighbors for 30 years, we belong to CERT and try to train our neighbors in how to take care of them during a disaster. We have a very quiet street and my guests are always very respectful of that.

Please consider our position as well of those around me that benefit from me having guests, like restaurants, when casting your vote.

CF #1635-S2

Dear Mr. Bonin
I'm writing as concerned resident and Airbnb host in Venice California, regarding the draft ordinance regulating short-term rentals. I understand it is under consideration by city council. While I do appreciate and understand the reasons behind it, I feel that it doesn't take the little guy into consideration. Manly the clause that restricts the STR's to only 180 days would impact a lot of people, my family included.

My mother came here from Monterey in 1964 as a young woman. She married my father and they raised my brother (who is also an Airbnb host) and me in Venice. We have watched our small diverse town grow, some for the good some for the bad.

My mother started bringing me to Venice city council meetings when I was a kid. Over the years we worked hard to try to keep Venice and our community "real".

My parents bought our home in 1983. When I moved out rents were still reasonable, but we knew that Venice was changing. We realized if we didn't act we wouldn't be able to afford to live in Venice anymore. We built a second house on the lot 12 years ago. My brother and his wife live in the front house and I live in the back house with my husband and young son. My brother rents out a room in his house full time, to help supplement his income and help him pay his part of the mortgage. My husband is a professor and travels a lot. We rent out our house (which helps pay for our travels) so we don't have to be separated from each other for long periods of time.

My brother and I work together as a team when one or the other needs help with our guests; we step in. We strive to make our guests feel at home and feel like they are part of our community. I leave a welcome book out highlighting our local shops and restaurants. This helps our guests navigate their way through our city while supporting our local vendors.

I do realize that my husband and my rental may not be impacted by this regulation, but my brother's would, and that does affect all of us as a family.

Thank you for your time and please consider revising the 180 day limit.

Sincerely, Erin Swendeman

Dear Mr. Bonin,

I have been a long-time resident of Playa del Rey - in fact, I emigrated to the United States forty years ago, almost to the day. I moved to this quaint beachside community as a young woman, and never left. I made a family here, went to the playground and later to the baseball field with my son, got to know my neighbors through the local school and the local coffee shops, and on my walks through the neighborhood. It is a pleasure to see how the neighborhood has thrived throughout the years.

I retired two years ago after 28 years of public service as a social worker. I found myself somewhat isolated after years of constant contact with children and families, and of course my income decreased substantially. With my son having moved out, I had an extra bedroom in my home, and decided to try Airbnb.

Within weeks, indeed days, I started to meet interesting people from all over the world. My life was again full, and it gave me great satisfaction to help my visitors develop plans for seeing Los Angeles, to orient them to the area, to answer their questions. I found that all my guests were responsible, quiet, curious people who appreciated the chance to stay in a real neighborhood and experience Playa del Rey. As you surely know, there is only one hotel, the Inn at Playa del Rey, in our neighborhood. It is an expensive lodging and none of my visitors could afford staying there.

Part of the experience for my visitors is trying out the various local coffee shops and restaurants, and I get frequent feedback about the pleasant times my guests have had following my recommendations for breakfast, lunch, dinner, or just a drink on Culver Blvd. Local businesses have surely benefitted from Airbnb in our neighborhood.

With my fixed pension and my husband's struggling business, the extra income from Airbnb has helped us manage our finances more comfortably, without worry about unexpected expenses.

I am alarmed to hear that a 180 day limit is being proposed for Airbnb rentals, and urge you to reconsider it, to allow responsible homeowners to rent out part of their home without restrictions on the number of days they can offer it to their guests.

Sincerely,

Eva Juhasz
Playa del Rey

RE: #CF: 1635-52

Dear Mr. Bonin,

I have lived in my home in West Los Angeles for 17 years. I have worked over the years to improve the quality of the neighborhood. I strive to make our streets safer, to retain the unique character of the neighborhood, and have enjoyed cooperation from my neighbors and the community in these endeavors.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect me.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in one's home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on me: the clause restricting STRs to 180 days per year.

I rent out a room in my home as an STR, and use the income derived from this to pay my mortgage and health insurance premiums.

I am a contract technologist and sometimes go over a year between projects. Any limitation on the number of days I can share my home would have a disastrous impact on my finances.

I carefully screen my guests and to date have no incident or complaint. I also take great care to direct my guests to patronize local businesses bringing much needed revenue to our area and provides a completely different experience to my visitors. They are able to "live like a local" for the duration of their stay, rather than have a typical "hotel experience". My interaction with visitors has been entirely positive.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,

Frank Callari, West LA

RE: #CF: 1635-52

Dear Mr. Bonin;

I'm writing to you to give you some insight into my personal experience with the Short Term Rental market. I live in and own a 3 unit building on Sawtelle Blvd. in Mar Vista. I began renting out a 3rd bedroom in my home that was my daughter's before she went off to college. I got to choose when and how and to whom to rent it to help defray the exorbitant costs of having a child in college. Renting out the room allowed me to pay for her living expenses while she was hard at her studies. She is now an accomplished working artist. I have one more daughter that I would like to be able to offer the same assistance to as well.

We live downstairs in the aforementioned 3 unit building and there are 2 upstairs apartments. They are generally rented out to long term tenants however, when the couple in the unit in front got hired in Atlanta for a long term project, they gave us use of their furnished unit to rent out for short term use. This allowed them to be able to come back when they had vacation time and then to come home to their space when the project was complete. It covered their rent for them and gave us some extra money to help our younger daughter who is a serious travel team hockey player and wants to play in college. Hockey is a very expensive sport and we are not wealthy and really appreciated being able to offset some of those costs.

We love our home and our neighborhood and would never do anything to jeopardize anyone's well being. We have had only wonderful tenants from all over the country and some from foreign countries as well. It has been an enriching experience for myself and my family as well as all of the short term renters who have so enjoyed our family, our hospitality and our city. We were 5 star reviewed.

I am in favor of some regulation to stop some of the greedy landlords that buy up many buildings just to make money off STR and take viable apartments off the market when so much housing is sorely needed. We are not greedy. We rent out our home because we need to take part in a shared economy. We would really be harmed by the passage of this ordinance. Please keep us, your loyal, hard working constituents in mind when you cast your vote.

Very Sincerely,

4/28/17

Freyda Campbell
3556 Sawtelle Blvd.
Los Angeles, CA 90066

Hello there,

I am writing in regards of recognizing the beauty of AirBnB and not having this beautiful opportunity taken away. AirBnB has not just been about the money, its been about the culture and meeting new folks. I have loved hosting guests from all over the world and its been an amazing networking opportunity. One thing I love about AirBnB that I experienced at the places I have stayed is the feeling of being in the culture and swing of wherever I am. The hosts I have had have given me amazing ideas of local places to go and try and fun ways to get around as well as sometimes have joined in the experience. This has been a much more pleasurable experience than staying at a hotel. I know this experience is not for everyone, but for those that do it, its more than just money and a place to rent and stay; its welcoming, and fun!

AirBnB has been an amazing opportunity for me to make new friends, help others out, as well as make a little cash! I would be sad not to be able to continue doing this, and I see no harm in doing so! Please lets keep the joys of being able to host for AirBnB as well as stay at others places. Much LOVE!

Gabrielle Olko

HUCK'S ENERTAINMENT GROUP

RE: #CF: 1635-52

Dear Mr. Bonin,

I have lived in Venice since 1996.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect me.

I understand that regulation of STRs is necessary as the rampant speculation of commercial landlords has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on my wife me: the clause restricting STRs to 180 days per year.

Because of this I will have to vacate my present residence - I can no longer afford this place.

I have been unemployed for more than 2 years and I count on the income from my guest room to make ends meet. Plus my mom has been very sick and I have been helping out with nurses. Any limitation on the number of days we could share our home would have a disastrous impact on my finances.

Also my guests always help the local economy. It does seem you all are in bed with the hotels as well as the dot coms that are taking over Venice and offering landlords huge rent to get the little guys out… . Anyway there are many in my shoes who will have to give up their homes. I wish you'd reconsider. Best Gigi

Hi. My Name is Betty Stevens. I am a tenant in an RSO apartment and a short- term rental host in Los Angeles. In 2013 I nearly died. Home sharing saved my life. PLEASE AMMEND THIS ORDINACE TO INCLUDE SINGLE UNIT, R.S.O. TENANTS with "SUPER HOST" status and SPECIAL CIRCUMSTANCES, (such as age, health conditions or financial hardship) SO WE ARENT HOMELESS.

At 53 years old, my once thriving, 25 year, professional photography career sank to rock bottom *(thanks to the invention of the iphone)*. I tried every random, odd job I could find to supplement my income but I was told I was over qualified, too old or the pay was so low it wasn't enough to pay my rent. **I DON'T qualify for unemployment, food stamps, disability, social security or low- income housing. With NO investments, NO savings, NO family trust, and NO government assistance,** the stress hit my immune system. I got a life-threatening blood disease and was in the I.C.U for several months. When I finally recovered I had **$100K in medical debt,** was facing eviction and would become homeless.

NOW I am a responsible "Super Host", never had a single noise or parking complaint and have paid off a percent of my medical bills and I AM PROUDLY SPONSORING THE 14 YR OLD DAUGHTER OF MY (legal) MEXICAN HOUSEKEEPER WITH INTERNET & A COMPUTER IN THEIR HOME FOR HER EDUCATIONAL STUDIES. I WANT TO HELP PUT HER THROUGH COLLEGE SO SHE CAN BE THE FIRST HER IN FAMILY WITH A COLLEGE EDUCATION! My landlord has permitted my short term "roommates" because I pay my rent on time, updated my unit with new flooring, carpet, faucets, fixtures, paint (something she cannot afford to do), & have become the watchdog for the building reducing vandalism & repairs. Excluding renters in RSO tenants with financial hardship and

health conditions is biased, prejudice and unfair. **I will become homeless and I wont be able to continue paying my medical expenses**.

RESTRICTING HOME SHARING IS NOT THE ANSWER.

CREATING NEW LONG TERM HOUSING IS!!

SOLUTIONS TO THE HOUSING SHORTAGE, PARKING, & NOISE.

1) CREATE AFFORDABLE LONG TERM HOUSING WITH EXISTING GARAGES & STUDIOS. Ease the strict, outdated, impractical variance code restrictions on " bootleg" or otherwise "illegal" garages and guesthouses and permit these unused dwellings to be used as affordable LONG TERM housing.

2) BUILD NEW AFFORDABLE HOUSING ON VACANT LOTS or existing, large, residential properties that would enable multiple unit dwellings by using the 14% TOT tax.

3) PENALIZE & BAN ALL "MEGA-HOSTS" WITH MULTIPLE LISTINGS OF 2 OR MORE FROM EVER HAVING A LICENSE TO RENT OUT SHORT TERM AGAIN!!

4) SET A 10PM CURFEW ON NOISE AND PARTIES for ALL RESIDENTS (home owners and renters, short term or long term) so no one is discriminated against and the playing field is fair. Limiting events and parties to restaurants, bars and registered event locations ONLY.

5) LIMITE SHORT TERM RENTALS WITH PRIVATE PARKING ONLY. NO street parking permitted. Street parking would be reserved for long term residents with permits. All other "daily" "visitors" must pay a daily street parking permit fee.

6) REQUIRE ALL RENTALS (both short-term and long-term) TO POST A SIGN WITH THE NOISE AND PARKING RESTRICTIONS IN EACH UNIT.

Dear Mr. Bonin,

I recently purchased a small bungalow in Venice, CA. I've lived in Los Angeles for nearly 30 years, and have worked hard to become a homeowner. In order to cover my mortgage, I count on STR's for extra income. Restricting STR's to 180 days per year will cause an extreme hardship on my finances.

I am very thoughtful about the guest I accept and have hosted many guests from around the world without incident or complaint. I also encourage guests to patronize local businesses, which brings much needed revenue to our area and provides a completely different experience to our visitors.

I understand the regulation of STRs is necessary as the rampant speculation of commercial owners compromised the original intention of STRs. I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,

Elizabeth Cullen

RE: #CF:1635-52

Dear Mr. Bonin,

It is to my understanding that a draft regulating Short-term rental is being considered by City Council will affect my economic situation badly.

There are many points that are well taken when regulating STRs but the restriction of 180 days per year I consider not fear.

My wife and I own a property that has 6 bedrooms and after losing our jobs we found Airbnb rental to be effective and positive to us. We are able to survive and be able to pay property taxes. We have been renting some of our rooms through Airbnb as a way to support ourselves

Please look into and reconsider and allow responsible property owners to rent without days limitation and allow us to continue renting as many room as desired.

Thanks

Edwin L Menendez

Edwin L Menendez, L.A 90066

April 18,2017

Dear Council member Bonin,

I respectfully oppose the proposed Home Sharing Ordinance which will be placed before the council in the near future.
This ordinance represents yet another layer of very complex and punitive regulations and taxes. The cap on rental days is arbitrary and unfair. The complexity of the regulations and record keeping requirements will place homeowners at constant risk of excessive fines and sanctions.

Many homeowners need the extra income from home sharing and visitors (who spend money in the area) have an alternative to unreasonable hotel prices.
For the record, as a homeowner, I do not and have no intention to, home share or provide short term rentals. I have no connection to Airbnb or any other host platform.

Thank you for your consideration,

Daniel Hoehler
Venice, Ca.

'Dear Mike Bannon,

My name is Edward Hutchinson and I am a Venice resident. We use Airbnb to supplement our income and allow us to afford the expensive living costs of being in West LA. If the city were to ban this we would struggle to continue living where we do.

There are not enough Hotels in our area, and so Airbnb has been a great alternative for property owners and for travelers not wanting to pay high hotel rates. Since Airbnb's success this has come down.

We strongly urge you to reject this ordinance.

Best regards,

Ed Hutchinson'

Councilman Bonin

I am writing to ask your opinion of the proposed home sharing ordinance.

I wanted to voice my opposition to the ordinance and give a resident's perspective. I understand that Los Angeles is complicated geography with several distinct pockets. However, for our neighborhood of West LA, AirBNB has been a huge blessing to my family.

AirBNB has been a way for my wife to contribute to the family income while still being able to stay home and care for our baby. Without AirBNB, we would not be able to afford to live here because my wife would need to work and pay for childcare.

AirBNB also is a huge boost to the local economy. Our guests eat out each meal and use the bus or Uber. Many have mentioned that they would not have come to LA if they had to pay a hotel rate. A critical distinction that I think is overlooked is that *AirBNB is not an alternative to hotels, it is an alternative to sleeping on a couch.*
Most of our guests are visiting friends or adult children in the area who live in small apartments. AirBNB allows them to sleep in the same neighborhood but not sleep on an air mattress in the kitchen.

We regularly host business travelers and have a recurring guest who is employed by Riot games. He flies in from Utah every other week and without AirBNB he would have not accepted the job.

The proposed ordinance is restrictive in three ways:

1. Require a city registry which includes a fee and personal info. I don't want a new government office being established for this purpose and I don't want my personal info being collected or used.
2. Require written permission from landlords. This is clearly a way to stop homesharing from the start. In my 6 years of living in LA I have never heard of any apartment lease that was accommodating to subleases. This would be very onerous.
3. Limit the number of nights a unit can be rented to 180 nights/year. This would hurt everyone. Our AirBNB income would be cut in half but also the VAT the city collects would also be reduced by 50%.

If this ordinance does go through, it would be very difficult to enforce. Residents would go back to their old way of filling temporary vacancies through Craigslist. At least AirBNB has some structure and is collecting tax for the city. I assure you that this ordinance would be a failure.

I would love to hear your thoughts on the ordinance and any issues I have not considered. I look forward to hearing more about these developments.

RE: #CF: 1635-52

Dear Mr. Bonin,

I have been a Venice resident for over 14 years and an Airbnb host for a few years now. We have had a great experience overall. It is a nice social component to our life.

The rental income has been and still is a very important stabilizer for me as I am self-employed with fluctuating income. It was especially crucial when the last recession hit my profession as an architect pretty hard and the income was limited.

I also have family from overseas who comes and stay with me for a few weeks at a time. I could not host my family in my small house for this long, so I invested in building a new guest house to accommodate them.

Unfortunately the cost of construction was a stretch and without renting it between 9-11 months out of the year I wouldn't be able to sustain the mortgage and the loans for the added guest house.

My apartment would stay empty for at least 6-9 months out of the year and NOT become a permanent rental that the City of LA would like to see increasing. Not renting it on a short-term basis, would mean no additional income for me and less business for my neighborhood but not a new permanent rental.

We have seen many businesses thriving throughout the past years benefiting immensely from the guests staying in my and other rentals in Venice. Venice is a very tourist driven part of LA with way too few hotels that are attractive to families and modern travellers who want to live like a local and fit in.

Airbnb and other short-term rental site services increased the value of my property which is my main financial asset at the moment.

The next recession could come sooner than we think and I would appreciate the continuing opportunity to supplement my income with short-term rental income for more than 180 days per year.

Please reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence or adjacent buildings on the same property without restriction as to how many days per year they can rent.

Warm regards,
Claudia W.

RE: #CF: 1635-52

Dear Mr. Bonin,

I have lived in my home in Venice for 35 years. As one of the longest-time residents on my block I have worked over the years to improve the quality of our neighborhood. We continually strive to make our streets safer, to retain the unique character of our neighborhood, and have enjoyed cooperation from our neighbors and the community in these endeavors.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect my wife and me.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on my wife and me: the clause restricting STRs to 180 days per year.

We rent out a room in our home as an STR, and use the income derived from this to pay our mortgage and health insurance premiums. I am nearing retirement age, and will depend on that money to augment my Social Security.

I have been unemployed for more than 4 years and we count on the income from our guest room to make ends meet. Any limitation on the number of days we could share our home would have a disastrous impact on our finances.

We carefully screen our guests to ensure compatibility with our residential neighborhood, and to date have hosted hundreds of visitors from around the world without incident or complaint.

We also take great care to direct our guests to patronize local businesses, which brings much needed revenue to our area and provides a completely different experience to our visitors. They are able to "live like a local" for the duration of their stay, rather than have a typical "hotel experience". Our interaction with our visitors has been universally positive, and we have made many new friends with the people who have stayed in our home.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,
Ed Colman, Venice

Bianca Betancourt
Daughter of Angelica Campos
Homeowner and Airbnb Host
3822 Berryman Ave. LA Ca 90066

CF# 141635-S2

To whom it may concern,

Thank you very much for your time and attention!!

This letter is to Support Airbnb who has significantly helped us keep our Mortgage payments on track and our family secured while also affording us the opportunity to meet so many wonderful and interesting cultures from around the world. We have made so many friends and connections and have learned so much from other cultures and visitors who have visited with us. It has been immensely educating and refreshing to see all the positive experiences and long lasting memories we have made since we started. It is always heartwarming and reassuring to see how grateful our guest are and how much they want to do the same by welcoming us to come and visit them in their own homeland when we have the opportunity. This is always the case as we make great efforts to share with our guest the LA Experience that we have been so lucky to provide for others in contrast to the hectic hustle and bustle of traveling abroad. This is what makes Airbnb so Special and Awesome!! All of our guest agree that Airbnb has perfected this in ways they could not have imagined until experiencing it for themselves. I personally stayed at an Airbnb in the area for 3 days and honestly felt so at home it was hard to leave when we had to. This is what we hear from guest all the time!! They always insist they would stay longer if they could. We have a large property with a two-bedroom house and 2 detached studios located in the back of the property which makes it very easy for me to be easily found at all times and contacted for any help, instructions or information when needed. This also allows me to interact with guest on a constant basis, share special recommendations, directions to great locations and anything else they can possibly hope for in a 5 star experience. It is very rewarding to ensure our guests are always happy and excited to know that they do not have to go far to access these types of insider tips and special information that anyone local would know. It's very much the highlight of our day to see our guest's reactions to how beautiful it is here and how grateful they are for allowing them to stay here with us and being able to share the space with other guest makes it that much better to meet other fellow travlers to socialize with. Having the ability to accept reservations in two separate listings also makes it very much profitable for us and allows us to be available for our guest at all times without any distractions or time delays.

Because of Airbnb, we were also allowed to make long overdue repairs that we were unable to maintain after several different difficulties arising. We have lived in our home for over 16 years and we have always worked very hard to keep it and are trying very hard to continue to do so.

We have been able to start making full payments again solely because of Airbnb and their endless efforts to keep the website active year round. It would also be very important for us to stress the issue of allowing more then one listing on one property to be hosted simultaneously as we have been doing so with great success.

Because of Airbnb I have been able to work from home maintaining the property reservations while also maintaining a great reputation and high scores for "Great Services" and providing a constant high quality vacationing experience to our guest. We have several 5 star reviews on both our listings to show our efforts and effectiveness in providing these services!
Airbnb is continuing to help us pay our remaining mortgage and continued economic expenses. We had hoped to continue to use this steady income however; we were informed of the efforts to end, limit and change Airbnb, which would be devastating to my family and take away these positive experiences being provided and encouraged to other guest traveling into the country. Please understand I am working very hard to provide for my family. I am very worried about them and I know they are very much dependent on the assistance I am consistently providing for them.

If we can continue with Airbnb we know we can make it. It is most important to us to keep this home, provide for our guest and ensure our family is safe. Please put yourself in our position and try to help if you can. We thank you very much for any effort you can make!!

Sincerely Bianca Angelica Betancourt
310-439-0206

Dear Councilman Mike Bonin,

I've lived in Venice since 2011 and started to airbnb when I went on vacation. I am a proud restaurant and bar owner in Los Angeles for 13 years now. During the 2008 crisis, I rented out my place for months at a time and Airbnb helped along the way *like a line of credit*. But beyond my personal economic gain there are three main points that are having a big positive impact to the city of Venice. These three points have helped rekindle a neo-renaissance period that has allowed it's charm to flourish again to residents and the world.

Airbnb helps lower crime in our backyard! In my neighborhood near Rose Ave, trespassing is a big problem, transients, petty theft, hard drug dealing, prostitution, human trafficking, trash and violent threats. Having travellers stay at my place is the best theft deterrent I've got, as do the thousands of Airbnb host in Venice. Empty homes basically havens for illegal activity. Most of the time I've ever seen police patrol my block are when someone calls them. With lights on and activity, I believe this has kept crime at bay while I'm away. Crime loves abandoned homes. I travel for weeks at a time and really benefit knowing I can rent anytime of year and as often as need.

Tourist are safer when using Airbnb. I help keep my guest safe, looking after them from arrival to departure. Making sure they are okay for the duration of their stay, and giving safety tips on how to avoid dangerous situations to ensure they have a happy vacation or business stay. In some cases, I even stop by to help them in the event they need special assistance. Hosts in essence are cultural ambassadors to tourists who for many are first time arrivals knowing little english, in our amazing but often confusing city.

Small businesses benefit in Venice. I've seen businesses flourish in the last few years along quieter avenues that are often rarely discovered by tourist because the hotels in Santa Monica and Marina Del Rey often corral up all the tourism leaving Venice restaurants, spas, and shops having a hard time making sales during slow months. Since the recession of 2008, there is much quicker bounce back due to all the tourist money. So instead of tearing down our coastal neighborhood, vintage residences and shops are enjoying a renewed purpose while protecting our city's historical commercial buildings and the family run businesses within them.

So in conclusion, we need to have 365 day a year benefits that Airbnb provides, not a strangling 180 day limit. Every empty home in Venice, hurts us crime wise, economically, and socially. Airbnb is deeply loved by us and where there is demand, the American way has has always been to meet and greet that demand with open arms, not short thinking legislation. Airbnb is a logical component to helping Venice transition into the 21st century.

Sincerely,
Edgar Arenas
Venice resident

Subject: Housing Committee Hearing Letter in support of Home sharing. CF#14-1635-S2

In 2008 I lost my job due to the economic downturn. I then decided to change careers so that I could stabilize myself and pay my bills. I went to school for one year to become a L.M.T. Licensed Massage Therapist. After working in the field for two years I sustained a back injury leaving me unable to work any longer. I was then left with crushing bills and late mortgage payments. I began to go into foreclosure on my property when I discovered this new company called Airbnb. I was very excited at the possibility to "Save my home". I have been an Airbnb host now for two 2 1/2 and a half years. Airbnb has saved my home and saved me from living on the streets.

Airbnb has also been a great resource for me to travel locally when I need a place to stay at a reasonable price including all the resources of a home away from home.

I live in District 11. I am opposed to the portions of proposed ordinance that limit what people can do within their own primary residence. I am particularly concerned about the limiting of the number of days people can home share and how many listings within their home they can have active at one time. Also of concern are the clauses that would prohibit hosts from other work related activities and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single-family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.
I am also opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights.

I depend on home sharing as my main source of income.

If this ordinance were enacted it would mean homelessness for me.

Home sharing enriches my life by allowing me to keep the bills paid without having to go to the government for help.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

Sincerely,

Cristina L Hagan

Homeowner District 11.

Council File #: CF#14-1635-S2
Planning Commission File #: CPC-2016-1243-CA

To Whom It May Concern:

I know that being a member of Los Angeles governmental system you often have little time so I want to thank you for taking a moment to read this letter. I have been an Airbnb host for over four years in two separate apartments in Santa Monica and in Venice Beach. In each case, I lived in the apartment on a permanent basis and only rented out a spare bedroom. Also, in each case, I never earned more through Airbnb than the rent I paid on a monthly basis.

In Santa Monica I was living with my girlfriend whom I eventually married. When that happened, our roommate moved out and we both chose not to have another roommate move in—as is the natural course when a couple gets married. We lived in a rent stabilized apartment but even with rent control the cost of the apartment was above our means so we Airbnb'd that room to allow us to stay in our apartment.

Unfortunately in 2013, my wife and I separated and I moved out. I was put in a situation where I needed to find an apartment immediately and the costs of apartments in that area had risen so dramatically that I couldn't afford to live in the same area on my own. Because of how quick the situation happened, I wasn't able to find both an apartment *and* a roommate to share the rent with so I again turned to Airbnb for help. I have lived in this apartment now for 2 years and I am still relying on Airbnb guests to help me pay my rent. Last year I rented out my spare room for 267 days out of the year and 100% of my proceeds went to helping me pay my rent. This apartment is also under rent control (RSO) and yet again it is well beyond my financial capabilities despite the rent control.

I write to you to *please consider* the negative ramifications that a 180-day cap on short-term rentals will have on individuals like myself--a resident in Venice and Santa Monica for over six years. If measure passes I simply will not be able to live in this apartment and will be forced to move out.

As a documentary filmmaker, I am also part of the community of artists that make Venice unique, creative, and diverse and that's something that draws people from all over the world here. But I'm seeing a sea change in the community right now. Real estate investment groups are buying up many of the small bungalow houses (that once defined Venice) and turning them into multi-million dollar box houses for sale. This is taking many of the rentals off the market and pricing out many of the artists who have helped make Venice what it is. Those left must find other means to keep up with the aggressive rise in rents and Airbnb has been imperative in this regard.

I lived in San Francisco for two years and know that it is a far more densely populated rental market than in Los Angeles. If they can have a no-cap system for short-term rentals in addition to allowing those with RSO apartments to use this service then I'm wondering why Los Angeles can't have that as well?

Airbnb is not a means for making money for me—it's a means by which I can survive in this area. I live here. I work here. This is my home and if these ordinances pass my whole world will be greatly impacted. Furthermore, hosting through Airbnb has expanded my horizons both socially and in my professional career. I have exchanged email addresses and phone numbers of dozens of guests from around the globe. This past March I met up with a former guest in their hometown of Vancouver, BC and we had lunch and they gave me a walking tour of Yale Town where they live. Professionally, I now have business ties with a talented guest from Azerbaijan that owns his own animation studio in his hometown of Baku. Had there been a cap on my rental, these ties may not have been made.

I implore you to *please* consider AGAINST imposing a 180-day cap on short-term rentals as well as restriction on those of us like me who have RSO apartments. "Rent Control" simply does not mean "affordable" these days, especially in areas of LA like Venice where the surge of tech companies have driven up rental prices and pushed out many of those who make up the fabric of what has made this part of town so desirable to live.

Regards,

Brett Fallentine

RE: CF#1465-S2

Dear Councilman Bonin,

I am writing you concerning the perplexing Airbnb situation that I know you are trying to remedy in the most equitable way possible.

I am a long time LA resident (I was born at Cedars of Lebanon, if that tells you anything) and have been witness to our changing city for all of these years. Apps and the internet have revolutionized our world at a speed I could never have imagined growing up: Uber & Lyft for ride sharing, Pandora and Spotify for music sharing, and Airbnb for home sharing.

I am an Airbnb host, and I'd like the opportunity to tell you why. Travel is my passion. I started traveling internationally at the age of 15.....and have never stopped. Whether it be for work or pleasure, I feel travel is one of the best eductions one can get. The exposure to other cultures, customs, foods, religions, etc is one of the single most important pillars to world peace through understanding and the BEST way to experience a foreign place, is to connect with someone that lives there. You get a special insight that you would not get when if you were simply dependent on travel guides, hotels etc. I have grown not only from being on the receiving end of this insight, but from the chance to bestow insight as well. I love turning people on to our city. I love making them feel welcome. I love meeting people from all over, and I can tell you without hesitation the vast majority of my Airbnb guests are now able to travel more, therefore enriching our city both culturally and financially, because they can stay in a someone's home for an affordable price. I see Airbnb as a WIN / WIN. People who have been priced out by expensive hotel prices can now travel on more of a shoestring budget. They expand. The airlines do better, as more travelers travel. The local economy is greatly increased for restaurants, stores and super markets (I see the tags and bags (shopping bags) that the guests leave and I see shopping is a major activity). They have to eat, so they either eat out, or buy groceries and cook at home, but either way, that's pumping $$ into the economy.

As far as the extra income goes, many people rely on it. When you think about it, Airbnb came about at a time when the economy had tanked and people were losing their homes left and right. What a blessing Airbnb was. People didn't need special skills. They didn't need to purchase anything, maybe other than a couple of new sheets and towels, and voila, they had income. Airbnb is a lifesaver.

The only major concern I've heard about the downsides of Airbnb is that some people have been upset with their neighbors having disrespectful (noise or parking issues) guests, but i think that's really about the only negative issue that I've heard. If I am wrong, please inform me of the other complaints. I have attended many a public meeting on the subject, and when I boil it down, that's what I come away with.

I do not believe that creating an ordinance for 180 day max annual Airbnb potential will satisfy either side, nor do I believe it is a thoughtful resolve BECAUSE it's not getting at the heart of the issue. What if you were to instead create "codes of conduct" such as guests arrival hours during reasonable hours so as not to disturb neighbors, or "no party rules" much like they have at hotels with fines for owners whose guests break these ordinances? This would address the concerns of those who have had bad experiences, while not penalizing those of us who either love having guests, or rely on the income we get from Airbnb. many neighborhood disturbances are reportable. Dogs that bark constantly are reportable. Gardeners that use gas blowers are reportable. Owners whose guests make too much noise should also be reportable and finable. If the city receives a certain amount of complaints about a particular host property, that owner should be fined, but limiting the amount of days just makes no sense and does not accomplish what i believe you want to accomplish. It would hurt hosts, limit guests visiting the city, impact city taxes, and have no impact on the disrespectful aspects of bad guests. If you have issue with owners that have multiple units listed and are using Airbnb to up their income and limit the long term rentals diminishing the market, you can come up with better solutions that don't harm Airbnb owners like me, residents of our city who see so much good in service it provides, for all of us.

Thanks for your consideration in listening to my opinion on this issue. Please DO NOT limit short term home sharing. It's one of the best things that has happened to Los Angeles.

If you would like further input into this situation, i would be happy to assist.

All the best,
Audrey Foster

To whom it may concern,

I'm a homeowner and AirBnb host writing to express concern over some aspects of the ordinance, which I believe unfairly disadvantage honest hosts like myself.

I currently live in a four bedroom home with a detached guesthouse. The guesthouse makes a wonderful place to stay for visitors (both my own friends and Airbnb paying guests) even though it is an 'unrentable' (for long term renters) unit due to the fact that it has no personal parking spot and only a partial kitchen. The income I've received renting out this guesthouse on Airbnb has saved me from going broke. I left teaching a year ago to pursue motherhood and simultaneously my partner was laid off from his job. He has been working hard for a year to raise money for a startup, with no income during this time. If we didn't have the opportunity to earn from the short term rental of our property we would have incurred massive debt and I would've had to return to a career I'm frankly exhausted from. Thanks to the ability to use this asset we've had a great year of hosting happy guests and drawing money into our neighborhood. Not a single guest has thrown a party, disturbed our neighbors or damaged property.

In summary, AirBnb has provided the following benefits:

- Income on an asset that would otherwise sit idle and empty
- Economic contribution to my personal household and my neighborhood
- Major source of relief for circumstances that would otherwise be financially and emotionally very stressful
- A convenient and enjoyable resource for travelers

As I see it, there are no disadvantages to my small business as an STO host:

- The space I am renting is not legally rentable to a long term tenant
- It's my own property and I'm using to it to avoid incurring debt and hardship
- There are very few hotels in this neighborhood which means a potential loss of tourism if the supply of affordable accommodation is short/expensive
- No one is disturbed by the Airbnb guests because I carefully vet who stays at my home, providing personalized service to respectful guests

I understand that there are many interests that are for and against short term rentals. I believe thoughtful regulation is a good idea, to prevent abuses of this system by greedy people who are not using their own property. I'd willingly comply with regulation that ensures Airbnb is being utilized by conscientious hosts who are using this innovative tool to make ends meet and provide a personalized experience to guests. **I do not favor regulation that caps the number of days we can rent out our property or force us to share our property, which clearly doesn't make sense in my case given that I'm renting a small detached guesthouse.**

Thanks for your attention,

Chloe Prentoulis
949 636 4969

20 May 2017

Dear Councilman Bonin:

I am writing to ask you to please not put a limit on the number of days that I will be able to rent my house on Airbnb. I started living in Venice in 1969. I bought my house in Venice in 1993, back when the gang wars scared everyone away. I've always been an involved and engaged member of my community and neighborhood.

As a writer/journalist, my 30-year career has been dramatically changed by the digital economy. Although I still work, turning to Airbnb a year ago has enabled me to live without worrying about how to pay the bills. I told my neighbors what I would be doing, and assured them that my house rules would not allow any kind of events or parties, or smoking anywhere on the property.

Although my neighbors were perhaps a little wary at first, they have been won over by the fact that running an Airbnb hasn't impacted their lives in the least. Most of my guests don't even have a rented car but Uber everywhere. Many of them are here to visit relatives who live around the block. Many of them wouldn't be traveling if they had to pay the higher expense of a hotel.

Renting my house on Airbnb has been a wonderful experience, not just for the income, which I need, but the experience of meeting interesting people from all over the country and the world. One of my neighbors has also made a point of introducing herself to many of the guests.

With Airbnb, I'm able to keep the neighborhood as it's been for the last few decades: a lovely 1920s house in a neighborhood of older houses. I am not taking affordable housing off the market, as my house would no doubt rent for $5,000/month. If I sold it, it would be torn down and replaced with one of the character-less developer-designed mansions invading the neighborhood.

To me, this is a no brainer to let individuals rent out their houses on Airbnb. Go after the landlords who unscrupulously evict tenants to turn apartments into Airbnb units. But please don't put us homeowners into the same category.

Thanks for your consideration

Best

Debra Kaufman

Subject: Protect Home Sharing Council File #14-1635-S2

Councilmember Mike Bonin:

I am a 64 year old woman who has lived in Los Angeles all of my life. I was recently laid off after 29 years working in a law office, and now must be creative in covering my costs of living, as well as purchasing my own health insurance.

I am a **3rd generation Venetian** who sees and knows first-hand the charm and uniqueness of the Venice & West Los Angeles Community. Most of my large Venice family still lives nearby in homes that they have happily owned and enjoyed for years. (My parents' home, built 70 years ago, is still owned and occupied by our youngest brother -same home for all of his 54 years!)

Having been recently widowed, I lost my partner in life - the one who was also "Mr Fix-it".

My home sharing experience has provided me with the funds to **upgrade**, to enjoy, and to keep our 93-year old property (with my children/grandchildren), and to **maintain the curb appeal** that my neighborhood and community deserves.

(As beautiful as some of the newer homes are, it's the MIX with the original charm of the older homes remaining that makes the Venice community unique and so desirable for us – and for visitors from all over the world!)

This "single-family residence" , which has housed four different generations of our family (at one time or another) for over 44 years, is now welcoming families from all over the world! It has been my daughter Katy's primary residence for 15 years. It has brought us great joy and satisfaction to be able to share **the home and the town that we love so much**. We enjoy giving personal recommendations for our guests to enjoy the many local & independent venues near us, as well as knowing how excited they are to visit the many remaining attractions that Los Angeles and Southern California have to offer. **We are our city's strongest advocates/cheerleaders**! We see that home sharing is an affordable and enticing option for our visitors – especially those with children, or traveling with the elderly, and that brings us great joy and satisfaction. It's such an important and sensible thing to do.. **families helping families**!

We had a recent inquiry from a neighbor, hoping that his visiting brother's family, on their first extended U.S. visit, could rent our home so they could be close by - to see and to enjoy his home as well. We see this as such a blessing for all ... and it makes such sense!

The **180-day limit** does not seem fair and does not make good sense. It would not solve the problem of the "occasional" unpleasant guest, or the disgruntled neighbor, or any concerned community members. This unfair constraint would force homeowners (and the City Treasury) to lose out on the remaining 185 days – WHY?... It could possibly force homeowners to rent out the remaining 185 days to "monthly lessees" where there is greater risk of making the neighbors miserable over a long-term guest who can't

be removed short of the stress of litigation, and all the time and money it requires! This would result in loss of income for the homeowner/host as well as loss of Los Angeles City Tax revenue.

We do believe in regulations and I want to work with the City to keep home sharing a positive and fruitful venture, and to **protect the rights of all.** Please make this process simple with common sense legislation that will **not limit** home-sharing to 180 days each year.... that does **not limit** a "good thing" for its most loyal and invested (long-time) citizens!

Thank you for considering my situation and my concerns.

Sincerely,

Barbara Barnes

To whom it may concern:

I am a home sharing host. I live in Venice and have hosted people in my home from all over the country and the world. Our guests stay with us while they look for jobs, spend time at the beach, seek more permanent housing, explore Los Angeles, and even visit their families who live nearby. All of our guests, are contributing to our community, not only through their diverse stories, but through their support of local businesses, and me, a resident of Los Angeles.

I am writing in opposition to the portions of the proposed ordinance that limit what people can do with their primary residence. Particularly, I am opposed to the restriction on using guest houses for home sharing and the 180 day annual cap.

My family and I share our home to earn money and meet new people. Like many people in Venice and other historical neighborhoods, we rent a guest house on the property of our primary residence. We live in a modest home, just 940 square feet and we interact with our guests every day. This is not a party house, or a hotel, this is our home and we invite guests to enjoy our beautiful space with us.

If the proposed ordinance was passed, we would be forced to stop sharing our guest house. However, this would do nothing to increase affordable housing in LA because the unit that we rent was never available to long-term renters.

In 2014 I lost my job in technology industry. If it was not for home sharing, we would not have been able to pay our mortgage and keep our daughter in daycare so I could look for a new job. I am fearful that if we encounter these types of life events again, Airbnb will no longer be there as a lifeline. Than what do we do?

Home sharing has been a critical aspect of life in Los Angeles and without it, we may no longer be able to afford living in Venice.

Please be advised that we support the city in finding a solution that protects renters and neighborhoods. However, based on our home sharing experience, both the 180 cap and the ban on using guest houses, even on the property of the primary resident, will cost both the city and residents millions of dollars with no positive benefits.

We urge you to keep new regulations focused on the bad actors, and allow the home sharing community to thrive for the benefit of residents, the city and its visitors.

Regards

Chris Hartman
Venice, CA

Airbnb has been helpful for me when times are tough financially. I only use Airbnb to host a couple weekends during the warmer months for small extra cash. It's in no way a means for an income, but it's a nice cushion when I had lost my job or in-between jobs. I communicate with all guests before check-in so that I'm aware who is coming into my home or community. Overall, it's been a good experience.

Diana Vu
M 310.745.9005

Dear Mr. Bonin,

I'm very disappointed about the recent regulations the city is trying to pass on airbnb hosts especially the 180 day cap. I feel these are way too harsh and will definitely hurt the income that has made life a little easier for my family. I have been hosting people all over the world for the last two years who have been able to visit LA because they can only afford airbnb rates.

Please reconsider how much airbnb has helped many families when casting your vote.

Thanks,
Debra Ehrhardt

CF #1635-S2

Dear Mr. Bonin,

I wanted to take a moment to write to you about what Air BnB has meant to my family and our ability to live in a safe neighborhood. As you and anyone who lives in Los Angeles knows, it is an expensive place to live not only from a housing standpoint but also for utilities, food, gas, insurance, etc. Although both my boyfriend and I are employed full time in well-paying jobs and live within our means, we still find it very difficult to afford comfortable housing in a safe neighborhood while covering costs of living. Air BnB has changed that for us. We rent out a room on our property which allows us to stay in our home and afford the monthly payments. We have had more than 100 sets of guests stay with us from around the world and have had an excellent experience each and every time. We carefully screen every request to ensure they are a good fit for our home and for our neighborhood and have never had an incident or complaint from neighbors.

From a host standpoint, we love introducing people from around the world to Los Angeles and the Westchester neighborhood and provide personalized stays suggesting tourist activities and dining activities that support local businesses. We take great pride in offering a safe space within a local neighborhood to our travelers and enjoy meeting people from all different cultures.

While I understand that regulation of STRs is necessary and agree with many aspects of it, the clause restricting STRs to 180 days per year will have a negative impact for my family and me financially. I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,

Catherine Bastarache, Westchester

Sheryl Nields

3541 Rosewood Ave
Mar Vista, CA 90066
310-413-5211
sheerhel@sherylnields.com

Mr. Bonin
RE: #CF:1635-52

Dear Mr Bonin,

I am a single mother living in Mar Vista . I purchased my home in 2000. I am self employed and subject to hills and valleys of income. That means feast or famine for me. I have refinanced my house and have taken on enormous debt just to preserve my home and a place for my family. Last year I fell quite ill , cancer. Unable to work I was left with no options but to embrace the opportunities that AirBNB offer to home owners. It is literally saving my life and my home. I have unimaginable debt from doctors visits and the ups and downs of my profession. I have no union or pension or savings of any kind but I do own a property which I have diligently been paying on for 17 years. It is my security . Now with this draft ordinance the stability it has offered is being taken away from me. A limit on one's ability to support themselves thru dictating what they can do with property they own is a direct attack on liberty. Imagine if elect officials were asked to only accept 180 days of income but still put in 365 days of service. You would not be able to support yourself . It would be absolutely outrageous. I implore you to reconsider the gravity of the situation and to make the choice to not infringe on my ability to survive. I have worked hard to participate in my community and I would like to continue to do so. There are hundreds of travelers and neighbors needing short term rentals whose life you would impact . The money that flows into our community from tourism is huge and your decision to hinder that will curtail income in more ways than you understand.

Please protect our RIGHT as hard working contributing homeowners to home share and remove the 180 day limit on short term rentals.

Sincerely yours,

Sheryl Nields

RE: #CF: 1635-52 Dear Mr. Bonin,
My wife has lived in Venice for 40 years and on our current property for 30 years. We are among the longest-time residents on our block. We have been involved in the community over the years to improve the quality of our neighborhood. We continually strive to make our streets safer, to retain the unique character of our neighborhood, and have enjoyed cooperation from our neighbors and the community in these endeavors.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect my wife and me.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.
There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on my wife and me: the clause restricting STRs to 180 days per year.

I am now retired. My wife is a touring musician. The income from our STR is used to pay for health premiums, house repair and needed income as the income of a musician is minimal; interesting life but not wealthy. I need an income to augment Social Security. The house is one of the original cottages and definitely helps establish the character of the neighborhood. After many years of just getting by the house is in need of upgrade. The ability of STR allows us to vacate the property at times and work on the house to this end. It also allows us to open the house to friends and family when they arrive in town for visits. A limitation on the number of days we could share our home would have a disastrous impact on our finances. A long term rental does not fit in with our desire to open our house to friends and family.

We carefully screen our guests to ensure compatibility with our residential neighborhood, and to date have hosted hundreds of visitors from around the world without incident or complaint. We also take great care to direct our guests to patronize local businesses, which brings much needed revenue to our area and provides a completely different experience to our visitors. They are able to "live like a local" for the duration of their stay, rather than have a typical "hotel experience". Our interaction with our visitors has been universally positive, and we have made many new friends with the people who have stayed in our home.
I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.
Sincerely,
Robert LeBlanc,
Kristina Olsen,
Venice

Re: CF #1635-S2

Dear Mr Bonin,

We Arcadio Laguna and Rocio Laguna have been at this address in Culver City which belong to the city of Los Angles for over 40 years. As a property owner I have worked very hard to achieve the best in life. I Arcadio Laguna owner of triplex live in the front house.I have two units in the back in which unit A is used for Airbnb and the other unit which is unit B is used on a regular long term lease.
Since I've been in this business of STR I have been able to do major changes in property and units. The building is safe for all tenants and guests.
STR business has gave me the opportunity to be self employed. I have the benefit of keeping myself busy working and making a difference in this society. The income I earn from Airbnb helps me pay all my utility bills pay for my needs as well as my family every day needs. Having this type of job helps me keep up with my family I have 3 daughters which one is still small (4-years-old) and needs from me.
My life would completely change if I would be limited to to a certain amount of days a year. This job has brought joy to my life. I have the opportunity to meet new different people from all over the world. Giving them information of all the great things we are surrounded by in this beautiful city of Los Angeles.
I ask to reconsider and let us keep being STR without limitations. Having property in the back is the same as property in the front. Our guest are safe entering and leaving the property. They don't disturb our neighbors in any way or put them in danger of any kind.
We are property owners just making a difference. Bringing more revenue into our city, state and county.

Sincerely,
Arcadio Laguna
Rocio
Culver City
(Los Angles)

Dear Mr. Bonin,

I have lived in my home in Venice for 30 years. As one of the longest-time residents on my block I have worked over the years to improve the quality of our neighborhood. I continually strive to make the streets safer, to retain the unique character of our neighborhood, and have enjoyed cooperation from our neighbors and the community in these endeavors. I was a board member of the Venice Boys & Girls Club Capital committee to raise the money to build the facility on Lincoln Blvd.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect me. I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests.

I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on me: the clause restricting STRs to 180 days per year. I rent out a room as an STR, and use the income derived from this to pay my rent and health insurance premiums. I am nearing retirement age, and will depend on that money to augment my Social Security. I have been flying back east to take care of my aging parents. I have been unemployed for more than 4 years and we count on the income from my guest room to make ends meet. Any limitation on the number of days we could share my place would have a disastrous impact on my finances. I carefully screen guests to ensure compatibility with our residential neighborhood, and to date have hosted dozens of visitors from around the world without incident or complaint. They can't thank me enough for giving them a "local experience".

I also take great care to direct guests to patronize our local businesses, which brings much needed revenue to our area and provides a completely different experience. They can "live like a local" for the duration of their stay, rather than have a typical "hotel experience". My interaction with our visitors has been universally positive, and have made many new friends with the people who have stayed in my place. I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely, Roseann T. Boffa, Venice

RE: #CF: 1635-52
Dear Mr. Bonin,

My wife and I have lived on the Westside for over 20 years combined, most recently in our home in Westchester for past 5 years. However, no mater where we've lived; Venice, Marina del Rey and Westchester, we have always strived to be active, vital and respectful members of our block and neighborhood. But Westchester is where we decided to start our family and raise our 2 young boys, and while my wife and I are fortunate enough to have good, steady jobs (for now), raising a family on the Westside is still a financial challenge for the both of us.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect my family.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I support and that would remedy these issues, but there is one clause that will impose extreme financial hardship on my wife and me: the clause restricting STRs to 180 days per year.

We rent out a room in our home as an STR, and use the income derived from this to pay our mortgage, health insurance premiums and child care. As I said, my wife and I both have to work to afford the rising cost of living on the Westside of Los Angeles, and so we also need to pay for child care for our 2 young boys. Any limitation on the number of days we could share our home would have a disastrous impact on our finances.

We carefully screen our guests to ensure compatibility with our residential neighborhood, and to date have hosted hundreds of visitors from around the world without incident or complaint. We also take great care to direct our guests to patronize local businesses, which brings much needed revenue to our area and provides a completely different experience to our visitors. They are able to "live like a local" for the duration of their stay, rather than have a typical "hotel experience". Our interaction with our visitors has been universally positive, and we have made many new friends with the people who have stayed in our home.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,
Ryan and Cara Lehr, Westchester

To whom it may concern LA City Council,

My husband passed away unexpectedly in 2016 of a heart attack. My husband was a quadriplegic in an
electronic wheelchair full time. He was fortunate enough to work to majority of his life, and I became an In home supportive service worker when we became eligible to subsidize our income and be able to stay home and take care of him. Not only did I lose my husband and his income, but my income as well as his care provider. My husband had lived in our home in Venice his entire life since 1950. Home sharing has now become a way of life for me to bring in income to meet everyday day needs such as electricity,gas, property taxes, homeowners insurance, health insurance, and even food. It helps maintain the over all appearance and maintenance of my house. Having lived in my house for so long I am friendly with all of the neighbors on my street, and have had no complaints or concerns from anyone I have talked to. Since beginning home sharing last year I have been selective in choosing my guests, and have shared my home with people from all over the world. Not only did it help me financially, it helped me mentally by bringing life into my home where I had experienced such a deep lost. Home sharing gave me a sense of purpose. I encourage you to reconsider the home sharing cap for residence of LA, as I truly believe it helps all local economies grow and thrive. If I'm making money then I'm spending money in my local community, and so are my guests.

Thank You for your consideration,

Selina Mehl-Fritz
Homeowner Venice Ca
Air bnb host

The Honorable Mike Bonin
200 N. Spring Street #475
Los Angeles, CA 90012

Dear Mr. Bonin,

I am writing this letter in support of home sharing in District 11. My husband and I are retired and have lived in our Mar Vista neighborhood for 60 plus years (having grown up here in the 50's and 60's). We definitely want to continue living here but increased living expenses such as significant medical bills, unexpected car and home repairs make home sharing a necessity for us.

Our past experience with home sharing has had no negative impact on the neighborhood, conversely it has only been positive. Our local businesses are delighted with our guests, as it has provided them with many new customers. We have made many new friends along the way.

I am requesting that you modify and lift the proposed 180 day cap as that would help us immensely and would be absolutely no burden on our neighborhood or our community.

Sincerely,

Sharon Nichols

To Whom It May Concern,

I am a 24 year old, hardworking woman and I help manage some short-term rentals in Los Angeles. These short-term rentals provide my full-time salary. My income currently pays for all of my basic needs, including rent and food. Without it, I would lose a great opportunity to learn and enhance both my management and my customer service skills, both of which are crucial to success in the real estate business.

If I don't have this job then I'm left with an entry level job for a property management company, which not only would fail to cover my basic expenses, but also fail to teach me anywhere near the amount I'm being taught through short-term rental management. I am currently saving to purchase my own home, which I plan to at least partially convert into a short-term rental so the business can continue to provide me with income.

Thank you for your time and consideration,

Shayna L.

RE: #CF: 1635-S2

Dear Mr. Bonin,

As 30 year homeowners on Trolleyway in Playa del Rey, we would like to convey our viewpoint regarding the pending Short Term Rental ordinance and how we would be affected by the passing of this ordinance.

We have lived here off and on for the last 30 years. Seven years ago, after living in Colorado for 16 years raising our two daughters, we came back to take care of my elderly mother, who had fallen and broken her hip. Shortly after, my dad passed away, leaving us with the responsibility of my mother's care. Occasionally, we have rented our property here to travel to Colorado, where we still have property and business dealings. This situation has put a strain on our finances, and therefore, we cannot afford to leave our property vacant when we travel, and cannot rent it full time since we wouldn't have a place to live when we come back. This way of life is challenging for us, however, we don't see another alternative at this point in time. The ability to rent Short Term has allowed us to take care of our responsibilities in both places and is our main source of income, at this time, since we are retired.

Our property is a duplex, and we currently live in one unit while renting the other short term. We plan to continue to travel back and forth between here and Colorado, and feel we should be able to rent both units while we are away.

We realize that some short term rental hosts/managers, do not run their businesses responsibly, which sometimes result in issues and complaints from surrounding neighbors, however, we personally, have had more issues and problems with long term renters than short term renters. While living in Colorado in the nineties, we frequently received phone calls from our neighbors, regarding our long term renters, with noise issues and parties, etc.

We have hosted some of the most wonderful families from all around the world, and others here on business. Many have returned, since they love the small town community feel of Playa del Rey. They eat in our restaurants, shop in our stores and support our local economy.

Though we welcome fair regulations of short term rentals, we feel, as written, it is very restrictive and would eliminate most STR's in our neighborhood, and only create more problems and complications for the city and Str hosts. We would like to address the specific items in the ordinance that concern us.

We feel the 180 day limit is overly restrictive and unnecessary. Since we travel back and forth to Colorado to manage our business there, we are not able to rent our unit long term, and we need a place to live here in LA when we are caring for our elderly mother. As long as all the other requirements are met, i.e., managing STR's responsibly, screening guests (who are mostly families and not party type people), limiting the number of guests, advising and enforcing noise issues, parking and trash rules,

registering and paying TOT taxes (which we have done since 2012), we feel there should be no limit to the number of days.

Our property is on the beach, and has never been considered 'affordable housing'. Beach houses have been rented to vacationers for decades and is now part of the new 'sharing economy', and here to stay, whether regulated or not. Prohibiting units subject to RSO would essentially eliminate most STR's in our neighborhood, and since we are currently owner occupied and cannot rent our unit long term, we recommend deleting this restriction, or at the very least, grandfathering in those who are already operating STR's and do not currently have long term renters.

The enforcement of data sharing by rental platforms raises privacy and constitutional issues and the fines set forth in the ordinance are extreme and will only force hosts to go underground with their business and not comply.

Based on the issues above, we respectfully request the city amend the current STR draft ordinance regarding the cap on number of days, prohibiting RSO properties from operating and the fines and data sharing items.

We appreciate you taking the time to read this and welcome any comments you may have. Feel free to contact us anytime.

Best,
Sherry & Stephen Kennedy
970-379-8552
970-379-9924

Dear Mr. Bonin,

I urge you to reconsider limiting vacation rentals for the "mom and pop" property owners like my wife and I.
We only own 1 triplex and limiting renting out part of it to short term renters would cause a horrible impact on our family both socially and financially.

It is understandable that some have abused short term rental business by having many properties and running a "hotel business" however the "Mom and pops" owners should have special consideration when come to vacation rentals.

Sincerely, Mike Siprut, Los Angeles

Re: 14-1635-S2

Dear Mike Bonin,

I'm thrilled you were re-elected and happy to have been able to cast my vote for you.

I am writing in regards to the ordinance that will be discussed shortly.

I ask that owner-resided duplexes not be captured by this ordinance. We live in one apartment and rent the other on an as-needed basis. This has allowed us to pay for our mortgage and to cover the costs of the duplex. The unit we live in is small -each with two bedrooms - and we use the additional duplex when not rented to host visiting family and friends. As such, renting the unit out on a yearly basis is not possible.

While I understand the spirit of the ordinance, its passage would significantly hinder our ability to both pay for our costs as well as to mitigate our issues with limited space and occasionally needing additional space for family.

I thank you in advance for not limiting our ability to rent our attached duplex on a short-term basis.

Kind regards,
Negar Ayromloo , Pacific Palisades

CF #1635-S2

Dear Mr. Bonin,

I am a Venice resident and homeowner. I am also a host on AirBnB. I am writing you about my concerns for the draft ordinance regulations governing short term rentals (STRs) that the council will soon be considering. I believe there is a great amount of misinformation out there regarding AirBnB, its hosts, its guests, and its impact on the communities they operate in - particularly in Venice. I also believe these suggested restrictions are unusually draconian and will have a traumatic impact on the city's revenue, the Venice community's revenue, and the lives of many hosts like myself. My hope in writing you is that I might show you that both residents like me and the Venice community needs STRs, and that these suggested restrictions would needlessly harm both.

I am a writer. I fell in love with Venice instantly when I first visited with my girlfriend 6 years ago. We found a cute back house on California Ave in Oakwood and called it home. Within months of being here, I knew I wanted to buy. I had some money from the recent death of my grandmother, just enough to get me started here. But Venice is a competitive market, particularly for those who aren't developers paying all cash, and it took another 3 years to get an offer accepted and make it through escrow.

The home I found is a beautiful duplex on Indiana Ave, built in 1946. It needed some work but I had plans to put a lot of love and attention into it. But within 6 months of moving in, I lost my job, my tenants in the unit below gave notice, and my fiancé left me, stole the remainder of my inheritance from my bank account, and left me with another $25k in credit card debt that she had secretly placed on my card just weeks before leaving. Suddenly, I had no savings and no income to pay my mortgage. Within the first year of home ownership, I was at risk of losing everything.

What saved me was AirBnB. I managed to get a loan based on my equity in the house and furnished the 2nd unit on my property. Within weeks, guests from all over the world were pouring in. They loved my home, they loved Venice. With some I became friends. Some were on 2 week work trips, here to see a project through a rough patch. Others were families, eager to see what the famed Venice Beach were all about. Previously, the prospect of transporting and housing 5 family members required a small fortune, but developments like AirBnB reduced costs for them to such an extent that the trip was suddenly possible. Just as suddenly, I found myself managing my mortgage and clawing my way out of the debt my ex left me with.

The draft ordinance regulating STRs proposes some regulations that are necessary to protect Los Angeles and the Venice community from destructive change. I support this. But there are other aspects of this ordinance that would needlessly harm myself and others while benefitting no one, that would prevent homeowners from meeting their

own financial burdens, that would harm tourists, and harm those local businesses that rely on them.

The most damaging of these regulations are the 180 day per year limit on STRs, and the complete removal of RSO units from the STR market.

These rules would completely cripple my ability to rent my second unit on AirBnB or any other platform, and would remove from the STR market most of the Venice properties that aren't multi-million dollar developer mansions built in the past three decades. RSO units - those craftsmen and duplexes and bungalows that define Venice - would be off limits to those who come here from all over the world who want to see what Venice is all about, and who can't necessarily afford the prices Venice mansions command. These are families who would normally have to pay a fortune to come here, renting 2 or 3 rooms in what few Venice hotels there are. Venice and it's businesses rely on tourism, and the removal of RSOs from the STR market would result in a monopoly for the developers and ultra-wealthy who own the newer homes - those who need this supplemental income the least. Couple that with the dearth of hotels that exist in Venice, and you inevitably wall off this community from a huge and steady influx of those that local businesses rely on most - the great mass of middle class travelers. This would be financially devastating to not only me but many, many others. Worse, it would ultimately benefit no one.

These guests are not partiers and locusts, as misinformation campaigns suggest. These guests are businessmen and families, foreign and domestic, they are artists and entrepreneurs who can't afford the cost of long stays at hotels. They are truly lovely people. And they treat my property - and my neighbors - like their own.

Many working artists like myself - writers and musicians and painters and actors - manage to practice their craft only with the help of supplemental income. Our homes are our patrons, giving us the baseline income we need to keep pursuing our calling. STRs have helped myself and many others weather the fickleness and difficulty of some very unpredictable industries, and they have allowed us the ability to participate in those trades that have given Venice it's character and allure. Venice is nothing without its artists, and if the city council takes from us our systems of support, we will all be forced to leave. That's why I strongly urge you to vote No on these elements of the proposed regulations. They will do the exact opposite of what they intend - they will help destroy, not protect, the culture and character of Venice.

Owen Fertel, Oakwood, Venice

5/12/2017

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

Dear Councilman Bonin,

It's been a rather stressful yet educational road since this draft ordinance was announced and I want to first thank you for being an amazing leader to our community and for all of your hard work and due diligence you've given in the process. Since I have personally written quite a few letters to city officials, posted a number of facebook comments and participated in speaking at a number of public hearings, I will do my best to keep this last letter of desperation as brief as possible. **To preface, I support many parts of the regulation but heavily oppose the 180 day cap and also heavily oppose the one listing per host on the same property.**

I'm guessing there is a slim chance you will actually read this yourself, but maybe by chance it will get to your desk and you'll take 5 minutes to hear me out. In short, I just wanted you to know how much this upcoming vote has affected my day-to-day life. It hasn't even happened yet but I've literally lost more sleep in the last few months than I ever have in my entire life. The thought of losing my house has always been in the shadows but as we get closer to the finish line those thoughts are now coming to fruition. Thinking about the possibility that a 180 day cap and a limit of one listing on our property will be voted into law come this summer is haunting and it's taken over my life.

The ability to home share has literally rescued myself, my retired mother, my mentally ill sister and has saved our home from foreclosure. Now that the final vote is near, my anxiety levels have shot through the roof. We've collectively worked so hard to provide a safe, affordable and respectful place for travelers around the world to enjoy and every morning I wake up, the first thing I think about is the possibility of it all being stripped away. I can honestly say, I share these same nightmares and sleepless nights with hundreds of other home-sharing constituents because I talk to all of them, all the time. I sit in meetings with other home sharers in my community and as I look around the room I see nothing but older, respectful, hard working middle-class people, all with the same look of fear in their eyes. It's a level of discouragement I've never experienced before but we're still here fighting for what we believe is right.

It's odd, but as I go through my daily routine of talking myself out of the nausea and taking deep breathes through the stress waves, I sit back and think about the people on the other side of the battle, those that want the cap or want home sharing banned completely. I compare them to our group and wonder what their meetings look like. Do they have fear in their eyes? What will they lose? How will their lives be changed after the final vote? I wonder how they're sleeping at night over this ordinance and I wonder how high their anxiety levels are when they lay their heads down on the pillow at night. I'm not saying they don't have their own problems to deal with but on this topic specifically, I'd be willing to bet my life that 99% of them aren't losing an ounce of sleep over this and if the outcome is not in their favor, they're going be just fine moving forward. Myself and the other Airbnb supporters on the other hand won't be okay. We won't be fine. We won't be able to move forward with our lives. Many of us will suffer not only financially but emotionally. Families will literally fall apart. You have to ask yourself…is that worth it?

You've made a number of very good points through this battle and it's agreed that money should not run policy, but as I've said before, I know many of the "respectful, rule following hosts" are on the same page with you and the city and are in support of a regulatory system to rid the platform of commercial landlords abusing the rental market. As for the rental stock, hundreds of us hosts have units we share that have never or will never be included in the long-term rental market. If there is a 180 cap, many of us are going to suffer immensely. Please consider implementing a system that takes everyone into consideration. The ordinance as it's written now will not only wipe out the bad apples (thankfully), it will also cripple many of the good ones. We also can't let abusive users and greedy hotel lobbyist influence policy either, don't you agree? I vow you ease up on the cap, as well as the one listing per host rule and replace it with a strict three strike system or something more fair for the hard working property owners trying to support their families and neighborhoods. To repeat, we support you Mike because you're a fair and hard working leader but please consider us as part of your team. I know you've probably faced some difficult battles in your life so I'm begging you to understand that this is our battle and we need your help. We're not trying to win, we're just trying to live.

Sincerely,

Patrick K. Lennon

To Whom It May Concern:

I'm an Air Bnb host and property manager for multiple listings ranging from single stand alone units to units in a multi family building.

This job (Air Bnb managing) is 100% of my income and something that myself and my family rely on.

My guests are from all over the world, which helps to promote tourism in Los Angeles and can only help the surrounding businesses. Los Angeles does not have an abundance of hotels, especially at rates that many people can afford. Air Bnb has given me a chance to make an income, it has built tourism in Los Angeles, and helped support local businesses.

I chose my locations to manage due to the style of the unit because it can sleep 4 travelers as opposed to 2 travelers.

I urge you to consider all of these points in making your decision. Losing the ability to use air bnb means a 100% loss in income for me.

Thank you,

Rachael O

CF #1635-S2

Dear Mr. Bonin,

I have been an Airbnb host for three years. I am a recently divorced single stay at home mom with three small children. Being a Airbnb host has saved my family from being homeless. I am able to pay my mortgage, utility bills, put food on the table, pay for my families health insurance, and pay for extra curricular activities for my children. At the same time I can continue to stay at home and take care of my young children and be an Airbnb host by renting my extra rooms to travelers from all over the world.
If it were not for Airbnb I would probably foreclose on my home and have to sign up for welfare and be an addition to the ever existence homeless problem. Instead I have the opportunity to help myself and my family as well as being a contributor to the economy.

I currently have two spare rooms that I rent consecutively separately. Unlike other people who can rent their whole homes short term for a ridiculous amount of money. I only ask for a modest rate per room that can allow me to maintain my house hold and support and care for my family financially.

The 180 day limit is too restrictive to me. As a home owner and single mother of three. I need to have my Airbnb operation running through out the year in order to for me to support and care for my family financially.

Airbnb is a homeshare business. I do believe their should be some regulations for those who do not qualify as a homesharer.
There should be a rule that limits the hosts who do not live in the residence of their short term rental not the amount of spare rooms.

Thank you for your time.

Kind regards,

mother of 3 in Venice ca

Dear Councilman Bonin,

While I'm in support of several of your initiatives and was very happy to spend some personal time with you at the dinner I hosted in my home last year, I must admit I'm disappointed by the lack on any further action on the short term housing issue/ordinance.

As I explained at dinner when I was speaking for several hosts, we are in support of mindful regulation of short term housing in order to control that which is abusive to housing, neighbors, etc. What we do not agree with or see any logic in is the limit on home owners renting back-houses that are not permitted as housing. Especially in the cases when they do so responsibly with no or few complaints from neighbors. Why limit the number of days or force only one rental at at time on the same parcel in this case? If I go on vacation for example, why should I not be able to rent my back house and the main house? I do no harm in doing so? Why should I be penalized?

My Airbnb income has literally been a life saver for me. I'm building another startup company, trying to create a conscious business that will create jobs, take care of our people and set an example of what a good company that does good can do. At the same time, Chloe and I have been challenged with fertility issues. Had it not been for this income, we would not be able to afford the incredibly expensive treatments that give us hope to become parents. I would have gone bankrupt trying to do this long ago if it were not for my ability to rent my home short-term without limits on the number of days or parcels. My neighbors are in full support. Never a complaint in nearly 2 years. I'm not taking a home away from anyone. And I am far from the only one in this situation, blessed to be keeping my head above water. The housing crisis has caused a sharp increase in prices that many compensate for by renting short term.

This ordinance has many good ideas and intentions in it but mine and many of our perspectives remain the same: Why not think it all the way through and make it so that the bad actors are limited **without** harming those that are doing it ethically, without complaints? Not doing so is simply irresponsible regulation.

LA could be an example of real, balanced legislation here, Councilman. I'd be happy to meet again and discuss this issue in detail, speaking for several Los Angeles hosts. I know you have interests to balance, but there are other ways to do this that will protect housing, appease neighbors reasonably, and allow constituents to maintain their livelihoods. Implementing 3 strikes rule on complaints for party houses is an example of one more reasonable way to limit neighborhood disruption.

Thank you for listening. I have faith that you will work diligently to find a deeply thoughtful and reasonable solution that does no unnecessary harm.

Sincerely,

-
Michel Bayan
CEO- DirecTech Labs: The data, churn and retention pros
Co-Founder -The SourceDS: Direct and social selling's source for world-class vendor partners.

TO WHOM IT MAY CONCERN;

I have been using AirBnb for about 11 months and my experience has been fantastic.

I needed extra money in order to do some renovations to my place and I have been able to do so with the money I make from my participation. Lately, I have been giving money to my elderly parents to help them with expenses.

What's been even more wonderful for me is how many people I've met from all over the world. I started with a mom and dad from China who were visiting LA to see their only son graduate from UCLA. They stayed with me for about a week and each morning I would make coffee for the father and we would talk world politics.

It was fantastic. When they didn't have to be with their son, I took them to the beach and showed them some of the sights. I had no intention of being a concierge, but I realized these folks might never visit LA again and I am very proud of my city and I wanted them to have a good experience. Same thing happened with another family from China. Then a woman from Ireland, and a father from Maryland. Having coffee and talking about life and the world with people I will only know for a short period has been quite enriching. There were two French girls who stayed for two weeks and needed bicycles so I bought a couple of bikes and they had a great time. I have new friends who've invited me to stay with them when I visit their countries.

I am enjoying all aspects of AirBnb and I hope that it remains as it is.

Thank you.
Matt

RE: #CF: 1635-52

May 1, 2017

Dear Mr. Bonin,

My wife and I are proud homeowners in the Mar Vista community. It was a tough road to homeownership for us. After years of searching, and hundreds of property visits, we were finally able to purchase in 2010, and realize the dream of owning our own home.

The property was "uninhabitable", but it was all I could afford, and with hard word and determination my wife and I have made it into a home for us to raise our two daughters.

I am self-employed and subject to hills and valleys of income. That means not knowing if we are going to be able to cover insurance premiums, not knowing if I can cover my daughter's pre-school tuition, make my mortgage, pay student loans, credit card - the basics of life.

Before AirBnB we were sinking. I was putting in 16 hours days, full-time weekends, but still racking up debt. Pause for a moment to consider the fear, frustration, and anxiety of working as hard as you possibly can, only to come up short. It took a toll on us as family - we were at a critical point and needed to do something.

We got to work and created a beautiful AirBnB. We launched with success and it has helped us pay down our credit card, keep up to date on pre-school payments, and cover our health insurance.

This isn't "extra" income, we take it seriously, have a 5 star rating, and are on our way to becoming super hosts. We make sure that our guests have been screened. We provide recommendations to them for local businesses. We hire local craftsmen, handymen, and plumbers to help maintain the property, and we furnished our AirBnB from local shops. We are caring compassionate members of the Mar Vista community, and we ensure our guests are considerate of our neighbors, respectful, and quiet.

I recently learned that there is a draft ordinance regulating short-term rentals. There is a clause that will restrict short-term rentals to 180 days per year. This would **disastrous** for us, for our family, for our children - unless you help. It could mean that I would be forced to sell my home, be driven from our community, and leave our property to opportunistic developers. I rely on AirBnB to pay medical insurance, to pay off the debt we incurred over years of improving our property, and pay for pre-school.

A limit on one's ability to support themselves is a direct attack on liberty. Imagine if elected officials were only able to earn money half the year - would anyone ever consider that? No! It would hinder your ability to support yourself, it would be.... ridiculous.

I implore you to not infringe on my ability to support my family. The concerns of special interest groups may be valid for their own immediate neighborhood, but are not in our community, they do not

represent me. Sure - keep big business out, but don't harm us hard working people who make up the fabric of our community.

To the alarmists who want to limit us I say: "Stay out of our back yard!" it's ours, we worked hard for it, we have a right to earn enough money to keep it. Many people in our neighborhood home-share - we love it.

Please remove the 180-day limit on short term rentals entirely.

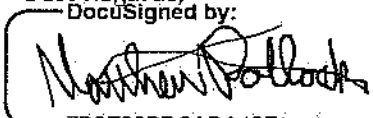
If a complete removal of the limit is not feasible, then allow us a viable means to a variance in our local community.

Please protect our right as hard working homeowners, to home-share.

Thank you for your help in this matter.

Best Regards,

DocuSigned by:



Matthew and Via Pollock

310.867.9622

Mar Vista, CA

RE: #CF: 1635-52

Dear Mr. Bonin

Last week our family celebrated the 7th anniversary as home owners in West Los Angeles! My wife Kristi and I are young married professionals, pursuing our passions in music and film. As active members in our community we do not take a day in ins this amazing city for granted. Our Air BNB has been crucial in allowing us to afford the overwhelming costs of being homeowners in Los Angeles.

Our experience with Air BNB has been nothing but exceptional. The platform has given us an opportunity to meet many amazing people from all over the world. The Air BNB guest profile and reviews helps us to select guest that we are confident will treat our house and neighborhood with respect. We have met dozens of wonderful people from all around the world : honey-mooners from Sydney, a film directors from Sao Paulo, and an elderly couple from Tokyo visiting their granddaughter who is attending UCLA just to name a few. We encourage our guests to eat at our favorite local restaurants and support local businesses. Many of our guest frequently use the new metro to travel to downtown LA and Santa Monica.

Air BNB has changed the way we travel too! It gives us an oppertunity to have a comfortable space for our family, with a kitchen so we can cook meals for our young child. We are not bound to elevators, and long hallways, inflated hotel rates, and unreasonable hotel parking fees. This platform also allows us to use our space when our parents visit their grandchildren. Permanent tenant does not give you this freedom.

A common misconception is that Air BNB is "free money." This could not be further from the truth! My wife and I work very hard to guarantee that our guest have a great experience. We put 20+ hours a week into answer guests questions, managing reservations, writing thoughtful reviews, cleaning, shopping, and making sure people feel safe and comfortable.

Please reconsider the 180 day limit. This limitation will have a significant effect on our business, and ultimately our annual income. The money we earn through managing and operating our Air BNB helps us pay our mortgage and childcare. Without this extra income, frankly we could no longer afford to live here. We love living in Los Angeles! It is no wonder the people we have met from all over the world love it too! Our Air BNB is making this possible.

Mark & Kristi Fiore
West Los Angeles

To Whom it May Concern,

I hope this letter finds you well. My name is Mark and I am an AirBnb host in Los Angeles.
I am a single male living in a 3 bedroom townhouse that I purchased.

AirBnB has not only allowed me to stay living in my house, but its also given me the opportunity to host people from all over the world. It has been such an incredible and rewarding experience for me as well as my hosts. Enriching the lives of all of us. I get a new guest and company, and the ability to make a second income to help paying my bills and keeping me living in my house. I also get to learn about the lives of people from different countries, and they get company during their travels, as well as great recommendations, and the ability to experience it as a local of Venice. I am a Super Host on AirBnB, that means that I have been exceptional as a host, with over 85% of my reviews being 5 stars!
I even created a guestbook for them recommending restaurants, Yoga Studios, Gyms, Super Markets, the Farmers Markets, Promenade, Entertainment, Lyft, Uber etc. And most love and appreciate my advice, and I'm sure it helps out the local community as well.

I have been made aware of the recent regulations that the city is trying to introduce, especially the 180 day cap. If this passes, this would hurt me tremendously. With a cap like that, I would not be able to afford my home. My bedrooms are fully furnished, and most yearly renters will require an empty room. The last time I had a roommate, he did not pay rent, and I almost had to evict him. It was the most uncomfortable living situation. With AirBnb I feel safe... money never exchanges hands, and they have a 1 Million Dollar Insurance policy. We all strive to be successful and to grow our community, so we strongly believe that these proposed regulations are too strict and will most certainly do more harm than good. Venice is extremely expensive.... AirBnB has given me a second income and company from all over the world.

We ask you to genuinely consider our position as well as every business/restaurant in Venice when casting your vote. And feel free to call me with any questions or concerns. Thanks.

Sincerely,
Mark Itskowitch
619-804-9876

Dear Mr. Bonin,

I have lived in Venice since 2011. I own my own business which hasn't done so well over the past few years. I have found a way to subsidize my business by renting out my home on Airbnb. I know all of my neighbors on the block and they all know me. We have a mutual understanding and respect for one another and do what we can to make our block better and safer for one another on a regular basis.
Without having this additional income I would be forced out of my own home and have to rent a home in another neighborhood. I would be forced to rent out my own home to a full time renter who doesn't have the same respect for my neighborhood as I do.
I carefully screen every airbnb guest and ensure that they are only adding positive energy to my block. I rent out to families and provide them with high chairs and pak n plays to ensure their children have a comfortable wonderful experience. I have never once had one complaint from a neighbor. I have been able to introduce my neighbors to interesting, intelligent and kind new guests who have kids – and who have been able to play with their children as well.
As an owner of a single family home- and one that I live in- I am not taking away from any renters who would otherwise be able to rent out my home. I am utilizing airbnb to be able to stay in MY OWN HOME and not be forced out of the neighborhood.
I understand the intent of wanting to produce more housing for those less fortunate-but you are literally taking away my own ability to stay in the home that I bought.
I would ask you to take a step back and not look at this issue on such a one sided basis as mine and consider yourself in my shoes. By moving forward with this ordinance you are forcing me out.
I beg you for empathy on my behalf. I am very concerned and I hope you put as much effort on my behalf as you do for those renting.

Thank you in advance for your energy on my behalf.

Kind Regards,
Martin Rios
424-212-9308

To the Los Angeles City Council:

Please do not pass the Ordinance limiting home sharing in the city of Los Angeles. It is not in the best interest of the residents of Los Angeles and I believe it is designed to help hotels and big corporations who have been lobbying against it.

My personal story is that 5 years ago I got cancer and lost my business which was in the city of Santa Monica, and was facing loosing my home as well. I was able to share at first bedrooms in my home and eventually my whole home on Airbnb, which has helped me to continue to make my mortgage, taxes and insurance payments on the home and not loose my home. I have also been able to help other people use their homes to provide a unique vacation experience that hotels cannot offer, and thereby, providing an income for myself that would not be possible without the platform of Aribnb and other vacation rental sites.

I have several neighbors who have contacted me to provide short term housing for their families when they come to visit and they don't have enough room for them to stay in their homes. My neighbors are very supportive of my vacation rentals and love that I provide an alternative for their friends and relatives to stay right in their own neighborhood. You are always going to find people who complain, but there are a lot of residents of Los Angeles who are happy with the home sharing concept and who are very happy that this is something that can enrich their lives. What I have learned dealing with people, is that you tend to hear more from the complainers than you do from people who are happy and supportive of things. There should be a way to reach out to all residents of the city of Los Angeles before just enacting an ordinance that helps special interest groups and harms more residents and citizens of the city of Los Angeles. I am a native of Los Angeles and I love living here and would like to continue to live here, but if this ordinance is enacted, I will be forced to leave the beautiful city I was born in and have lived in my whole life.

I urge you not to limit the amount of days you can rent your second home for vacation rentals in the city of Los Angeles because there are so many people who want to stay here and staying in someone's home is a unique experience that just cannot compare to staying in a hotel.

Mary Steele

To whom it may concern:

I am Ian Young from Westlake Neighborhood of Los Angeles. I support my neighbors who home share and am opposed to the portions of proposed ordinance that limit what people can do within their own primary residence. I am particularly concerned about the limiting of the number of days people can home share and how many listings within their home they can have active at one time. Also of concern are the clauses that would prohibit hosts from other work related activities and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

I am also opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

Ian Young
685 Lucas Ave.
#507
Los Angeles, CA 90017

Member of the Downtown Los Angeles Neighborhood Council (DLANC)

To whom it may concern,

I am writing to ask you to write fair legislation on home sharing.

I bought my house in 2008 with the help of the now infamous sub-prime loans. The loan has a variable interest rate and the mortgage payments are increasing year after year. Many people lost their homes on account of these loans but I have been able to keep up with these payments and property taxes because of AirBnB.

Los Angeles real estate is becoming more and more unaffordable and people are being forced out on the streets everyday. I have heard few to no compelling arguments for why people cannot share their own home for the financial benefits it provides them.

While there are those whom might abuse the system, the majority of us are individual homeowners who are grateful members of a global community of home sharing. Not, only do I host but I also travel and get hosted by AirBnB hosts from around the world. The experiences are consistently wonderful and it would be a terrible shame for legislation to put an end to this in our area.

Please keep AirBnB a thriving community in Los Angeles.

Best,

Franco Carbone

To: Mike Bonin
From: Simone Wallace
Re: Short Term Rentals
Hi Mike Bonin,

I am a loyal constituent of yours, having voted for you twice, and in fact, our family hosted a fundraiser for you in our home the first time you ran. I'm Emily Gold's mother, she was one of the hosts of the event at 1213 Preston Way. I'm writing to you because I am an Airbnb host and I am aware that the City Council is currently considering **short-term rentals.**

I've lived on my property since 1978, and have seen amazing changes in our neighborhoods. One thing that has remained the same is the quality of life here, the air is clear, and our residential area is filled with people who respect the quiet, pleasant atmosphere.

I never made a lot of money during my professional career, I co-owned a community feminist bookstore for nearly three decades, then became an Adult Education ESL teacher for LAUSD. Therefore I didn't save enough for my retirement, and my teacher's pension and social security are small. Nearly two years ago, I spent a portion of my savings to convert two rooms of my three-bedroom house into a separate studio. I've listed the apartment on Airbnb. It is called 'Venice Studio Apartment in the Quiet Zone', and the description of the place and the people I'm looking for are all about fitting in with the neighbors and the peaceful atmosphere. I've never had a guest who spoke loudly or caused commotion of any kind.

There is a vast difference between short-term rentals inside of or adjacent to a STR host's residence; and a building or a house that is used for short term rental with an absentee owner, with no one overseeing. This situation I am is more in keeping with the old-fashioned idea of taking in lodgers or boarders in order for property owners to be able to afford to keep their home. We have nothing in common with developers or landlords who evict renters in order to create a building full of unsupervised vacationers.

I have had wonderful experience with my guests, guiding them to neighborhood shops and restaurants, and giving them an opportunity to live like a native, if that is what they choose. Many people prefer the amenities offered at hotels. There should be a choice for travelers.

Thank you for taking my position into consideration. I need this annual revenue to stay in my home in Venice.

Simone Wallace;
simone.wallace64@verizon.net;
310-720-7044

Re: #CF: 1635-52

Dear Mr. Bonin,

Let me start, by telling you that short-term renting out granny flat these past two years has been an absolute a life saver for us.

When I started offering our guesthouse on Airbnb in 2014, my husband had fallen ill and was unable to work for over a year. In addition, my work situation became unstable. The SRT helps to pay our mortgage and health expenses. As I am nearing retirement age, we will continue to need this additional income.

But I also have to say, that hosting has been a special and somewhat unexpected experience: all my guests proved to be people with a great cooperative and optimistic attitude towards traveling and the responsibilities that come with staying at a hosting property.

My guests appreciate our quiet Venice neighborhood in the Presidents' Triangle as well as my recommendations on restaurants and stores.

Hosting has given me a new sense of optimism and basic trust that people are making our society work.

While a certain amount of regulation of short-term rentals is certainly advisable, restrictions such as a limited number of days per year will put us financially at great risk.

I would ask you to reconsider the 180-day limit and any other restrictions on property owners to rent out any part of their principal property.

Warm Regards

Sibille Cooney

Venice

H 310/450 3363 Cel 310/663 7756
marcy.vaj@gmail.com

Re: #CF1635-S2

Dear Councilmember Bonin,
I am a constituent and in fact supported your election in concert with my friends, Emily Gold, Sheila Kuehl, Torrie Osborn, Simone Wallace, and many others.
I understand that the Council has drafted an ordinance regarding the use of one's home as a rental.
As a freelance career woman getting aged out of work, I rely on Airbnb as an adjunct income to cover what I'm losing. Putting a cap of 180 days on my ability to raise enough money to live is a definite hardship. Besides that, my lovely 1920's home that I still live in is needing constant repair and replacement and I wouldn't be able to keep up without the added rental income.
As an owner, I believe I should be able to use my property as I need, not disregarding the needs of my neighborhood and neighbors. I keep a low profile on the block and my house-sharers never interfere with the activities of my neighbors. In fact, the neighbors make more noise and take up more parking space than my household does.
For the past 25 years, a large percentage of houses on my block have had rentals but didn't report it, nor were organized sharing platforms invented.
I urge you to make provisions for us law-abiding homeowners to help ourselves so we don't end up on society's dole.
Sincerely, Marcy Vaj, Still Viable

DLANC Downtown Los Angeles Neighborhood Council
www.dlanc.com
P.O. Box # 13096
Los Angeles, CA 90013-0096

Patti Berman, President
Russell Chan, VP Administration
Anastasia Johnson, VP Outreach & Communication
Quinn Tang, Treasurer
Stephen León Kane, Secretary

January 13, 2015

Council File 14-0593

Honorable City Council
c/o Office of the City Clerk
Los Angeles City Hall
200 North Spring Street, Room 395
Los Angeles, CA 90012

Dear Honorable Members,

The Downtown Los Angeles Neighborhood Council requests that the following Community Impact Statement be added to Council File 14-0593, regarding the formation of a Working Group to examine certain aspects of the "sharing economy," including its potential economic benefits and its relation to the City's zoning, taxation, insurance, and licensing statutes.

COMMUNITY IMPACT STATEMENT

The Downtown Los Angeles Neighborhood Council ("DLANC") strongly supports efforts to fully understand emerging shared economies and their impact on the City. Additionally, DLANC requests the City Council to develop a regulatory framework that permits and taxes this emerging industry without unduly hampering its growth. Further DLANC requests that the Working Group analyze the City's ability to monitor and enforce the regulatory scheme.

As stated in the Motion, an objective of the Working Group is to examine methods for reforming current policies that may be "outdated or otherwise ill-suited" for the appropriate regulation of shared economies. One issue that has come to our attention via our stakeholders involves the City's inconsistent application of certain codes. Specifically, while the City in accordance with the Transients Occupancy Tax, taxes revenue generated through the short-term renting of housing properties (including revenue generated through the use of popular services such as AirBnB), the Los Angeles Housing Department has begun issuing citations for the use of private residences as commercial lodging. In other words, those who actually comply with the City's tax regulations are also subjected to citation by a different City department. This is one example of a clear lack of interdepartmental communication, and more importantly, an example of why congruent policies across all City departments, as well as non-conflicting City ordinances, are desperately needed. To address the foregoing issue, DLANC recommends that the Housing Department create a permitting scheme that allows stakeholders who pay taxes in accordance with the Transients Occupancy Tax, the ability to lawfully utilize their private residence as a short-term rental property.

Further, in developing a regulatory scheme, we note that other cities have introduced regulatory schemes that have had initial success. In particular, the City of Palm Springs introduced a new ordinance mandating the registration of rental properties, setting registration fees, limiting use of outside amplified noise, and imposing occupancy limits based on the number of bedrooms at a

property.[1] Requiring registration of short-term rental properties, limiting noise, and limiting the number of occupants at a given property all seem reasonable to ensure that members of the community are not unreasonably disturbed and we further recommend that the Working Group consider such controls in developing a regulatory scheme for the City.

Moreover, the Working Group was also tasked with analyzing the potential economic benefits of the sharing economy. We note that aside from the opportunity for additional tax revenue through the Transients Occupancy Tax, the proliferation and availability of short-term rentals (particularly in the Downtown Los Angeles area) further encourages tourism in the midst of the City's ongoing shortage of hotel rooms. These rentals provide unique and immersive experiences to tourists from around the World and provide them with unique opportunities to experience Los Angeles' vibrant and diverse communities in a way that is normally only available to local residents. An increase in tourism naturally equates to economic gains for local businesses and homeowners and as such, further increases tax revenue.

In summary, after reviewing case studies and financial and political publications on the issue, as well as after hearing input from our stakeholders, DLANC strongly urges the City Council to consider these recommendations as it proceeds in assessing the various issues surrounding shared economies.

This Community Impact Statement is based on the action taken at the regularly scheduled Board of Directors meeting on January 13, 2015, when the Downtown Los Angeles Neighborhood Council adopted the following motion by a vote of 20 yes, 1 no, 4 abstaining and directed that a Community Impact Statement be filed reflecting its position.

Motion: "The Downtown Los Angeles Neighborhood Council strongly supports efforts to fully understand emerging shared economies and their impact on the City. Additionally, DLANC requests the City Council to develop a regulatory framework that permits and taxes this emerging industry without unduly hampering its growth. Further DLANC requests that the Working Group analyze the City's ability to monitor and enforce the regulatory scheme."

Sincerely,

Patricia Berman
DLANC President

Sincerely,

Michael Eisman
DLANC Community Impact Committee Member

[1] *See generally* http://www.ci.palm-springs.ca.us/index.aspx?page=1098. Ordinance available at: http://www.palmsprings-ca.gov/Modules/ShowDocument.aspx?documentid=2065.

Sky London
Douglas Monas
1642 Crescent Place
Venice, CA 90291
(212) 724-2815
smugdug@yahoo.com

April 23, 2016

Councilman Mike Bonin
West LA District Office
1645 Corinth Ave.
Los Angeles, CA 90025

VIA EMAIL: councilmember.bonin@lacity.org

Dear Councilmember Mike Bonin,

We are writing this letter regarding the Draft Short-Term Rental Ordinance that was released on April 15, 2016.

We own the home at the above referenced address. We spend approximately half of the year as we also own a home in New York. We reside in Los Angeles in order to be near our children and grandchildren who reside here.

Since April of 2014 we have offered our entire home for vacation rental. While we are not present for the rental, we are far from absentee hosts. We employ a local manager and our neighbors act as defacto "deputies" in the event that anything untoward occurs. We're glad to say that we have had zero problems as we enter our third year of this arrangement.

Prior to beginning, we applied for authorization to collect Transient Occupancy Taxes and these taxes have always been remitted when due.

While not unique, we are certain that our circumstance is rarely he case. The ability to offer our home for vacation rental has enabled us to remain even though we are retired and live on a fixed income. If this ordinance is enacted, in its' current form, we will end up being "collateral damage" as none of the intentions of the legislation will apply to our home. We will be forced to sell our home and this will have no effect on the city's housing stock. Additionally, all Transient Occupancy Taxes are collected and remitted when due. "Neighborhood Character" would not be impacted as we are have never had the slightest issue with any of our guests. This is insured by a variety of protections: (1) hands-on property management by a local individual, and (2) a very close-knit neighborhood (that is very much in our corner) of which I am always in close contact with, and (3) we charge a significant rent that in itself attracts the most responsible and respectful of guests. We also have "House Rules", age restrictions and occupancy limits that are vigorously enforced to ensure compliance.

Specific to the proposed ordinance, we request that the "home sharing" provision be amended to incorporate our situation. We also ask that the 90 day limit either be eliminated or at least be amended to 180 days.

We're sorry for the length of this letter but we wanted to state our case as clearly as possible. We hope that we achieved this goal. If you have any questions in this regard, please do not hesitate to contact us. Thank you.

Sincerely,

Sky London

Douglas Monas

cc: tricia.keane@lacity.org
sharon.dickinson@lacity.org

Barbara Schenk and Art Toye

I am a long term owner of a property in Mar Vista. I've been renting out a bedroom in my home through Airbnb since November, 2015. As I am semi retired and my wife is on disability, this extra income has been essential to me.

As you discuss the new ordinance on home sharing, I would ask that you consider the following:
1. I am totally in support of the City Council developing regulations regarding home sharing to prohibit the purchase of properties for the sole purpose of short term rental and the use of property managers. This goes against the spirit of Airbnb
2. I support the imposition of a reasonable registration fee with the proceeds going towards developing low/middle cost housing and would recommend that the advertising entity (Airbnb/Home Away etc.) be responsible for collecting required taxes.
3. I support the establishment of a grievance committee of community members and local councilperson whose purpose is to evaluate violations instead of writing the ordinance with the assumption that the owners are operating in a way that disrupts neighborhoods.
4. I disagree with prohibiting the short term rental of guest houses as long as they are permitted structures that conform to all safety codes. Saying that owners must live in the guest house does not make sense.
5. I disagree with the 90 day limit on rentals; for those who rent only 1 room in their home, this would be a severe limitation on their supplemental income. The limited impact of this type of rental on the neighborhood does not warrant this restriction.
6. Although I agree that owners report occupancy rates for their short term rentals and pay the required tax on the income, I am very concerned about violations of my privacy and that of my guests should the council required more detailed information.

Due to prior commitments, I will not be able to attend the May 21st meeting . Please communicate to the council that I respect the council's effort to pass reasonable regulations but hope that they consider the fact that many owners depend on this supplemental income to cover their mortgage payment in this very expensive housing market.

Sincerely,

Barbara Schenk and Art Toye
13109 Psomas Way
Los Angeles, CA 90066

May 5, 2016

The Honorable Mike Bonin
200 N. Spring St. #475
Los Angeles, CA 90012

RE: Draft – CPC-2016-12435-CA

Dear Councilmember Mike Bonin,

I have a house and have been a resident of Mar Vista for the past 13 years. I live alone with my 11-year-old daughter. Since 2013, I have been using Airbnb to rent out my guesthouse on a short term basis. Very simply, without the income from this small space, I would have been unable to pay the mortgage on my house and been forced to sell and move to a less quiet and less safe neighborhood. In addition, this supplemental income allows me to set aside a small amount every month for my daughter's college education. I estimate her college tuition, room and board and other expenses to be around $ 135-150,000 if she attends a state university in California and closer to $200,000 for private or out-of-state colleges. I simply won't be able to pay for her college education without this supplemental income.

The unexpected bonus of renting my guesthouse, outside of the income it provides, has been meeting new people from all over the world. Most of these people could easily afford a hotel room, but prefer a more personal setting and quiet environment. Many guests have requested recommendations for local businesses so I provide them with a map listing all local businesses such as restaurants, supermarkets, hair salons, coffee shops etc. In this small way, I can help the local business community.

I have read the recent draft ordinance and found it confusing with regards to Eligibility Requirements (2) b and Prohibitions (d) 4. They appear to contradict each other. Additionally, Prohibition (d) 3 is very upsetting as it reduces potential yearly income by 75%. The impact of this point alone could force me out of my house and I would be unable to save enough for my daughter's education. I encourage you to revise your ordinance in consideration of the hundreds of Los Angeles's hosts who depend on this income to survive.

Please reconsider the restrictions you are putting on short term rentals and know that every potential restriction can have a detrimental effect not only on individual hosts but their family and children as well. Thank you for your time and consideration.

Sincerely,

Patrick Healy

Reina Salas

The council file number: CF#14-1635-S2
The planning commission file number: CPC-2016-1243-CA

Hello,
I am hoping you will consider how this ordinance would affect me. I live in a wonderful two bedroom cottage that I would not be able to afford without the help of Airbnb. I used to rent out my second room to roommates but sadly half of the people I rented to, did not end up being a good experience for me or my home. Those are not good odds when it comes to having to live with people. Since I opened up my second room on Airbnb, I have had wonderful people 97% of the time! The other 3% weren't even bad, we just didn't connect. The big difference that Airbnb offers for people like me, is that I have a way of having vetted people into my home. And the people who do not yet have reviews, have to earn a good one, so they are accountable for how they act in my home, treat my neighbors, treat me etc.

Airbnb has allowed me to have time to myself when I need to decompress. My neighbors used to have complaints about my roommates not respecting the rules of the property. Ever since Airbnb, my guests agree to the rules before they come, and are held accountable through reviews after they leave. I have not had a problem since I started supplementing my rent through using the service that Airbnb provides.
My quality of life has significantly gone up and I have met wonderful people from all parts of the world. Many who decide to stay with me are either trying to relocate to LA or are temporary students. These are people who would not be able to afford a hotel on their budget or be able to sign a lease.

I have found that Home-Sharing is not about tourism or robbing hotels of those tourist dollars. It's exactly what it claims to be; H O M E S H A R I N G. Which is a mutual benefit. I share my home and as a result, I have been able to travel for business or pleasure and people have shared their homes with me. We help each other pay our rents and mortgages. We expand our world view. We create a culture of courtesy and trust. This is not some idealistic notion. This is something I am living every day thanks to Airbnb.

I hope you can consider the quality-of-life improvements that Airbnb has created for many people like myself and how certain restrictions within this ordinance may affect that.

Best,
R.S.

From: Kristie Holmes <kristieholmes@gmail.com>

Date: April 18, 2016 at 11:35:58 AM PDT

To: Matthew Glesne <matthew.glesne@lacity.org>

Subject: Re: Proposed Home-Sharing Ordinance

Idea: to avoid the Venice beach situation couldn't the city just not issue over a certain percentage of TOT registrations per zip code/ other designation?

Having a family with children and no short term housing rental would make our family choose another destination. Hotels no longer work for us, and we have vacationed that way (also more affordable) for years. We need a kitchen to keep food costs down & laundry. We can't afford three hotel rooms.

Another help would be the "10 unit" rule from before to prevent corporatization of short term house rentals rather than choking off individual owners that are actually residents of the neighborhood.

Have you had a round table with owners like us?

Thank you,

Kristie

Sent from my iPhone

On Apr 18, 2016, at 10:58 AM, Matthew Glesne <matthew.glesne@lacity.org> wrote:

Thank you for your comments again Kristie. They've been read and added to the public record.

Let me try to address some of the points you've raised because they are obviously coming from a thoughtful place.

First, yes, the Hollywood Hills is not the place for "affordable housing". But we believe that very housing unit that is taken off the market and instead used for short-term tourist use adds stress to an already critically tight housing market. LA has one of the lowest vacancy rates in the world right now - and is the most of whack in terms of housing costs and

incomes. Not having thousands of units available forces more people to compete for fewer and fewer units which does make a difference.

I am a landlord and understand the rules are not ideally written from a landlord point of view. However, they are also pretty standard compared to most major cities across the country. The rules are part of "doing business" as a landlord I guess. Complying with planning and zoning rules is part of the game as well. Short-term rentals have never been legal in Los Angeles - so we can not grandfather something that was never permitted.

To be clear, you are referring to renting out a second home you own, not sharing your own primary residence (which will be legalized by the ordinance)?

Matt

On Sun, Apr 17, 2016 at 1:23 PM, Kristie Holmes<kristieholmes@gmail.com> wrote:

Hey Matt,

I just searched my email and found that we have email chatted before.

There are several factors being left out of the equation--affordable housing is *not* the Hollywood Hills. So while the argument is valid in some neighborhoods (perhaps Venice Beach) limiting rentals to number of days per year harms those who like myself are raising children and can't afford the nightmare of some of the long term renters who quit paying their rent. It also makes more sense in multi unit buildings...not so much single family homes.

There's a reason many of us changed how we rent our homes.

A year long eviction process isn't do-able for us --as laws are now protecting long term renters not so much owners that aren't corporate, not are they millionaires able to absorb such costs (it means being unable to pay our own mortgage).

At the very least, those who have been in this system for X amount of years should be grandfathered in. Putting these restrictions on owners who have been doing this for 10-20 years is essentially closing down a family business.

We generally cater to industry in then to record or film, traveling nurses, families without budgets for local hotels.

I'm a social worker.

Selling our house because we no longer can rent the way we've been doing it flexibly as needed over decades isn't going to provide more affordable housing to anyone. It's going to be another overpriced small house sale in the Hollywood hills who can afford it.

Thanks for listening Matt.

Kristie

Sent from my iPhone

On Apr 15, 2016, at 1:09 PM, Matthew Glesne <matthew.glesne@lacity.org> wrote:

Do you live in your short term rental? If so you should be ok to register, but the proposal limits Home-Sharing to 90 days a year.

This activity is currently illegal. We are legalizing Home-Sharing, while maintaining the ban on renting vacant units as short-term rentals.

Matt

Ron James Television
624 South Pacific Ave
San Pedro, CA 90732

To:

LA Councilman
Joe Buscaino
200 North Spring Street
Los Angeles 90012

Dear Mr Buscaino:

I have a new business in San Pedro. Air BnB has very beneficial to us as we offer packages for clients coming in from out of town.

We work with hotels as well. Clients get the benefit of deciding what works for them in both cost and efficiency, and we know that money is spent in the smaller neighborhoods restaurants, stores, etc. that usually don't benefit from tourist dollars when clients elect Air BnB.

Please take a position of limiting air bnb to occupied homes homes but don't limit the amount of days home sharing can occur.

You are in charge of a depressed, struggling area and anything that brings extra income to residents and more visitors to San Pedro is a benefit in every way.

I do not work for Air BnB, I have just seen the benefit firtshand and don;t want to see it limited beyond what is reasonable.

Thank you for your consideration,

Ron James

To Whom It May Concern:

I am the founder of NUDA Juice & Wellness Shop located in San Pedro, California. It has recently come to my attention that there may be a ban put on Air BnB is the San Pedro/ Los Angeles area. As a small business, I appreciate the recommendations Air BnB provides to their wide variety of customers to try our shop. It is difficult for small businesses to compete with larger companies, and we appreciate Air BnB's support of small businesses. This being said, I sincerely request that there not be a ban put on Air BnB in the San Pedro area, as it would be a true shame. I appreciate your time and consideration in this matter.

Regards,

Stacey Jackson, President AA
[Quoted text hidden]
--
Stacey
NUDA
www.NUDAjuiceshop.com
@NUDAjuiceshop

NUDA Juice & Wellness Shop
407 W 6th St.,
San Pedro, CA 90731
323-769-9713

April 11, 2017

Dear Council, City of Los Angeles, CA

In respect to your next meeting on creating an ordinance to regulate short term rentals in the City of Los Angeles, I respectfully submit the following in favor of favorable legislation for property owners living and managing their short term rental spaces.

I am a resident and constituent of the city of Los Angeles for the past 50+ years. We have lived in our current single family residence in the NE L.A. area since 1987 and share two (2) units/rooms in our home. One (1) is a single one-1 room in-law studio and the other is a bedroom unit with a separate entrance at the rear. Our 2 daughters who previously occupied these spaces married and moved away.

We are now retired (AGE 78) and primarily living off Social Security and a small 401K pension. However and unfortunately, our mortgage + property tax + home insurance monthly payment is greater than our monthly SS & 401K income.

The Home Sharing income has been a blessing. We now share these two (2) rooms our daughters previously occupied. I don't think we can continue to pay our mortgage and all the other living and medical expenses without the additional Home Sharing Income from these two (2) rooms.

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. A large portion of our guests are people visiting their families in the area. Some come for family weddings, baby showers other come monthly to be treated at Keck Medical Center or USC. College students at Occidental and their parents stay with us. We have divorcees waiting for their final divorce papers and people buying homes in the area waiting for escrow closing. Please consider the impact on seniors like ourselves when deciding on fair regulations.

Sincerely,

Albert A.

Sharon Dickinson <sharon.dickinson@lacity.org>

Regarding CF#14-1635-S2

1 message

Kellee Vopelak <kellee.vopelak@gmail.com> Thu, Mar 2, 2017 at 9:22 AM
To: councilmember.ofarrell@lacity.org
Cc: sharon.dickinson@lacity.org, etta.armstrong@lacity.org

Dear Councilman O'Farrell,

Hello! My name is Kellee, and I'm the owner and operator of Kellee Creative, a small weaving and tapestry outfit based in Silver Lake.

I am in full support of short-term home-sharing in Los Angeles - specifically Silver Lake. When I moved here, I came here by myself. I didn't know the city, and I had no one to stay with as I looked for a home to call my own. That's where Airbnb came in. I stayed in a small Airbnb listing while I scoured Craigslist for apartments. Moving from Illinois to California was stressful, but if I didn't have that Airbnb listing, I'm not sure where I would have stayed or what my life would look like now.

See, Silver Lake is a neighborhood inside of a big city, as you know. There aren't many hotels in Silver Lake, and almost everyone I know who has come to visit has stayed in an Airbnb listing during their vacation. People want to see this beautiful city as a local - not as a tourist. Short-term rentals give them that option and almost ensure that they're going to come back.

I'm flat out opposed to the proposed 180 night cap on rental. Hosts pay their mortgages by renting their homes on these sites. The reason a lot of people list their spaces is because they can no longer work at traditional job. Limiting their income is irresponsible and dangerous.

Thank you for your time,
Kellee

--
Kellee Vopelak
Sent with Airmail

Gaelle P

6100 Ruby Place

Los Angles

CA 90042

Dear Council member;

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, our neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I live on a property with two small units in the neighborhood of Highland Park. It's a very small lot and my front house where I live is 600 sq ft. I live here with my two daughters. The second unit which is 5 meters from the front house is the unit I rent out on Airbnb. My ex husband moved out of the house four years ago and I have become a single mother since. I thought I would have to lose the house as I didn't know if I earned enough to make the mortgage. It was then that I decided use Airbnb to help me put me in touch with travelers who needed short term rentals. And Airbnb and has enabled me to keep a roof over our heads.

Doing short stay rentals allows me to sometimes have the extra room that my two daughters need and allows me to upkeep the back house (I typically have guests stay for 2-3 nights). It helps me greatly with the payment of the mortgage. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests are young couples on low budgets who want to visit the popular neighborhood. Some with possible relocation to LA in mind. Others are parents of young families who are visiting their adult children in the area, but whose homes are too small to accommodate them. I direct these guests to an array of local restaurants, grocery stores, bars and stores in the area of South Pasadena, Pasadena, Eagle Rock, and Highland Park.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the board members to support the Bonin/Wesson Motion on

short term rentals so that long term Silver lake residents like myself can continue living in a place I've called home all these years.

Sincerely, Gaelle P

Dear Council

I am writing to you today in reference to the vote to cancel Home Sharing in Marina Del Ray and Los Angeles. Home Sharing has been a win win for all of us.
We have seen our city and property taxes rise to the point of almost unattainable rates and Home Sharing has helped us keep our home!!!
We pay our property taxes in the THOUSANDS..and the city already has determined the very small rate we can raise our rent which is considerably LOWER than the rate of inflation.
WE CAN NOT make our mortgages with out the innovative idea of Home Sharing.
We are considerate and fair and very picky about who we accept. There are NO parties allowed and I see no reason why you should take that away from us.

WE have finally found a way to makes ends meet in a very stressed economy. You need to allow us to do what we want with OUR property as long as we are considerate to others which we are. STOP government ruling everything in our lives and let the people do what they can to pay these taxes and restrictions you have imposed on all of us.

We Want our Home Sharing. Is a win win for everyone. More people come to California because they can now afford a place to stay.
PLEASE leave us alone and turn to the real problems facing our city... Homelessness and Education and Infrastructure ....
Home sharing needs to stay in LA for the sake of all!!

Thank you.
Vrignina.
Santa Monica.
California.

Dear Councilmember Mike Bonin

Regarding ordinance CF#1635-S2

I am 58 years old and a Venice native. I live in the home I grew up in.

For 17 years I had a career as a producer of TV commercials. 5 years a go I was laid off. It became clear I was "aged out" of my career. I found it impossible to find a job. I even tried to get a job at local restaurants and Starbucks. My wife is disabled. A lump was found in my neck, which required surgery. My savings dwindled and I feared we could not pay our property taxes. I had $300 dollars in the bank.

My wife suggested we try renting out the extra bedrooms to make ends meet. We have been doing Airbnb for 7 months now. We depend on reservations from the 3 bedrooms and I don't think we could make it on a 180 day cap. Please do not limit the number of bedrooms we can book and please lift the cap!

We've been able to pay our taxes and we have made home improvements including painting and landscaping.

We enjoy sharing the history of Venice with our guests from all over the world and directing them to points of interest. This gives a personal touch to their journey.

Our home was built in the 40's and we have been able to preserve it's charming elegance. Our guests love it.

Home sharing saved our home.

Wyatt Valentine, Venice CA.

Dear Councilman Bonin:

My name is Yvonne Davies. I have been a Venice resident for 30 years and bought my home here over 18 years ago. I am married with twin 14 year old boys.

After my husband's construction company failed in 2009 we lost everything we had, our retirement savings, investments, insurances and our once thriving business.

I began hosting on Airbnb in 2010 and am a Super Host. I rent out the front of my house on average 2-3 days at a time, for about 300 days of the year. Hosting has allowed me to keep my home (which was in foreclosure). It also means my 62 year old husband no longer has to do heavy construction work. I work full time at minimum wage and I volunteer part time in my community.

If the city planning committee limit my hosting to 180 days per year it would mean my income would be reduced dramatically and would ultimately mean I would have to sell my home and become one of the many thousands in LA searching for low income housing.

Also, a complicated registration process would mean I would have to take time off work, which I would not be paid for and would cause immense hardship. Please review the process and make it an easy online application that can be completed easily and at any time.

I welcome the registration of my home and have no problem paying any taxes due but the 180 day limit and complicated registration process would have a devastating impact on me and my family.

Yours sincerely

Yvonne Davies

Yvonne Davies

It pains me to think that all We have finally built and created , all our hard work in this past few of years is in jeopardy. Please consider this, consider our story and give us a chance to keep this place a happy place for people to come and for us locals to keep on working, giving and actively create a better environment .
Thank you kindly for your time .
Best regards
Veronica Coassolo

To whom it may concern,
I have been renting out through Airbnb a duplex in the Venice Peninsula for the past 3 years. Before that I rented out an airstream in the Malibu area . It has been one of the most rewarding experiences I have had.
I have been able to host people from all over the world and walks of lives . Share the beauty of California,
improve the local businesses by recommending restaurants, shops ... all kinds of local businesses.
Here in the Marina We host many families coming to see their children in college or for their graduation.
A hotel would be too expensive for a big family but through Airbnb and the various short term rental companies they get to be able to afford a little family get together, a family celebration or a little holiday and as they have said to me many many times... they get to create beautiful memories with their families.
We also have guests coming for work meetings and needing something more than a hotel room... they add and contribute to the local economy.
And the beauty of it all, We get to speak to them at the time of booking , create a personal relationship and make sure they understand our community so they can be in tune with it, respecting our neighborhood... and for this all our neighbors love us!
My husband and I are artists, this little short term rental business has also allowed us to be able to keep doing our art, and afford an art studio contributing to our community by creating art pieces that We want to donate ....and allowing us to keep the spirit of the art community alive.

VALERIE Y. PIERRAT

TEL: 310.927.7955 • E-MAIL VALERIEYPIERRAT@GMAIL.COM
909 DICKSON STREET • MARINA DEL REY, CA 90292 USA

Los Angeles City Council
Council File: 14-1635-S2
Planning Commission File: 2016-1243-CA
Att: Mayor Garcetti
Council Member Mike Bonin
Members of the Council

Members of the Council:

I am a 61-year old woman living in Marina del Rey and have owned my home for about 16 years. I began hosting in 2014 following two years of unemployment. I have two extra bedrooms with en-suite bathrooms that were not being used and I desperately needed the extra income. (I would like you to appreciate how limited the employment options are for men and women my age.) Needless to say, the extra income could not have come at a better time. It saved me from certain financial ruin.

The ordinance as drafted is certain to put me, once again, within reach of the lion's jaws: creating undue financial uncertainty at a time in my life when I need it the least. The prospect of limiting the number of days that I am able to host down to 120 and limiting the number of bedrooms that I can host down to one at any one time represents a potential significant cut in the money that I need to generate to pay my mortgage and other expenses. The prospect is truly devastating and will likely result in my having to sell my house after 16 years. I will then be joining the ranks of the unemployed and homeless, with affordable housing out of reach.

My home-sharing experience has shown me that many travelers are also dealing with unprecedented financial constraints and only seek a warm and welcoming place to stay at a reasonable price. I am grateful to be able to provide that for my guests, who have been equally grateful in return. Please do not criminalize the home-sharing option, a truly creative solution to our struggle to make ends meet.

Please reconsider and abolish the ordinance's proposed limitations on:

(1) the number of days allowed for hosting; and
(2) the number of listings within one primary owner-occupied dwelling that can be hosted at any one time.

Respectfully,
Valerie Y. Pierrat

Dear Mr. Bonin,

I hope this letter finds you well. I am writing to you to reconsider your intent on a potential LA city (airbnb) ordinance which limits my ability to rent out my home for more than 180 days.
I am a mother of a 9 month old baby. In addition to being a mother, I have worked as a nurse since 1996 and have been a Hospice nurse since 2004. I was fortunate enough to buy a home in Venice when I had the opportunity and when real estate was still affordable.
I have struggled with how to be a mother (in Venice) and also a working mom. I found a way by renting out my home on Airbnb.
I have screened every guest with the highest scrutiny. I am very close with all of my neighbors (who also have kids) and have always asked them to inform me immediately if they felt uncomfortable. Not only have they been comfortable- they have told me that they are happy to have met my guests (and their kids) and welcome the chance to interact with people from other countries.
I have been proud to welcome foreigners into my home and into my neighbors lives and am shocked that the city of LA would even consider blocking another avenue for people of other countries/nationalties/races into our city.
I understand the initial intent of the ordinance by trying to help people less financially fortunate....but you will be forcing myself and my daughter out.... Is that truly what you had in mind?
I rent out my home when I am unable to pay all my bills. When you take that ability away from me you are taking away my ability to remain in Venice. I am sure as a Venice resident yourself you understand how expensive it is. I didn't come from a rich family. I have made it all happen on my own and Airbnb has been one of those helpers in my life.
I ask you to please take a look from someone who bought a home when it was still affordable and is just trying to keep my head above water for me and my daughter- I ask you to remember the people who bought when the market was good and are just trying to hold on so we aren't forced out. Please consider us.

I believe that all of us as fellow Venice neighbors need to stay strong and support each other. I hope we can all find common ground and that you are the person who can help us find this.

With the kindest warmth,
Susi Gilmore
310.997.5758

Dear Mike Bonin,

I have met you several times an expressed my concern on the upcoming proposal for short term rental regulation. You told me that you were after the big operators and not small individual home sharing hosts like me. I shared with you that I have a garage conversation guest house that I have on airbnb since my son's cancer diagnosis and my husband's heart attack. I am a Preschool Director for Nonprofit and frankly with out the hosting income-- we could not afford to age in place and pay our medical bills.
We are 5 star hosts and my husband enjoys the socialization with guests and introducing them to our favorite Venice spots. We payed TOT tax right from the start-- over 5 years ago, registered with the city and got an occupancy permit.

1. PLEASE change this proposal to allow property owners to host guests in their back guest houses on their own owner-occupied property.
2. Lift the 180 day limit
3. Create a simple registration process to get everyone on the same footing.

Do not put us in the same boat as those with apartment buildings and party houses!
Please remember us and support us-- as we have supported you!

Sylvia Rath
(310) 310-3460

Mike Bonin
200 N. Spring Street #475
Los Angeles, CA 90012

Mr. Bonin,

I am writing to give you my input about Home Sharing in Los Angeles. I am a retired 70 year old on a fixed income and have lived in Mar Vista for my entire life. My wife and I have lived in our home for over 40 years. I don't know how we could continue to live in our home without home sharing. The cost of maintaining a home and just basic living costs have stretched us to the max.

Additionally, from what our guests tell us, many more people travel to Los Angeles than otherwise would have. They are able to because it is generally less expensive to stay in a home stay. As a consequence, our local businesses have an increase in revenue – they tell me they love it! Home stay has tremendous economic ripple effect in our community.

One issue that I understand you are considering is the maximum days we could host. 180 days would not allow us to make ends meet. Something like 300 days would go a long ways to help us. We NEED it. The last thing we want to do is have to lose our house.

Another issue is one of privacy. We just don't want government to intrude in our lives gathering personal and financial data that may be accessible to other parties.

By the way, as far as impacting our neighborhood, our neighbors are fine with it. Raising our three kids certainly had more impact!

Just to let you know, we voted for you and are strong supporters – please help us.

Sincerely,

Thomas Nichols

Dear Mike Bonin,

I am an active retired person, a house owner with no savings. I run an airbnb. Perfectly! I believe it is in our makeup, our genes, to welcome strangers from afar.
There is a myth being perpetuated that these 'strangers', people from other parts are noisy and disruptive. In any case are we are supposed to live alone and keep the door locked?
Here is a run down of a few of my recent guests:- a video editor from Chicago who needed to be a few blocks from the film company he worked for so he could walk to work;
Urban Gardeners from NY who came to merge their business of rooftop gardens and grow towers with one in Santa Monica and who worked on my garden by the way; a Rare Books
store owner, also from NY, who was checking out an estate sale nearby; a woman from a farm in Northern CA who was teaching a seed saving class at Venice High School; quite a lot of people coming for interviews; and then there are the uncles, cousins ,grandparents come to see the new baby. Around the corner and convenient. As a retired person, what am I supposed to do? Wait it out till I die with the door firmly bolted, spending no money and perhaps becoming homeless. Airbnb enables me to have a more vibrant existence and be a part of what's going on out there and we and our guests end up contributing massively to the lifeblood of the city. For the number of days to be reduced would diminish the city and be a great hardship for me. I get social security (below poverty level), I do have a permanent tenant
(nose just at water level but sinking). Airbnb, year round becomes more and more of a necessity with each passing year.

Thank you, sincerely,

Susan Maltby.

We am writing in reference to Ordinance # CF#1635-S2.

My husband and I are Airbnb hosts. It has been a God send for us during difficult financial times. We live on the property that we offer on Airbnb. We enjoy the interaction with many guests from all over the world and we love sending them to local stores and restaurants helping to support our local economy.

We are also writing to ask you to change the proposal now before the City Council so as to allow property owners to host guests on their own owner-occupied property. We would also ask that you lift the 180 day limit for such hosts. Please do not confuse us with apartment buildings and party houses that should not be allowed in the Airbnb system.

One more thing.... we really love seeing how through Airbnb visitors to Los Angeles see something very unexpected. They see neighborhoods, friendly people, quiet places to stay and they go away with a very positive feeling about LA. Many guest say "I never knew that Los Angeles was like this".

Thank you for your consideration.
Susan McShirley & John Fisher

Stephen Cruz

• 2021 Louella Avenue, Venice, CA, 90291•
aloha771@verizon.net, (3230578-9831

Councilman Mike Bonin
Los Angeles City Council11th District
200 N Spring St. #475
Los Angeles, CA 90012

RE: #CF: 1635-52

Dear Mr. Bonin:

I have been a long-time residence of Venice. As residents for 15 years (my wife, 23 years) we have endeavored to be 'good neighbors ' and as such have consistently participated in maintaining and improving the quality of life for all in our neighborhood. As Airbnb hosts, we support local businesses and services, spending locally, in addition we have paid over $1200 in TOT for 2016 alone. As concerned citizens we appreciate the consideration by the City Council and Planning Commission's addressing the writing of ordinances regulating home sharing to ensure that it is both beneficial and safe for all members of the Community. That being said, I am concerned by some the heavy-handed and difficult regulations pertaining to the registration process as well as the 180-day yearly limit. I know of no other activity upon which has been imposed such limits or is so invasive of privacy.

The erroneous perception that most Airbnb hosts are adversely affecting the housing stock in my neighborhood is primarily a result of the negative coverage of this issue in the media and the promulgation of this inaccurate narrative and political lobbying by the Hospitality Industry. Every year home-sharing helps struggling citizens stay in their homes and remain active members of the community by providing essential income to middle-class homeowners such as myself and my wife who have already experienced economic pressures such as the loss of middle-class jobs and losses from the great financial melt-down of the mid- 2000's. My wife and I have both read the proposed draft ordinances and are greatly concerned, especially with the 180-day limit. If such an arbitrary and unjust limit is imposed upon us it will significantly increase the financial burden to us and force us out of the home we have lived in for many years.

We respectfully urge you to vote in favor of rescinding any limit on the number of days hosts who are home-sharing the home that they own and live in. This will not only provide those people a much-needed income without adversely affecting the neighborhood they host in but it would also promote the integrity and security of neighborhoods in Venice and elsewhere in Los Angeles through spending and Occupancy Taxes paid. Please consider our situation when you vote for the ordinance to make sure that the viability of home sharing is preserved and our constitutional rights to property are secured.

Sincerely,

Stephen Cruz and Charlotte Suhr

Proposed Home-Sharing Ordinance

CF#14-1635- S2

To Whom It May Concern,

As a Short Term Rental host, I am grateful for the draft ordinance and I would like to submit concerns for further consideration.

My husband and I are educators and had a very tough time finding housing that we could afford with both our salaries combined. Our dream of homeownership seemed out of reach in the very communities we were born in and served in.

We finally were able to find a house with a back guest house. This house was blighted and vacant for 8 years prior to us buying it. It served as the eyesore and problem property for the neighborhood as drug addicts and homeless found it convenient for their purposes.

When we purchased it, we decided to restore the guesthouse in an effort to rent it. Since the property came with a small garage for 1 car and street parking in our area is a challenge, we didn't think our backhouse would lend itself to be appealing to a long term renter as we would need the garage for our own car. We then decided to try to rent it out as a short term rental. No one thought travelers would ever seek to stay in our harbor town, let alone in this once blighted property. Our neighbors are now proud to see how we have transformed our property from the ugliest house on the block to the nicest looking one. They are especially proud to see travelers from all over the world staying in our back house. They enjoy meeting them and offering assistance with directions and dining suggestions.

The notion that all short term rentals take units off the market just doesn't

apply to every property. Our home had been off the market for almost a decade and left to decay. No one was displaced. We brought it back into economic circulation which has benefitted our neighborhood and the local businesses our guests visit.

Short term rental was a solution for us in not being able to provide a rental unit with its own parking.

It also has helped us with more improvements on our property that we wouldn't be able to afford otherwise. You can imagine the amount of extra work a blighted house needs in order to be restored and the costs that go with it.

We live in the front house and are available to our guests should they need anything.

Item #3 under Section D-Prohibitions: the limitation of Home Sharing

To 90 days per calendar year.

I don't understand this limitation. What other businesses are limited to a certain amount of days in which to operate in? What is suggested to do with the remaining calendar days that would benefit the city with added revenue? It seems short sighted in light of the sizeable amount of revenue that Airbnb has already provided the city with. Limiting to 90 days of rentability would hurt the city's revenue as well as the hosts' revenue. It would do nothing to help anyone with the remaining vacancies for the rest of the year. The illegal pot shops in the neighborhood aren't limited to a number of days they can be open. Regulating short term rentals in this way is absurd. Both the city and the hosts benefit from short term rentals being occupied rather than not.

Section 3. Section 12.22 A of the Los Angeles Municipal Code is added to read as follows: 31. Homesharing (2) Eligibility Requirements

(f) No Person may apply for, or register for, more than one Home-Sharing unit or guest room, or otherwise operate more than one Home-Sharing unit or guest room, in the City of Los Angeles.

I also would like to comment on this one. Being that we live in the front house and rent out the back house, and own the property, I would like to think that if I ever needed to rent a bedroom in the front house where we live that it would not be against any ordinance to do so. My husband and I have achieved super host status and as such excel as hosts. This should be rewarded not penalized. No one knows what the future brings and should either of us ever find ourselves in a financial bind due to unforeseen circumstances, one should be able to operate more than one homesharing unit.

Since buying this property, we have started a Neighborhood Watch and we are the block captains. Our neighborhood has turned around as a result of us building community with our neighbors and law enforcement. We also have participated in several community volunteer efforts through Airbnb.

We have added value to our community in a number of ways. We find this worthy of mentioning.

Sincerely,

Jane Castillo

Dear Councilmember,

I am deeply concerned about the ordinance that would regulate short term rentals in L.A. I am worried about the restrictions that will limit my family and neighborhood residents who are counting on this income to make ends meet.

As a full-time mother who works part-time and a part-time professional photographer with my own business, we rely heavily on husband's income to get us through our mortgage payments, groceries and other bills we pay each month. Since LA is so expensive it is vital for us to have additional income, especially while my daughter is young and not attending school.

Airbnb allows us to make the most of our space and has been beneficial to all of the local businesses here in El Sereno. We recommend all of the restaurants near us to our guests and they always comment on how good the local food is. We also host guests who are doctors in residency at USC Keck and visiting downtown LA for conferences.

Please take into account how much short term rentals and the money they produce are helping families and businesses in neighborhoods that are otherwise forgotten. These visitors have become a vital part of LA and bring people from different countries who prefer the relaxed nature of being at a home over the tight rules at hotels.

I urge you to create sensible, fair laws that protect community members like me, and encourage the Los Angeles board members to support the Bonin/Wesson Motion on short term rentals so that long term LA residents like myself can continue living in a place I've called home for many years.

Sincerely, Naheed Choudhry Caballero.

To whom it May Concern:

Airbnbs home sharing platform has allowed me to financially benefit in ways that I would have never imagined. I've experienced a change of income from sharing my home that allows me to feed my three children, provide health care and dental care that is far better than what I had before, and take vacations that actually go outside the city.

I feel as though I am a part of the truth middle class because of what I'm able to do with my home through Airbnb. Airbnb and its methodology on sharing my home allows me to choose who I want in my home and for how long. I also get a chance to meet and network with many different people from many different walks of life. I read their profiles and chat back and forth with them which helps me decide who is the best candidate to stay in my home.

Thank God for Home Sharing and all that is done for my family and others.

Angela Lammie

Dear Council member :

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I have retired from my job in the hotel industry because of health reasons. I always lived in the Westside near my work. I am also a widow. As long as I had an income I could offered the mortgage and live comfortably. However, when I had to rely on my small 401K and Social Security alone, things became very difficult and I almost lost my condo.

I have a 2 bedroom condo in Westwood. The second bedroom was always empty except for the occasional visitors. My friends knew I was struggling and that I was about to lose my home. They urged me to rent the second bedroom to help pay the mortgage. I resisted taking someone on a permanent basis as I do like to have some privacy from time to time. That is when Airbnb came to save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at UCLA and contribute greatly to the economy of the Westside. Some are here for seminars others are parents who come to help their children settle at UCLA or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All

these people, come and spend money in the Westside, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas. They also use the local restaurants, hairdressers, manicurists, grocery stores.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Westwood board members to support the Bonin/Wesson Motion on short term rentals so that long term L.A. residents like myself.

Thank you,

Dean Fortunato

Dear Council member,

I am a Realtor, Interior Designer and Artist living in Eagle Rock for the past 3 and a half years, before that I was living and working in Echo Park and Silverlake since 2003. I love Los Angeles and the wonderful artists who come to create such a rich culture here in North East LA in particular.

Many of my home-owning friends are able to improve their quality of life, and to make it through tighter months as artists, artisans, musicians, crafts-people, small business owners and performers through the amazing gift of AirBnB.

My friends and I have found that by creating beautiful spaces for travelers to Los Angeles via AirBnB, that we are making great money, great connections, and improving the fabric of the City itself.

I created a beautiful listing on AirBnB inside of my vintage Airstream with an outdoor vintage clawfoot tub and shower, in a quiet corner of my yard that was otherwise unused. The location was perfect underneath a giant Oak tree. I met many wonderful people who came to stay in my beautiful creation, and they all LOVED it. It is a very different experience, a connected experience for travelers, to stay in part of a home created for them, by thoughtful hosts who know the city well and love to share their knowledge with guests.

I send my guests to all my favorite local businesses: Restaurants, Yoga Studios, Grocery Stores, Day trips and evening outings. It's a lot of fun for me, and really wonderful for the guests to be able to experience the City in this curated way. It brings a lot of business to my favorite places too, and I love that.

All of my guests are super delighted with the ability to stay in a gorgeously styled Vintage Trailer in this lovely way. It is so fun to see their absolute joy in experiencing what I have created.

I would love to be able to keep doing this, as a partial income boost, a local business boost, and a fantastic way to meet new fun and interesting like-minded people traveling here to Los Angeles, and to be their personal designer and guide.

I have heard the city is considering banning Recreational Vehicles and Trailers from being rented for Short Term Housing on platforms like AirBnB. I think this would be a real shame. The City of Los Angeles desperately needs more housing, and more welcoming places for travelers to stay. I understand wanting to keep property values up, and I have to say, that a Vintage Airstream is an adorable positive on any neighborhood.

Having my Airstream for short term rental on AirBnB has positively impacted my life in so many ways. It is my sincerest wish that I be able to continue to offer this amazing service moving ahead.

Thank you for your time,
N. Rosestone

To LA City Council / Airbnb and to Whomever else is involved in the future of Airbnb in LA,

I am a 56 year old production designer living in East LA for almost 13 years. I am writing as i am gravely concerned for the future of Airbnb / Home Sharing as i completely rely on it to help me pay my bills when i am not employed by a production. If i had not been able to share my home, i probably would be in dire straights and possibly on the streets with the other 30,000 homeless in Los Angeles. I also have not worked since July and the money from homesharing has been my only form of income.

I live in my home and share it with other guests that are not your typical hotel guest. These are folks that come to East LA because they have friends or family in the area or possbily need to be close to the USC Keck School of Medicine. There are very few hotels in the area, and the ones that are here, are run down, unsavory and the equivalent of flop houses. My guests are looking for bargains as they cannot afford to stay in the pricey hotels that charge anywhere from 3 to 5 times more than your typical Airbnb accommodations. I feel that Airbnb allows many people that could not travel before, the ability to come to LA and stay longer, which also translates in to millions of dollars being spent in local neighborhoods and into the overall economy of LA.

I feel it is a travesty that the hotel lobby is spending so much money to change regulations and to spread negative disinformation regarding Airbnb. As i mentioned before, the guests that are staying in most airbnb's cannot afford the hotels and are looking for a more personalized experience, being able to cook, or need to stay somewhere for a longer period of time which would not be possible in a hotel.

I HOPE that the city will examining the fact that there is a lot of money coming in that could go to help house the homeless and lower income families. I also hope the LA city officials also realize that if alter or limit the time for home sharing, a lot of home owners will not be able to stay in their homes. It is getting increasingly difficult to even buy into the home market in LA, and home owners rely on the money made from home sharing to pay their incredibly high mortgages.

I do understand that there are people who complain about no affordable housing, rent control buildings being affected or party homes in neighborhoods. Those situations can be remedied in other ways than making everyone else suffer. Greedy landlords of big developments with multiple rental units, should be monitored by the city to ensure they are renting their units long term the way they were intended. City Planning should also limit the amount of luxury condos that seem to be the only thing being built and allowing other affordable housing and new construction for low income and the homeless. As for party homes, there could be monitoring of sound levels and if the owner isn't living on the premises, there could be some kind of 3 strikes ruling if there are continuing issues.

I am pleading and begging the decisionmakers for the City of LA to take these things into consideration. These are everyday people just trying to make it. The Hotels are multi-million dollar corporations that are greedy and just another example of how the rich corporations are paying lobbyists, politicians and decision makers to change legislation in their favor and continue to monopolize the hospitality sector. Our country is founded on free-enterprise and capitalism, and we are fortunate enough to live in a city with a healthy tourism economy, there is PLENTY of money to go around to share the wealth with the small, home sharing, homeowner.

Please try to figure out a better way to use the taxes and all the money coming into the economy than putting time restraints and regulations on home sharing.

Thank you so much,

Kelly Van Patter

May 1, 2017

To Whom It May Concern:

As the City of Los Angeles contemplates regulations for short-term rentals, I would like to offer my perspective as a property owner.

I am the owner of a live/work loft in downtown Los Angeles. My family and I use the unit parttime and I offer the loft for short-term rentals when we are not using it. The income helps me to maintain the loft and boosts the econmy of DTLA. I am concerned about how short-term rental regulations will impact my property. My unit is in a commercial zone and is a live/work loft. It is located in a bustling part of the city, close to Pershing Square. As such, all types of business and activities are being conducted in close proximity.

Many of the concerns regarding short-term rentals are not applicable to my property. There is no free street parking, so public lots are utilized and paid for by me or my guests. My guests are often professionals who are working in the city for a short period of time, or tourists who want to experience downtown like a local. Short-term guests bring a much needed presence to downtown, especially on weekends. My guests use public transportation, including Metro, taxis, and Uber. They are patrons of downtown retail and restaurant businesses. Many of my guests have told me that they would not have stayed downtown if it had not been for my rental. Short-term rental guests are helping make the area more vibrant and are spending their dollars downtown.

I urge the city to be fair and forward thinking about any regulations imposed on short-term rentals. The city must be progressive and adapt to new ways of thinking. We are living in a new era and must accept innovation and changing pardigms. Please consider commercially zoned, downtown areas differently than residential neighborhoods and provide guidance that is reasonable, progressive, and conducive to the future growth and prosperity of DTLA. Thank you.

Sincerely,

Brian Godzisz

To whom it may concern,

My wife, son and I live in an average single family home in Los Angeles. We are expecting a second child in September. I work in television and make a salary that, in most other cities would be very good. However, in Los Angeles money doesn't go quite as far. The housing problem is only getting worse here as developers seem to understand that if they keep the city undersupplied with units it will keep the sale prices up and rental prices high.

We were lucky and have been able to afford to purchase a home. However, we struggle with the added costs of childcare. We were in a desperate financial situation when a friend told us about airbnb hosting. We considered it for quite a while because we were nervous about having strangers in our home with our young child.

We eventually decided to give it a try. We have been so happy with the type of people who have stayed with us, and the extra income has helped us to be able to afford daycare for our son. Without this money I don't know what we would do.

I know there is an effort by the hotel industry to prevent people like us from sharing our home. I don't see how the hotel industry has a right to tell me what I can and can't do in the privacy of my own home. If it's a business license I need, I will get it. If it's taxes we must pay, then so be it. But to think that our government would attempt to prevent me from pursuing my own liberty and happiness by being able to afford childcare seems immoral and, in my mind, unconstitutional.

The guests who stay with us are looking for a more personal experience than a hotel can provide. They don't want to stay in a cold impersonal space. They are looking for the local insight of people who have lived in LA for over ten years. There is no better person to share our beloved city with foreign guests than the people who live here and love it.

We also provide a service to many local businesses by telling guests about restaurants and shops that we love. We mostly send people to privately owned establishments, and LA local spots. This helps the community immensely. Limiting our ability to host airbnb guests is limiting our community by taking away tourist dollars that are so badly needed.

Please do not restrict our right to share our home and city. We love LA, and wish to continue to be able to afford childcare so our son can get the education he needs to go forward and do wonderful things.

Dear Council Member,

Let me express my gratitude for paying your kind attention to the matter.

We're a family of four- myself, Mila Inukai 41, my husband Yasunori Inukai, a creative director 43 and two boys, 21 and 13. We purchased our first home in May 2016, and instantly became dedicated and attached to it and to our new community in Highland Park. With one son in college (and another one is on the way to one), being a punctual mortgage payer is a pickle. And I tried to go back to work, but with our second son being on the autism spectrum, it isn't always easy. Airbnb appeared to be a very fitting solution to both meeting our financial goals and my professional ambitions. Taking as many as 185 days away would simply bring us to a different status, would we wish to keep our home.

I'd also like to add that it's thanks to projects like Airbnb, communities of Los Angeles found a new life. Not only does Airbnb help host families make ends meet, but also it's a great way to develop and invest into the local businesses. The York Blvd, the infamous Avenue 56— they're going through unbelievably positive changes, and it's mostly because Highland Park, thanks to its fortunate location, is a popular Airbnb destination. Would all our guests from Oklahoma to New York, from Italy to New Zealand, stay in Downtown Hilton, they'd never bother to stop by in our neighborhood and invest their time and money into our bakeries, breweries and pizzerias.

I take pride in being an Aribnb host. I am a good host. I am proud of my neighborhood which once was so troubled. It brings me to happy tears to see kids running on York Blvd to get a scoop of ice-cream freely because it's safe, and an old gentleman cleaning his street so it looks clean and proper because he wants his guests to like it. Airbnb helps to recover that sense of civil ownership in all of us, and help the local communities to see the value, to appreciate it and most importantly to put their own effort into making our city, area by area, town by town, a better place.

As a citizen of LA, you simply can't disregard how important this is

Thank you so much in advance for your consideration
Regards,
Mila Inukai

Dear Council-Member,

I am writing, today, to talk to you about how homesharing has saved our family and kept us in our home. It is my understanding there is legislation in the works, and my husband and I are terrified we will lose the freedom to do as we please with our house (which we own).

Back in 2011, my husband, Ryan, and I both lost our jobs the same week we found out we were pregnant with our first child. We were out of work for months and ate through our meager savings, quickly. My husband found work, but I did not, and I stayed home with our son. A year later we found ourselves pregnant with boy number 2 (oops - and yikes!), and money became a serious issue. Our home is 90 years old, and constantly in need of expensive repairs and we began living on our credit cards to survive. A family of four, one small income, and an enormous mounting debt, I suggested to Ryan we rent our little space on Airbnb. Renting apartments what we've always done (in our lives before kids ;)) when traveling abroad, and we ALWAYS loved it. It feels like you're actually living in a place you're only visiting.

We have a small mother-in-law over our garage & we live in Los Angeles, on the border of South Pasadena, and both of us thought, "who would ever want to come stay in this part of town?". Boy! Were we surprised! We're rented an average of 275 nights a year. This god-sent income has allowed us to stay in our home, and gives us breathing room. Though, we're not yet able to recoup our savings, we're paying down some debt and are not constantly fighting about money and filled with anxiety. To say Airbnb has saved our marriage would not be an overstatement.

We've met the most wonderful people coming through here, some with whom we remain in touch! They come for Keck Medical Center, to visit family in the area, to go to games, or just to experience a neat neighbourhood outside of the hustle and bustle of the city and have a place for respite after a long day of sightseeing. We are always asked for recommendations for shopping and dining, and we are constantly sending our guests to our favourite local haunts, which soon become their favourites, as well.

I can honestly say, if our ability to do as we please with our home were diminished, even in the slightest, Ryan, my two small boys, and I could not afford to stay in our home. We would have to go back to Seattle, or Akron (where we grew up), and stay with family while we get back on our feet. This would be heartbreaking, to the extreme, to see our dreams shattered.

As you are deciding the fates of homeowners, like us, please keep our story as close to your heart as it is to ours. This means everything to us.

Thank you for your time and careful consideration,
Gretje & Ryan Angell

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Gretje Angell
818-489-0521
info@GretjeAngell.com

www.GretjeAngell.com

LA City Council File #14-1635-S2

Dear Councilmember,

Getting by in today's housing market can be pretty tough. When I moved back to Los Angeles from Chicago, I had to take a loss on my condo because the value tanked right after the Great Recession hit. I lost my equity and it was difficult to rebuild and save again for a down payment on my new home.

Thankfully I was able to make it work and I have a nice home for me and my new fiancée. With an expensive wedding coming up, and a mortgage that really stretches the budget, I can't tell you in words how much my Airbnb income means to me. It means a lot.

The Airbnb income for the portion of our house we let out is heaven-sent. It's very unfortunate that so many Airbnb hosts are still forced to nervously live in the shadows, even though nearly all of us are responsible Angelenos who do nothing to negatively impact our neighbors or the city we love so dearly.

I really hope you'll reconsider curtailing the use of our home that has brought so much comfort and joy to both my family and the dozens of wonderful friends and family who have stayed with us.

Thank you very much for your consideration.

Sincerely,

K.C.G., Highland Park

April 20, 2017

Dear Councilperson;

I am writing this letter as a resident of Los Angeles, and also as a 'home-sharer'.

I have had the spare bedroom in our home listed on the website Airbnb since late-2013. My husband and I are both in the entertainment industry and as such often have to endure long spells of economic uncertainty related to the "feast-or-famine" nature of show business. We each love our careers, and moved to Los Angeles many years ago to pursue them; There is no other city on earth that we could do the work we do here in – nor would we want to live anywhere else if there was.

Having the ability to let out our back room to short-term renters has been a boon for us. The income is steady, far exceeds what we could ask of a full-time room-mate, and has at many times bridged the gaps to allow us to afford to stay in our home and in this city.

The people that have stayed with us over the years number in the hundreds, and have ranged from tourists from California and across the world, to doctors doing their residency at nearby hospitals, to out-of-state schoolteachers investigating Los Angeles as a land of better opportunity for them. When these guests stay with us, they enjoy the local businesses of our neighborhood of Highland Park – an area underserved by the hotel/motel industry.

I have heard arguments that home-sharing removes full-time housing stock from the market. While I agree with the accuracy of this consequence, I feel it unfair to ignore the positive benefits home-sharing provides to short-term residents – who are technically 'residents' nonetheless - and to the local businesses that benefit greatly from them. I also object to the idea that individual residents of Los Angeles are somehow responsible for maintaining the housing stock of the city merely by virtue of the fact that they reside here. All economic activity displaces some other economic activity; For example: Do parking lot owners face new ordinances demanding they commit part of their lots to build housing? I should think not.

I hope the City Council will take the time it needs to comprehend all the value added to our city by home-sharing; I hope it will see the dynamic and beneficial change home-sharing brings to many of the wonderful communities of Los Angeles.

Sincerely,

Duncan F.

April 11, 2017

Dear Council, City of Los Angeles, CA

In respect to your next meeting on creating an ordinance to regulate short term rentals in the City of Los Angeles, I respectfully submit the following in favor of favorable legislation for property owners living and managing their short term rental spaces.

I am a resident and constituent of the city of Los Angeles for the past 50+ years. We have lived in our current single family residence in the NE L.A. area since 1987 and share two (2) units/rooms in our home. One (1) is a single one-1 room in-law studio and the other is a bedroom unit with a separate entrance at the rear. Our 2 daughters who previously occupied these spaces married and moved away.

We are now retired (AGE 78) and primarily living off Social Security and a small 401K pension. However and unfortunately, our mortgage + property tax + home insurance monthly payment is greater than our monthly SS & 401K income.

The Home Sharing income has been a blessing. We now share these two (2) rooms our daughters previously occupied. I don't think we can continue to pay our mortgage and all the other living and medical expenses without the additional Home Sharing Income from these two (2) rooms.

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. A large portion of our guests are people visiting their families in the area. Some come for family weddings, baby showers other come monthly to be treated at Keck Medical Center or USC. College students at Occidental and their parents stay with us. We have divorcees waiting for their final divorce papers and people buying homes in the area waiting for escrow closing. Please consider the impact on seniors like ourselves when deciding on fair regulations.

Sincerely,

Albert A.

Dear Councilmember,

I'm a constituent in Los Angeles, who is writing to let you know that I support home sharing and the Council's effort to draft fair and sensible home sharing legislation in for the city.

In 2013, my husband and I bought our first home in Northeast LA. A year and a half later, the television network where I worked relocated its entire operation from Burbank to Maryland and my entire office was laid off. Although my husband and I had some money saved, I was the primary breadwinner in our household at the time, and losing my job put a strain on our budget.

To supplement my husband's income while I searched for a new job in my industry, we decided to rent our spare bedroom through the home sharing community. We had an amazing experience hosting guests from all over the world and loved sharing our favorite dining and retail spots in the neighborhood with them. In the competitive job market, it wasn't easy for me to land a new job as quickly as we hoped. The money we earned from home sharing during those nine months of unemployment relieved some of our financial burdens and allowed me to focus nattention on securing employment.

Beyond the financial support, AirBNB provided an opportunity for us to open our doors to guests from all walks of life and share our lives with one another. We hosted medical students who needed temporary housing while they completed month-long visiting rotations at nearby hospitals, parents in town to see their children at Occidental College, and young honeymooners from Europe and Asia who couldn't have afforded to visit Los Angeles if home sharing wasn't available. My husband and I strove to represent the best of Los Angeles and the America that we want for future generations by welcoming everyone into our home regardless of race, color, religion, or sexuality. It was incredibly gratifying to provide a safe space for others during their journey and reaffirmed there *are* more good people in this world than bad. I truly believe communities across the world can benefit from home sharing because it allows us to build bridges instead of walls between our fellow members of humanity.

With this in mind, I hope you will continue to advocate for home sharing in Los Angeles and draft legislation that supports your constituents who want to participate in the home sharing community.

Best Regards,

Allegra Newman

Gaelle P

6100 Ruby Place

Los Angles

CA 90042

Dear Council member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, our neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I live on a property with two small units in the neighborhood of Highland Park. It's a very small lot and my front house where I live is 600 sq ft. I live here with my two daughters. The second unit which is 5 meters from the front house is the unit I rent out on Airbnb. My ex husband moved out of the house four years ago and I have become a single mother since. I thought I would have to lose the house as I didn't know if I earned enough to make the mortgage. It was then that I decided use Airbnb to help me put me in touch with travelers who needed short term rentals. And Airbnb and has enabled me to keep a roof over our heads.

Doing short stay rentals allows me to sometimes have the extra room that my two daughters need and allows me to upkeep the back house (I typically have guests stay for 2-3 nights). It helps me greatly with the payment of the mortgage. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests are young couples on low budgets who want to visit the popular neighborhood. Some with possible relocation to LA in mind. Others are parents of young families who are visiting their adult children in the area, but whose homes are too small to accommodate them. I direct these guests to an array of local restaurants, grocery stores, bars and stores in the area of South Pasadena, Pasadena, Eagle Rock, and Highland Park.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the board members to support the Bonin/Wesson Motion on

short term rentals so that long term Silver lake residents like myself can continue living in a place I've called home all these years.

Sincerely, Gaelle P

Dear Councilmember,

I am an enthusiastic airbnb guest and host here in Los Angeles. I started as a guest during my work on Geological field work and conferences- i.e. working gigs. Airbnb is an essential part of the gig economy and our representatives would be foolish if they killed airbnb or effectively killed it (as this draconian legislation proposes to do). This is why I hope my representative will vote against it and request a more intelligent and less draconian piece of legislation that puts no restrictions on home hosting.

I became an active hoster in 2015-2016 when my business took a downturn. I needed the extra money to get by until business conditions changed (which they have). This allowed me to avoid taking a contract in Afghanistan and being away from my 12 year old daughter who needs me. Like most hosters, I hosted because of financial difficulties.

In the process of hosting, I met many people I now consider friends. One of my guests became a long term tenant. Another stays with me 3 nights per week to work her job as an ER nurse at Huntington Hospital in Pasadena far from her home in Riverside (it's that gig economy again). By meeting and getting to know these people beforehand, I have longer term tenants who I feel good about being on my property around my daughter. This is a far better process than checking someone's credit score.

However, these tenants will not last as the places I rent out are very small, lack a kitchen, and are ideally suited for the type of short term rentals airbnb provides. My guests and I are not harming anyone. We are not taking housing from anyone. We don't bother the neighbors. So please mind your own business and don't tell me what to do with my home. On my street, we have a jeweler, a landscaper, a professor, real estate agents, and artists all working full or part time out of their home. Here in the 21st century, this is common so please create legislation for the 21st century not the 20th century.

Allow those occupying their homes to rent out multiple spaces. I read that one of the reasons for this draconian law is your people think they can't figure out who is occupying their home. I should not be punished for their investigative deficiencies. I have proved my residency on multiple occasions for various authorities and it really should not be that difficult to weed out the vast majority of home airbnb from investment airbnb where the latter may affect the rental stock and the former doesn't.

Sincerely yours,

Jeff Williams

Dear Los Angeles City Council,

Since having children, we've only been able to travel if there's an airbnb listing available for us.

The children don't sleep when there are distractions around (e.g. parents moving about since we don't want to sleep at 9pm, etc.), so we've needed at least a separate bedroom.

Also, with their milk and thermoses, etc., having a kitchen with a sink and fridge are required for us. Similar lodgings in a hotel (e.g. a suite) would be cost prohibitive and wouldn't entice us to travel there.

If we *had* to travel there for some reason (e.g. family obligation, etc.), then staying in a pricey suite would leave fewer funds for eating out or other entertainment.

Please continue to allow short-term rentals so we as a family can travel and visit your wonderful city.

Best regards,
Michelle W.
Bellevue, WA

To Whom It May Concern:

I am a Commissioner on the historic Pueblo de Los Angeles Commission appointed by Mayor Garcetti. For the last twenty years, I have served as a volunteer for the City of Los Angeles. As President of Friends of Hollyhock house I helped raise $17 million for the restoration of the Frank Lloyd Wright structure. As Councilman of Region 1 on the Silver Lake Neighborhood Council, my efforts computerized Mayberry School, affording the neighborhood children the chance to compete with the other schools' technology. As co-chair of Barnsdall Arts , I got our organization into 10 new schools so those children could have art classes for the first time. One of my noted achievements is when President Obama selected me to served on the Selective Service Board.

When the stock market crashed I lost sizable assets. I had no idea what I was going to do. But AirBnB came along and I jumped on board. It has really saved my life. I have young people staying at my home that would not be able to visit LA because of lack of funds. They stay here and I show them the real LA.They see Silver Lake, Echo Park, and learn there is so much more here besides Disneyland. Sometimes I drive them around and show them the places they should visit around the burgeoning Downtown LA.

I'm grateful for my guests. I love being with the young people and hearing their ideas. It's great having folks in the house just in case something happens to me. And lastly, I'm so grateful for the money they bring to me and my neighborhood.

The fewer days that I can have guests will hurt me in so many ways. I would have to give up volunteering and find a job, which at my age will be extremely hard.

Please consider Not lessening the days we can have guests.

Thank you.

Sincerely,
Scott R. Crawford
Commissioner, Pueblo de Los Angeles

Tracy Flannigan
1442 Cerro Gordo Street
Los Angeles, CA 90026

Dear Councilmember,

For some time now, the city has been creating an ordinance for short term rentals. I know that Los Angeles City Council has received many letters and held listening sessions that I have attended. It's important that all voices are heard. So, here's mine.

I am a struggling single mom who paid off my ex-husband in 2008 for our house. The market was up and I got a predatory loan. I've been working very hard to keep my house and finally got a modification in 2013. But I was exhausted from working in the film business and never having enough money. Sometimes we didn't even have enough money for food.

Once I started using Airbnb, it was a revelation. I was able to relax a little bit and actually have a hope to send my daughter to college. We have enjoyed meeting people from all over the world. And, the local businesses benefit from my guests as well. In 2016, my mom had a stroke and I needed to take time to find her an assisted living facility and help care for her. Doing Airbnb helped to free my time up, so I could be available.

Airbnb has been a lifesaver for us. Please allow people like me to continue flexible home sharing.

Upon deliberation of home sharing in L.A., I am asking you to create sensible, fair laws that protect community members like me, who has lived in my house for 19 years.

Sincerely,

Tracy Flannigan
Elysian Heights

Dear Mr O Farrell

I am writing regarding the ordinance that is being proposed by the City of Los Angeles that would regulate short term rentals in Los Angeles.

My partner and I own a 2 bedroom condo in the Hollywood/Los Feliz and we have used Airbnb to let people who are visiting Los Angeles stay in our home and experience the area we love living in. I am currently working part time and have a low income, so the extra income from Airbnb means that we can afford to pay our mortgage and live in the area. Without this extra income, we would be forced to leave the area and move to smaller place in a cheaper outer suburb where the commute to work in Hollywood will be a longer and leave me with less spare time.

The flexibility of Airbnb means that we can maximize the use of our property – we have the space to have our own family and friends visit and stay and then can use that same space to supplement our income so that we are able to own our own home.

The majority of our guests include tourists who are visiting Los Angeles from interstate or overseas and because they are families with children or larger groups, staying in a house as opposed to a hotel makes their stay much more comfortable, as well as having the benefit of our knowledge of the area so we can tell them about the best local bars, cafes and local attractions to go to. We also have business travelers and parents and families who are visiting to see their children graduate from USC and other colleges in the area and want to spend time with their families in a home environment.

Whilst there are already plenty of hotel options in the area, I have been approached to sign petitions supporting the building of new hotels and have seen new hotels being built in the area, which I think is at odds with the community-minded environment we love about our area. Hotel buildings can only ever be used as a hotel and it creates a 'commercial' feel to the area where I would rather see local cafes and restaurants that everyone can enjoy. Airbnb allows for people to stay in the area without the need for hotels, and does not make these buildings mutually exclusive to the hospitality industry.

I ask that you consider all factors in the creation of fair laws which benefit all members of the community and do not stunt community participation in the area's tourism. I urge you to keep in mind that people's livelihoods will be affected by these determinations and that Airbnb contributes greatly to the local economy, not only by allowing home owners to maintain their properties, but by drawing tourism into the area, benefiting local businesses who pay tax on money spent by visitors (as do those running Airbnb).

Thank you for your consideration.

Yours Sincerely,

Sarah A and Joseph G

Los Feliz

Dear Council member:

Thank you for working on an ordinance that would regulate short term rentals in L.A. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I am a self made entrepreneur with the world of Acting and Airbnb has helped me worry most about the business bills over the living bills, thus has allowed me to continue to be a contributor and contribute my best.

I have a small quaint apartment, but I rent a room and I have just as much enjoyed sharing my Hollywood City of Angels love, to meeting amazing people from different cultures and countries; learning much from Hospitality to other amazing perceptions and historical values. That is what Airbnb allows. A huge freer exchange with Hospitality traits, of course not competing with Hotel and Resorts comforts and luxuries, thus allowing the poorer who can share-to-share-and-experience whilst the amazing star catered experience is otherwise so beautifully offered anyways. We are all able to experience the psyche's travellers dream and our geography:)

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the living humble otherwise condition, better than a possible unpredictable roommate; great people!:) Without this extra income I would be forced out of my house and would not be able to find lodging. Right now to be able to rent you have to show an income of 3 times the rent. And our homes tho regulated -thank you for that- are very expensive year after year, to stay in. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at UCLA and contribute greatly to the economy of the Westside. Some are here for seminars others are parents who come to help their children settle at UCLA or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people, come and spend money in the Westside, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas. They also use the local restaurants, hairdressers, manicurists, grocery stores. A lot of them are here to spec the living and contributing into the living of the city.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Westwood board members to support the Bonin/Wesson Motion on short term rentals so that long term Westwood residents like myself can continue living in a place I've called home all these years.

Sincerely,
Verane Jackie Deschamps.

Letter in Praise of International Home sharing, Airbnb style

I am am an adopted Angeleno. After thirty-five years in Angel City, I feel like a native but still have a New York edginess, I guess.
When I came to L.A. to pursue my career as an actor in 1982, it was hard to find a decent loaf of bread in this town, let alone an interesting restaurant or hotel.

The 1984 Olympic games were a watershed for this City--not that they were the first--that was in 1932 (four years before Jesse Owens, Adolph Hitler and all that jazz). My father arrived in Manhattan in 1936, as a refugee from the Fuehrer's rein of terror, found a job within a week and commenced his sixty-year run as a celebrator of life in the New World--something I glommed on to as a kid and want to spend the rest of this autobiographical note defending.

Thirty years later, at the same age my father was when he arrived in Manhattan, I arrived in Northeast Brazil as a Peace Corps Volunteer (1966-68) and lived in a *mocambo* (favela) in a seaside town in Pernambuco state. It was there that I first discovered how people at the lowest rung of the societal ladder survived and flourished--yes, flourished! They had a strong sense of community--if a person had enough food to share with her/his hungry neighbor, there was no question (s)he would. The major events of life: births, deaths, accidents, graduations, triumphs and disasters, were also shared and celebrated or grieved communally. Everyone knew enough of everyone else's business to create an ambiance of community in an island surrounded by mangrove swamps which was home to 5,000 people, fishermen, indigent peddlers, thieves, poets, musicians, teachers, students and their families, living by their wits at a time of great social upheaval, confusion and repression. Sound familiar?

A half a century later, I still live by an unwritten code I learned there--"life is with the people." Through a combination of good fortune and intuition, my wife and I purchased a 1923 boarding house in 1998 situated in an immigrant neighborhood not far from downtown L.A. which was still a place that people worked but, apart from pioneer artists who found affordable loft space there and actors who found theatre space from which to entertain them, did not tarry after dark. All that has changed now. We have our own version of the Bloomberg NYC boom going--for better or for worse, it's too early to tell. The richest people in the world live here or are preparing to live here amidst a homeless population that grows larger and more challenging every day. It's like Rio de Janeiro where favelas and luxury apartment complexes share the landscape. Except here the poor people live on the sidewalks in tents or huddle in doorways. It's a constant reality check.

Now that I have contextualized the problem, let me say a few words about what I consider an equitable solution--in boarding house or home-sharing terms. My wife and I put our 1923 boarding house back to its original use. For 18 years (1998-2016), we had guests from five continents thanks to sources, medical and academic that kept us well-supplied. The fact is L.A. has had a shortage of affordable housing ever since Hollywoodland (the original wording of the Hollywood sign included those final four letter) became one of the first visible real estate developments in this part of town in the 1920s. That's why it seems illogical to limit the use of houses people are willing to share with others. We have friends all over the world as a result of our experiment in communal living which antedates Airbnb by more than a decade but had a similar spirit and, I like to think, sprang from a similar response to the *Zeitgeist* (as the Germans call the Spirit of the Times). That spirit, as many of us recognize, is changing rapidly. The country seems split in half--the red, the white and the blues have taken on a new and dire significance. We are forced to admit that we live in a divided nation where antagonism and intolerance threaten our famed concept of democracy from every side. Race, gender, immigration all our factious elements in this struggle for power and recognition. What better time to open our doors and welcome strangers into our living rooms, bedrooms and kitchens? What better time to remember that a hotel room or motel room, no matter how luxurious, can be a lonely place in a sprawling city if you don't have a friend or acquaintance to show you around?

I don't want to belabor my point any longer. The lesson I learned among the Brazilians in Pernambuco fifty years ago has served me well. I am an inveterate host and when we have the good fortune and time to travel again, my wife and I will stay at Airbnb lodgings wherever we go. There's no better way to feel at home and absorb the atmosphere and culture of a place, no matter where, no matter when. I am confident that, in Los Angeles at least, the hoteliers and hosts will understand that there's more than enough business to go around. This is the Second City now. We need all the affordable room we can find. I try to keep the price point with in the reach of young and old alike. I have not lost the consciousness of the traveler because we have housed hundreds of them, students, scientists, doctors, writers, painters, language-learners, dancers, families celebrating weddings and graduations and reunions of every kind for almost twenty years. It is a way of life and you never stop learning, caring, extending yourself in every way. What more can one ask?

Happy Homestay!
Hello, goodbye, see you again, it's been a pleasure, adios, sayonara, adieu!
Peter L., 5/7/17

Hi there!

I choose Airbnb over staying in a hotel because the possibility of the direct local experience from the host, and the surrounding. When my family and I visit a place for the first time, the host always makes sure we feel welcomed and all needs are met so my kids feel at home. It feels like having a new "family" staying in Airbnb. I hope the city council will consider the importance of short term rentals for first time guests like me and my family.

Thank you, Ferdinand

To whom it may concern,

I am writing in support of the availability of short term housing in Los Angeles.

My family and I recently took a trip to California, and if we did not have short term housing available, we would have found the trip to be prohibitively expensive.

Having a young child and the need for two rooms instead of one, meant that we needed more space than what is provided by a hotel/motel, unless we were to spend double the amount.

As it stood, we were able to get the space we required for a reasonable sum, and were able to stay in areas we might not necessarily have seen, were we staying in a hotel.

The availability of short term housing makes travelling much easier and enjoyable, and I think brings benefits to areas of the city that traditional accommodation may not usually reach.

Yours sincerely,
Lee G
Auckland, New Zealand

Dear City Council,

Short-term housing provided through Airbnb has been invaluable to us for our visits to see our grandson and his parents in Atwater Village.

There are no hotels in this residential area, and we don't have a car when we visit. The convenience of several Airbnb's has made it possible for us to take our grandson to school, and to walk to the many stores on Glendale Blvd in the vicinity.

Without Airbnb, we would visit L.A. less, and rely on family gatherings elsewhere, like last Thanksgiving when we assembled at Morro Bay.

Please do not put restrictions on short term housing.

Thom M
Shelburne Falls, MA

Dear Mr. O Farrell:

Mi nombre es Laura, vivo en N. Hollywood desde 1995, soy divorciada y tengo tres hijos que viven con migo, he tenido la bendicion de Airbnb desde hace dos anos, cuando limpiando casas descubri este servicio, en ese tiempo estaba a punto de perder mi casa pues me acababa de abandoner mi esposo, empese a limpiar casas pero lo que ganaba no era suficiente para pagar ni mis servicios utilitarios mucho menos el pago mensual del banco que financia mi casa. Desde entonces comparto mi casa con huespedes que visitan esta ermosa ciudad de todas partes de el mundo. Son personas que prefieren usar este servicio en su mayoria porque les brindamos lo que los hoteles no ofrecen. Estos visitantes prefieren el hambiente de un hogar, y la comodidad de poder utilizar servicios como cocina, lavadoras, etc. puedo decir que todos poque asi lo he observado vienen y contribuyen enormemente a la comunidad, ya que suelen visitar y consumir de lugares turisticos y centros comerciales que nuestra ciudad ofrece. En mi casa recibo a muchas familias, que prefieren estar en un lugar mas privado.

Agradesco mucho el tiempo que se tome en leer mi carta, y espero considere mi situacion y la de muchos otros que al igual que yo nos estamos ayudando por medio de Airbnb. Confio en que estudiaran y tomaran en cuenta la realidad de una nueva era, el mundo entero esta utilizando este servicio, si las grandes companias hoteleras nos consideran su competencia, pues los retamos a que mejoren sus servicios, la competencia siempre permite al cliente obtener mejores opciones. Por otra parte, todos tenemos derecho a luchar y a ofrecer nuestros servicios. No estamos haciendo un mal y considero que ustedes como autoridades estan para ayudar a la comunidad y proteger a los mas vulnerables y desprotegidos. Muchas gracias nuevamente por su tiempo.

Sinceramente:

Laura C.

Dear LA City Council,

Airbnb has been a tremendous help when choosing short-term housing that is close to my house in Los Angeles (Los Feliz). While weighing my options between a local hotel versus short term VRBO housing and the pros and cons to both, I chose Airbnb as much as possible.

The rates for Airbnb housing are much cheaper versus local hotels which is a big factor in choosing properties. Proximity to my residence or attractions when traveling is another factor. I chose Airbnb housing as I can choose to stay closer to public transportation and pick and choose safer locations with trusted Airbnb properties.

A lot of times, Airbnb properties also offer free parking where as hotels you'd pay $15-$30 a night for parking.

Airbnb being more cost-effective to me, my family and my relatives from out of town is key. We'd rather spend the money we save here in Los Angeles doing the touristy stuff rather than need to pay more for a brand name hotel that offers less than an Airbnb property here in Los Angeles. I am proponent of Airbnb and I am a residence of the city of Los Angeles.

Thank you,
Ticha B
Los Angeles

Kathleen J. Taylor
AirBNB Hostess effective June, 2013
Hollywood Bungalow Homeowner since March, 2004

May 2, 2017

Dear Mr. O Farrell,

My hope in writing this letter is that the City of Los Angeles in its wisdom will create a short-term rental ordinance that is fair and just and that will reap benefits for both the home-sharing property owners as well as for the City coffers. I understand that currently AirBNB is paying the transient tax to the City each time a guest arrives at my bungalow.

I am sixty-nine years young, a retired court stenographer, writer, and an active SAG-AFTRA union member. As a Screen Actors Guild BookPal, I read to three elementary school classes at Vine Street School each Thursday morning; this is my ninth year as a volunteer. My main income is my monthly retirement check and a small Social Security deposit, which almost covers my car insurance!

In 2013 my sister began to plan a three-week trip to a farmhouse in Italy in celebration of her remission from Stage Four lymphatic cancer. I could not afford to go. Thank goodness for the movie *Holiday*, in which two ladies living across the great pond from each other exchanged houses. This led me to AirBNB. My sister agreed to let me stay with her while my first guests stayed at my bungalow, a mother and daughter on holiday from Great Britain.

I am very picky about who stays in my one-bedroom/one-bath bungalow. It is my home; all my possessions are here for their personal use. I have strict "house rules." My home is one of twenty bungalows, and my closest neighbors are each given a printout of contact information with a picture of each guest. I communicate with the guest prior to their visit and meet them here to check them in and show them around. So far—knock on wood—I have had wonderful experiences.

A few of my guests: a soap opera producer/writer from Dublin; a married couple with two cats relocating from New York to Los Angeles; a film editor's elderly father who escapes from the deep snow of Michigan to visit with his son once a year (this year was his third visit); an Equity performer who performed in the cast of *The Phantom* at the Pantages Theatre (he walked to work!); various young women hoping to make it big in Hollywood and happy to be able to stay at a safe home while away from home; a French/American singer-songwriter here to record an album; a lovely couple from Brazil who left me flowers, candy, and a bottle of Proseco; and a British couple, the wife attended classes at the Beverly Hills Playhouse to tune her craft, while the husband beat out another script.

Due to the income derived from occasional home sharing, I have been able to install a

new A/C unit, have the bungalow professionally painted, accompany my sister to Italy, add earthquake insurance, and to take my small mountain cabin back. Unable to keep up both mortgages, I had been renting it full time beginning in 2012. My elderly mother lives in San Bernardino, just fifteen minutes down the hill from my cabin in Crestline. Because of AirBNB, I am able to enjoy the mountains and help my mother with daily living while guests enjoy my Hollywood bungalow.

The "Walk Score" of my property is 100. My guests stroll up to Sunset and Vine and on to Hollywood Boulevard for all things touristy. They rarely have an automobile, but use taxis and Uber and Lift when necessary.

Thank you for allowing me to earn income from home sharing and to enjoy my senior years.

Sincerely,

Kathleen

Dear Councilmember O Farrell,

Good evening Sir.

My name is Kristine Oquendo and I am one of the hosts in AirBnb that my friends and I set up last year in the city of Los Angeles. I have heard that you are drafting the proposed legislation to limit the number of days that we can do business with AirBnB. I am strongly opposing this Mr. Huiza. The hotel industry is earning billions of dollars a year and I do not think that any AirBnB host complains about it. They are doing a great job in their field.However, I do not agree that the hotel industry or owners of condo can just control how we do our business with AirBnB just because they see some "slight" decrease in their profit.

I believe that as hosts, we have every right to do business in this competitive industry. We want to make our guests feel at home as much as they can when they travel and I really believe that AirBnb hosts are excellent at it. Most of us just want to have an income or even make an extra income but we don't plan to be billionaires. This is our bread and butter. I hope that you do not take our right to do Airbnb business away from us. We will be deeply devastated and will be financially challenged if you do this to us.

Sincerely,
Kristine Oquendo

To whom it may concern;

I'm writing this letter because the city has been talking about voting on an ordinance that will regulate short term rentals. I'm here to share with you how AirBnB has brought security and stability to me, my family, and to my community.

In 2008, my parents were in their late 60's, retired, owned 3 homes, and were supporting my sister who was attending college. My sister was the first one ever in our family to attend and finish college. And I had just purchased my first home in Hollywood. Then in the blink of an eye, the recession caught up to my family. Within months, my parents had lost all 3 of their homes and couldn't afford to pay for my sister's tuition. I had to take on all the burden to support my family. I worked 2-3 jobs at one time just so my sister could attend school and help pay for my parents, food, medicine, rent for their elderly living apartment, and then on-top of all that, all my bills that I had to pay. I was struggling for years to make ends meet and to make sure my family was taken care of. Then my friend told me about AirBnB. I was skeptical at first but thought that I would try it out. Now I can't say enough great things about AirBnB. It has helped me get back on track and helped me to support my elderly parents and get my sister through college. It was the first time in a long time that I felt financially stable. I can't thank AirBnB enough for giving me the opportunity to help my family.

I have always been a big supporter of small businesses in my community. It can't be easy to be up against these huge corporations and chains that are making our mom & pop businesses a struggle to stay open. Most AirBnB host give recommendation to their guest of restaurants, shopping, theaters in the area that we personally enjoy going to. And most of these recommendation are small businesses. I was speaking to a lady named Margaret that owns a convenience store at the end of my block of my house. She always tells me how much she appreciates me sending my guest her way when my guest need to get different toiletries and supplies for their stay. That's just one of many stories that help our local communities thrive. It's very remarkable how much commerce and revenue AirBnB brings into our communities and our city. Most of the time many of these hotels are full or are so expensive that tourist that want to come to our city can't afford it. AirBnB is an outlet for these people that struggle financially. They are able to stay somewhere that is affordable and comfortable and in turn helps bring revenue to our small businesses, to our communities ,and to our city. It's good for everyone.

I hope this email finds you well!! Please take into consideration how many lives that short term rentals help with. Without it many of us will struggle to pay our mortgage, property taxes and support for our elderly parents with a failing healthcare that does nothing for them. Please don't let our families down.

Sincerely,
Johnny M.

Dear LA City Council,

I would be very sad to see a service as great as Airbnb to be made unavailable in cities as beautiful as Los Angeles. Thanks to short-term housing options Airbnb provides, I was able to find a place big enough that can fit me and my friends comfortably in a home-like environment.

Also because Airbnb is a more affordable option, my friends and I were able to explore the city more and spend the rest of our budget on all the amazing attractions LA has to offer. Airbnb also allowed us to get to know the local residents and understand the city and its people in a more direct way. Without Airbnb, our travel options would be a lot more limited and our experience wouldn't be as rich.

I really hope to see more cities adopt Airbnb as it offers such an intimate and friendly way to build relationships between locals and travelers.

Sincerely,
Julie C
Vancouver, Canada

I chose AirBNB because I wanted to "live" in a place and not just be a tourist checking in and out of hotels for my trip. I had a wonderful experience, had more space and amenities needed for ME than a hotel would have offered. Sure, I didn't have a gym I wasn't going to use, or a pool I wasn't going to swim in, but I had a kitchen and was able to feel like I lived in the city rather than visiting it.

Luckily for me, my host was nice enough to even let me use his personal appliances, to wash my clothes before continuing on my trip, for free. No hotel would EVER do this.

I had more money to spend on the rest of my trip because it was also much cheaper than renting a hotel where sometimes (most of the time) they charge you per person as well. I have continued to use AirBnB for my traveling needs because it is a good service that provides me the feeling of community, instead of the feeling of business like I do with hotels.

- Julio
Austin, Tx

Dear Mr. O Farrell:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A. and create severe restrictions.

I have lived in Mt Washington for 7 months now and Airbnb has allowed me to be financially stable and able to pay my mortgage, bills, and preschool tuition for my daughter.

My Airbnb guests contribute to the economy of NELA and Los Angeles as a whole. I have heard time and time again what a special experience it is to be able to stay in a unique neighborhood instead of a hotel. My guests have ranged from a Japanese father and son running the LA marathon to a German family visiting to see the LA Kings. All of these people are upstanding and being afforded an experience that only home sharing though Airbnb can offer.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me.

Thank you

Jim W.

Dear powers that be,

I understand that the city is looking to vote on imposing substantial restrictions on the ability and option to home sharing or short term rentals. I wanted to share my situation and the critical need I have to maximize my investment for myself and my family's survival and wellbeing. I know many other hosts in similar situations and we would all suffer greatly if not be faced with complete financial ruin if we were penalized or not allowed share our spaces and raise sufficient funds to cover our expenses. Please look at the big picture and how this would cost the city a fortune to police and inforce restrictions that would at the same time generate a lot less revenue for the city. This could be such a win-win situation all around if properly structured in a fair and equitable way.

My experience in the short time I've been involved with hosting has been very positive. I've met many hosts who depend on this additional income as single parents or to help their kids further their educations.

As a side note of something I see as an opportunity for the city to generate substantial additional revenue by allowing hosting or maybe re thinking the current rent stabilization ordinance as it stands.

Example: I have a duplex in Silver Lake. I live on the property and my long time tenants moved of their own free will. Under the Stabilization Ordinance I pay the city annually a registration fee and code enforcement fee for one of the units totaling $55 or there about. If I'm allowed to host and Airbnb collects Temporary Occupancy Tax of 14% from my guests the city could collect around $600-$700 a month on just my little space. $55 a year or over $7000?

This might give the city the money to pay relocation fee in units where the owner want to occupy. Or money to buy affordable land in nearby neighborhoods and build affordable housing

The reality is that none of these properties around here are anywhere near affordable units even being held to the ordinance.

From the beginning of time in tough times to feed or keep a roof over their families head people have rented out a room or taken in boarders to make ends meet.

I am nearly 60 support my partner of 16 years and a business we are trying to get off the ground and I help my 83 year old mom with expenses since SS does not come close to covering her very modest minimal expenses even though she is living with my niece. I have been a self-employed realtor here my whole life. I don't have a 401K or a pension so this property is the only thing that I hope to have help me not become the statistic, dependent on and another burden on our already taxed city services.

Sorry to be going off topic and thank you for listening. Just a thought from one case on a not so black and white problem with a not so black and white solution.

Although I am relatively new to hosting and am just hoping things change to allow us to continue. I am having a tough enough time keeping up on the bills and expenses that come with living in our wonderful city. None of this comes easy and without a great amount of effort and hands on time and work on my part. For me to make a little more money and the city to make more money than they were getting I have taken on substantial additional expenses and commitments in utilities, internet, TV, maintenance,

furnishings, linens, accessories, appliances, cleaning and the list goes on. All of this that is my responsibility to cover and maintain whether I have a guest contributing or not.

In addition to the benefits for me I think that all the guests I've had contribute greatly to all our local businesses and establishments. The stay here while they look for permanent house having come out for a job. Or because their kids who live in the neighborhood are expecting and they want to be close. To work on a project for a couple of months. They eat out and cook and shop and get to experience what it's like to live here as we do.

I live here and respect my neighbors and making sure they are not inconvenienced by me or my quest is of course at the top of my list. Ultimately we all benefit. The more funds I have to improve my property and the more income I collect since this is a duplex and an income property as most of my neighbors, the more their properties are worth as well.

Parking is limited in our neighborhood. In the 20 years I've owned and rented out my other unit that comes with a garage for one car most of the tenants I've had have had more than one car so always at least one car on the street. Most of the guest I've had at most have a car and most of the time don't have a car at all and walk and Uber where they need to go. So freeing up parking in the area and even allowing for my visitors to have a place to park if my guest is not using the garage.

Thanks again for giving this your consideration.

Sincerely,

John abreu

John Abreu

Dear Mr O Farrell:

It has come to my attention that the city has been working on creating an ordinance that would

regulate short term rentals in L.A.. As the city is working on the ordinance, I feel it is necessary

to voice my opinion in this matter.

I have a 3 bedroom house in Silverlake. I have a guest house in the back of my property that I

set up as an air bnb unit. I created the unit in order to supplement my mortgage payments and

make it so I can actually save some money each month.

Airbnb allows me to choose who I want on my property and for how long. It helps me greatly with

the payment of the mortgage, the utilities and property taxes which I could not afford otherwise.

Most of my guests have been coming to Los Angeles on vacation, to spend time in Silverlake

and contribute greatly to the economy of the Eastside. They also use the local restaurants,

hairdressers, night clubs, grocery stores, bars and music venues which help all these small

business owners make money. There are very few hotels in my neighborhood and the ones that

are there are quite frankly substandard.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect

community members like me. I feel like I shouldn't be punished for having a guest house on my

property. According to the proposed new rules I would not be able to rent it out on air bnb at all.

Sincerely

Jason M.

To Whom It May Concern,

I realize an ordinance is being debated to put strict restrictions on short-term rentals by owners. While I understand the need for regulation, and thoroughly support the current occupancy tax, I feel a limit of six months/year short-term rentals is punitive and counter-intuitive. If the goal is to keep full-time rentals on the market, restrictions should be put on multiple-unit buildings to prevent that from happening. In our case, our short-term rental is an in-law without a kitchen, unsuited for full-time rental. Limiting us to six months/year would only serve to make this arrangement economically unfeasible. No roommate would want a 6-month rental and, at our age, we wouldn't want a roommate.

Since the passing of my mother, AirBnB has allowed my wife and I to meet our mortgage payments. Without this income, we would lose our home. I urge you to reconsider the restrictions on the number of days per year owners may rent out their space.

Thanks for your consideration.

Yours Truly,

Chip P
Los Angeles

April 12, 2017

Dear Council Member,

I'm a musician (Precious Metal is my all girl band, 4 albums-Mercury Polygram) and getting work is a bit harder these days as I approach these awesome senior years of my life. I still perform with my girls and do house concerts. Alas my husband and I aren't making the bank we used to and at one point our house was in foreclosure. YIKES! We thought we might be homeless!! Scary reality!!

Our neighbor turned us onto Airbnb. Practically over night Airbnb changed our lives! People came to stay in our home that we live in and we can't believe how much fun it is plus the $$ is saving our home and lifestyle.

I don't know if you have ever been in a horrible situation because of your age or the economy changed and you were no longer in demand. I'm sure you can empathize with me because everyone faces a hardship of one sort or another at some point.
Please empathize with me right now. Airbnb is an amazing, life saving option for many of us. It helps our neighborhood businesses, restaurants, clothing stores, etc., too.

Please act supportively towards us Airbnb people because we need really need it!

Thank you for listening.

Sincerely,
Leslie Knauer Teman

Dear City Council,

I am in support of short-term housing. For most of my life I have booked a hotel for any vacations I have been on, but ended up not having all the features I wanted without spending an arm and a leg every time so I decided to try short-term housing on vacations instead. I get the full kitchen and laundry facilities and feel more at home while I am on vacation! I have 3 children so that makes traveling with kids a lot more kid-friendly and don't have to be concerned with noise complaints from neighboring rooms.

With short-term housing the living space and bedroom are separate providing more privacy from kids or other guests, which is very important when trying to get children to bed! I also save quite a bit of money. In a hotel I am having to eat out for every meal, which gets very costly with a family of 5, verses going to the store and cooking home cooked meals.

I chose to stay with Airbnb so I could feel at home while on vacation all while saving money so I can enjoy my vacation properly.

Annelies K
Cincinnati, Ohio

To Whom It May Concern,

I am writing to urge sensible legislation regarding the renting of our spare apartment in the Silverlake neighborhood. My wife and I are freelance writers and we have owned a legal duplex home for the past 6 years. We love using Airbnb to rent half of our home to (usually) out of town guests on a short-term basis. With very few hotels in this neighborhood I'd estimate that half or more of our guests are parents of young people living nearby. They contribute to the local economy and we steer them towards neighborhood stores and restaurants, which help this part of town thrive. Our neighbors love it because we provide a nearby place for loved ones to visit nearby.

The income we take in helps smooth out the peaks and valleys, which are an inevitable by-product in our line of work.

We use the apartment about ¼ of the year to put up family and friends when they are visiting Los Angeles. This is the reason we purchased a duplex home.

Some might argue we are keeping a perfectly good apartment off the market – and we are – but that's our choice. It's our property. We want to keep it available for our use and Airbnb provides a great service to us and the neighborhood in the meantime. If we are unable to rent it short-term it will remain empty ¾ of the year or be rented to people on a monthly basis.

All our neighbors know what we do with our unit and are happy to have it as a resource. We never allow parties or other disruptive behavior. This is our home. We love it and I hope you will allow us to continue to share the apartment.

Please do not overregulate the homesharing industry.

Kindest regards and thanks for your time,

Jared Mazzaschi

Silverlake home owner.

4/27/17

Dear City of LA,

It's come to my attention that you've been working on creating an ordinance that would regulate short term rentals in L.A.

I bought my house in Echo Park in 2005 with my ex. At the time we were a double income household. When we split up it was just me and the household income was halfed. Then my loan adjusted in 2015 and went up significantly. Each year it continues to do so.

I'm self employed and my income is sporadic and I can't qualify for a new loan or refi. I love this property and neighborhood and would like nothing more than to be here for the rest of my life.

My ex and I built a small studio in the backyard, just a 10x12 room with a ¾ bath. I would never be able to rent it out to a long term tenant because it's very small and there's no kitchen. 2 years ago I got the idea to put it on Airbnb. I put a bed and mini fridge and coffee maker in there and the rest is history...

The income has saved me and allowed me to stay in my home. The most wonderful people have come through from all over the world and gotten to appreciate the magic of this wonderful little neighborhood. And my dogs and cat and myself get to still live here and not lose my house.

Upon deliberation of home sharing in L.A., please let homeowners like me continue to share our homes, enabling us to stay put in this extremely expensive city. I've been in Echo Park since 2000 and don't want to get kicked out. Renting my backyard studio out for as many days as possible allows me to do this. Please don't uproot me. It isn't right.

Thank you for your time and consideration.

Sincerely,

Coley Sohn

Dear LA City Council,

When we came to LA, a hotel was just not an option. I have 2 rambunctious young boys and we need a kitchen, so I'm not spending $50 on room service every time they get hungry (which is often) and space for them to spread out, including a yard and walking distance to parks, where they can let off some steam.

If Airbnb wasn't available for my recent trip to Universal Studios, I would have gone somewhere other than LA for my kids' spring break.

Please keep home-sharing and short-term housing legal.

Carly Y
Saint Clair Shores, MI

Dear LA city Council,

I chose to use airbnb because it was cheaper than a hotel, easier to access, and allowed me to stay the night in LA and be safe and not drive. In doing so, I was able to stay in LA another day and yes, patron more businesses in LA and also conduct more of my own business in LA.

Gillian
Laguna Niguel, Ca

Dear Mr Koretz

I am writing regarding the ordinance that is being proposed by the City of Los Angeles that would regulate short term rentals in Los Angeles.

My partner and I own a 2 bedroom condo in the Hollywood/Los Feliz and we have used Airbnb to let people who are visiting Los Angeles stay in our home and experience the area we love living in. I am currently working part time and have a low income, so the extra income from Airbnb means that we can afford to pay our mortgage and live in the area. Without this extra income, we would be forced to leave the area and move to smaller place in a cheaper outer suburb where the commute to work in Hollywood will be a longer and leave me with less spare time.

The flexibility of Airbnb means that we can maximize the use of our property – we have the space to have our own family and friends visit and stay and then can use that same space to supplement our income so that we are able to own our own home.

The majority of our guests include tourists who are visiting Los Angeles from interstate or overseas and because they are families with children or larger groups, staying in a house as opposed to a hotel makes their stay much more comfortable, as well as having the benefit of our knowledge of the area so we can tell them about the best local bars, cafes and local attractions to go to. We also have business travelers and parents and families who are visiting to see their children graduate from USC and other colleges in the area and want to spend time with their families in a home environment.

Whilst there are already plenty of hotel options in the area, I have been approached to sign petitions supporting the building of new hotels and have seen new hotels being built in the area, which I think is at odds with the community-minded environment we love about our area. Hotel buildings can only ever be used as a hotel and it creates a 'commercial' feel to the area where I would rather see local cafes and restaurants that everyone can enjoy. Airbnb allows for people to stay in the area without the need for hotels, and does not make these buildings mutually exclusive to the hospitality industry.

I ask that you consider all factors in the creation of fair laws which benefit all members of the community and do not stunt community participation in the area's tourism. I urge you to keep in mind that people's livelihoods will be affected by these determinations and that Airbnb contributes greatly to the local economy, not only by allowing home owners to maintain their properties, but by drawing tourism into the area, benefiting local businesses who pay tax on money spent by visitors (as do those running Airbnb).

Thank you for your consideration.

Yours Sincerely,

Sarah A and Joseph G

Los Feliz

To whom it may concern:

I am a regular visitor to Los Angeles since my daughter moved there 5 years ago. Several times we traveled on business, but since my husband retired we have been staying at Airbnbs in my daughter's neighborhood, Atwater Village.

We very much enjoy being nearby where she lives without having to stay at her small home. It is great to feel like part of the neighborhood and being able to walk to most places because travel in Los Angeles is quite difficult by car.

The jammed highways and city streets are a drawback of visiting and we would have to travel on them if not staying at a neighborhood Airbnb. We also enjoy having more room than we would staying at a hotel and being able to cook some of our own meals.

We do contribute to the local economy by visiting restaurants in Silverlake, Atwater Village and other areas nearby.

We have gone to many different tourist attractions and have gotten some great suggestions from the people that we have stayed with on our visits. Airbnb affords us the type of travel that we enjoy most, being immersed in the culture of the places we visit.

We have used it in other cities as well and hope to be able to continue to have that opportunity.

Sincerely,
C. Goodman
Newark, NJ

Los Angeles city Council,

I have traveled quite a bit and have stayed in hotels before I discovered Airbnb. Before Airbnb, I was restricted to a room with a bed or two, microwave and mini fridge, and a bathroom for the same price I pay to have an actual home to stay in.

Now, I am able to rent someone's lovely home with all the amenities I need for the same price.
I do not like going to hotels due to past bad experiences with dirty bedding, rooms not being cleaned properly, smell of smoke/funk from the previous tenants, rude staff, I have had bugs in my rooms at so called "best of the best" hotels, and no feeling of home away from home.

With Airbnb, I was skeptical at first but figured it couldn't be worse than the over priced hotels I have stayed at. I was pleasantly surprised because the homeowners are always kind.

Their homes are clean. And they charge affordable prices for a nice room or even a home!

The trust you build with these homeowners who are willing to share their home with me as a renter is incredible. I love taking care of their home as I would my own.

Actually, more like how I would treat the home of an elder. I enjoy the communication before my visit and while in their home. It's like you are forming a temporary friendship with someone you may have never met outside of Airbnb. Every experience I have had so far has been pretty awesome.

I don't want to be forced to stay in a hotel again if I can have the option of finding a home to stay in and help the homeowners earn extra income in return.

It's like supporting a local business, but it is members of the community I am visiting. I like that.

I hope you are able to see that this is something many travelers benefit from and allows us to spend more time enjoying the location we have traveled to.

Heck, the places I have used Airbnb with on my own or with friends have become favorite spots that I now visit because I know I can find a place to stay that allows me to feel like I am "home".

Fran C
Tempe, AZ

Dear Council Member,

My wife and I have been following the progress of the new 'Short-term Rental' ordinance very closely. We have attended all the meetings and spoken at each one as well.
We are very glad that the city is finally implementing an ordinance concerning short-term rentals. It has been troubling, wondering if we were breaking the law or not. It's nice to know it'll all be 'kosher' soon.

If you can't already tell, we are HUGE supporters of Airbnb and other 'sharing' economy models. Airbnb has truly changed our lives (and our neighbor's lives) for the better.

Here's how:

1). Now...our street has lots of parking!
This seems counterintuitive, but ever since several homes on our street began to use Airbnb, we have eliminated at least 10 junky, old cars from cluttering up the area.

2). Now...our street is gorgeous!!
My Airbnb-host neighbors and I have all significantly beautified and improved our properties and bonus! ... EVERYONE'S property values have increased.

3). Now... our street is quieter!
The peace and harmony of our neighborhood is important to us, so all of the Airbnb hosts on our street work very diligently to keep the noise down after 10pm.

4). NOW... I CAN FINALLY AFFORD TO ENJOY AND KEEP MY HOUSE!!
I am a carpenter and I personally built my house after the '94 earthquake. I spent *thousands* and *thousands* of hours rebuilding this little old gem until it was transformed into a veritable place of wonder. I am VERY, very attached to it!
A few years after the construction industry shut down in 2007, I went into foreclosure. I had to accept a terrible, predatory-styled loan-mod or else lose the place. Every month was a huge struggle. I needed to rent every bedroom to keep it going. That meant inviting a constant flow of total strangers into my home to live. Sometimes, it was very scary. There were many incidents where I had to call the cops on my own tenants!
Because Airbnb takes *great care* in vetting our guests, in 3 years we have NEVER had a problem.
I love our guests, sometimes more than family!

I could go on, but I'm sure you get the drift.

Regarding the ordinance, we support the bulk of it but we would like you to SERIOUSLY CONSIDER ELIMINATING THE 180-DAY CAP ON SHORT-TERM RENTALS.
From a legal perspective, the 180-day limit might be a bad idea. Many of my lawyer friends say it may even leave the city open to class action lawsuits, since the ordinance requires hosts to register with the city and purchase business licenses. Can you think of *one* other business model where the business owner is in full compliance AND restricted to conduct business for fully *one-half of the year?*
Shaky legal ground, right?
Now, getting back to ME... there is NO WAY for us to keep our house (and sanity) if we can't use Airbnb year round. We don't like the cap.

There is no doubt that Airbnb is an unexpected cash cow for Los Angeles.
You and I both need the revenue!
So please, let it flow... YEAR ROUND!!
Please eliminate the 180-day cap!!

Sincerely,
Alan T

Robert C. Ganser
966 Manzanita Street
LA, CA 90029

CF# 14-1635-S2
CPC-2016-1243-CA

To Whom It May Concern:

I share my home in Silver Lake to both short and long term guests. I own and live in my house, and I rent out the four additional bedrooms. I am registered with the city and am current on my TOT.

The house was literally falling down when I bought it 16 years ago. It was all I could afford. To rebuild it, I had to borrow money from the bank, and by the time it was finished I owed over 650,000 dollars. I've always worked and I've always rented out the extra rooms in my house. However I was never able to stay ahead on the bills and eventually I started falling behind on my property tax. I also could not afford the basic up keep of the house, so it started falling into disrepair. Paint peeling, rotting trims and deck boards, appliances began to fail, and carpeting became dirty and worn. Then, about 6 years ago I was diagnosed with AIDS related lymphoma. It took me out of the business and I was never able to get back in. Meanwhile my bank would not let me out of my high interest only loan, as they had labeled my account in 'eminent default'. (I didn't even know there was such a thing).

Then, thank God, Airbnb came along. When my next roommate moved out, I rented the room for a few days using airbnb, and it was an excellent experience. Since I have shifted to mostly short-term rentals, my life has changed dramatically. The people I live with now are better for my stress levels and overall health. Short term renters respect my home, they are not loud at night, they don't disturb other guests in the house, rent is always paid on time, the wear and tear on my property has greatly decreased, and the majority of short term renters do NOT have a car so I don't need to provide parking. I am finally able to pay my bills. I'm finally able to pay my property Tax! I'm finally able to pay down some principal on my loan so that I still may have a chance to re-finance. I've also been able to replace the dishwasher, and replace my main sewer line for $8000, and replace all the carpeting in the entire house. And it has enabled me to finally contribute to society in a way I never have before. I have paid over $29,000 in TOT to the City of Los Angles. I'm now able to contribute to my city, not just be a taker, using the city for my benefit only. I've never been able to do this until I started hosting short-term rentals.

Everything has been running smoothly for over 4 years. No complaints from neighbors, no complaints from tenants/guests, and no complaints from nearby small businesses. The income from short-term rental is critical to pay my mortgage interest, insurance, taxes, utilities, repair and maintenance, and even essentials. If I can't rent all the bedrooms out, 365 days a year, both short and long term, it will force me to sell my home and move out of Los Angeles. And they way the market is now, I guarantee that who ever buys my house will not be sharing with anyone because they will be rich. It will not improve the housing shortage in LA, and it will put me back on the road to financial ruin. Please don't do this.

Thank you.

To whom it may concern,

I have learned that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance,Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with All my expensive I am 60 years old I have a hard time finding a job as I have a bad knee and have no other income. Without this extra income I would be forced to ask for financial help and would not be able to find lodging. With my income, that would make me homeless or burden to my children.

Most of my guests have been coming to Los Angeles, to visit Universal Studios and walked on the walk fame , also close by they go to grove and the farmers market All these people, come and spend money in the Hollywood Area Target, Ross, Bed Bath and Beyond, Marshalls, CVS, cinemas. Mall They also use the local restaurants, hairdressers, manicurists, grocery stores. Sometimes they're too cannot afford expensive hotels and prefer Airbnb that may be more accessible in price and has a kitchen to make some of their meals there before they go out and spend money, nowadays a family of four to go into Universal Studios would have to spend almost $400 just for the tickets plus everything they spent inside and buy. This is the way of been bringing more tourist into this area.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Hollywood board members to support the Bonin/Wesson Motion on short term rentals so that long term Hollywood residents like myself can continue living In California .

Sincerely ,
Eva Silva

1616 n La Brea
Hollywood ca
90028

To whom it might concern:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I am a 22 year old music student from Colombia, I am currently under a student F1 visa and half way through my studies my parents ran out of money and couldn't support me anymore. I couldn't get a job since it wasn't legal and tried everything. Airbnb saved me and i started renting out my apartment at least half of the month to afford my studies. It has been a life changing experience since it has exposed me to people from all over the country and the world.

It saddens me that this might become illegal since i know of friends of mine as well that we're able to get through college or other expenses thanks to airbnb.

I ask you to reconsider this option.

Sincerely,

Andrea Silva

Dear Councilman Koretz,

Thank you for reading my letter.

A resident of West Los Angeles for over 20 years, I have been an Airbnb host for about a year. I am also a solo mom (meaning I had my child on my own) of a wonderful 8 year old who attends public school in our neighborhood.

I started as an Airbnb host when I lost my job in 2016. It has been my sole source of income for over a year and has allowed me to stay in our house and provide food for my child. I have had difficulty finding another job and have exhausted savings and accumulated debt to continue solely supporting my family. In addition, managing the unit (which is part of my home) has allowed me to not only work from home and spend additional time with my child but has also given me the added benefit of acquiring new business skills which will help me to land a new job and make a better contribution to whatever my new job is.

As an on-site manager, I have been a wonderful host, providing a first rate experience to travelers from around the world, enhancing their enjoyment of LA. I also have a large yard and frequently welcome guests with pets who have few alternatives for lodging in Los Angeles. As a person of color, I also provide a safe, welcoming place so people of color from around the world can feel comfortable.

If you restrict the number of days guests are allowed to enjoy the experience I provide, I cannot afford to live in my house or pay off the mounting debt I am acquiring while I look for work. Airbnb hosting has been a lifesaver for my family. The space in my home is not space I could rent to a long-term tenant and it does not compete with hotels as I provide an experience not just a room.

Please take my situation into account when making your decision. Thanks again for hearing my story.

Kindest regards,

May 9, 2017

Dear Councilman Koretz:

I am a resident of Los Angeles' Beverly Grove area and an Airbnb host. I have been hosting guests in our guest house for almost one year. This venture started as a way for me to contribute to our family's financials while remaining a stay-at-home mom because, no secret here, LA is an incredibly expensive place to live. Our thoughts were to try it and simply stop should we hate it. We don't. We actually love it.

By choice, we do not rent our space every day. We often have family visiting that otherwise would not come should they have to pay for a hotel, and occasionally we like our private family time. But during our 40+ guest visits, we have met lovely people from all over the world and have worked extraordinarily hard to give them a piece of home in this city that we love. I am endlessly proud of our home and what we have to offer. And I am so grateful that I have had the ability to stay home with my almost 2 year old daughter every day while continuing to contribute.

Truth be told, I suppose it would be lovely to not have to host, to be rich enough to pay off our house and take care of all of our family's needs without concern. But hosting has lightened our load, it's lessened our burden, and has made each day just a bit more breathable. Continuing to host via Airbnb likely means more to me than I can properly describe in this letter.

Sincerely,

Kathryn H.

LA City Council File #14-1635-S2

Dear Councilman,

Thank you for taking the time to read my letter.

I am an architect with a small private practice in Echo Park. I have been a part of the "eastside" neighborhoods since 2007. In 2013 I was fortunate enough to find a very modest house I could afford to raise my family in. I have 2 small boys that go to Elysian Heights Elementary and am an ardent supporter of my neighborhood. In 2014 I developed a heart condition that decommissioned me for over a year and the medical bills have since drained my finances and will be a continual burden on my family for years to come.

It is only because I have been able to home-share through AirBnB that I can afford to stay in my home. Please do not restrict my ability to rent out a portion of my home. I live on-site and have been a wonderful landlord to the vast array of humans that stay with me. Not to mention that my boys are exposed to incredible people, and cultures, from around the world.

If you restrict the number of days I can rent my space I will not be able to afford the house that we've made into our home. I wouldn't even be able to rent in the neighborhood/community that my family has invested the last 10 years of our lives in.

Please consider how your decision will affect my family's future.

Thank you again,

Andrew Schweitzer

Dear Councilmember Mitch O'Farrell;

This letter is in reference to Council File Number CF#14-1635- S2 regarding the Home Sharing Ordinance. We need your support and your voice to help us.

I am a resident of the 13th District and I am also currently a host for the Airbnb Short-Term Rental Program and I am deeply concerned about the Home Sharing Ordinance being put forth in front of the LA Council. I see on your website you are committed to affordable housing and I absolutely respect that. I voted against Measure S in the last election.

After previously using Airbnb as a traveller, I became a host with my wife in 2016 for financial assistance needed to help to pay our mortgage in Los Angeles. We house my wife's parents in our property, which is a multi family dwelling and they help to take care of our toddler while we work. When they have to go back home to Spain we use the property they stay in for extra income to help pay our mortgage and our childcare. Since it costs a lot of money for permanent childcare, we needed to get a multi-family dwelling so that my wife's parents could stay with us and help us. Without the extra income from Airbnb we could not afford both our mortgage and our child care costs. At this time we only have one child but like most families, we would like to add to have more children so I can only imagine our living costs will increase in the coming years with costs multiplying with every child. Last year our supplemented income from Airbnb was the difference between living at the very threshold of our incomes on a month-to- month basis and being able to have a small financial cushion to support us in times of hardship and save for our future rising living costs and children's education and wellbeing. Our Airbnb income has singlehandedly helped our family

lower the amount of stress arising through our financial burdens and eased the deep worry of our family's short to mid-term future. Since my wife's parents stay with us at various times in a given year, we would never put our other residence up for long-term rent. If they had nowhere to stay when they visit to help with our son, they could not afford a hotel and would not be able to help us with child care. We would then have to pay more for our son's increased time in care and it would further add to our financial burden.

Another good thing about home sharing is that it brings all nationalities of people to our neighborhood that are also supporting our truly local businesses. I have personally hosted guests from Switzerland, Spain, Australia, England, Canada, Korea, as well as people from all over the USA. We are located in Silver Lake and our guests can walk to the local shops and stores like the fantastic Cafecito Organico coffee shop at the end of our street and the restaurants around our area; they use the number 10 bus and Red metro line, as well as numerous Uber and Lyft rides too. I recommend everything fully local and the guests truly appreciate it. Most people that stay with us spend most if not all of their money in businesses in District 13.

Airbnb is a financial blessing to our neighborhood; to us as hosts, as well as to our guests. When travelers visit our area of Los Angeles they need a nice, safe, clean, friendly and affordable place to stay. Many of our guests want a full home experience with the ability to cook and relax and couldn't afford something like the prices of a hotel with similar facilities. One of our guests came from Texas to stay a month while he recorded his debut album in a local recording studio in Hollywood. Another woman stayed a month while she was pregnant so she could stay near her family members and gave birth in the local hospital during her

stay. Her family didn't have any spare room to house her and she said she couldn't afford a hotel either. Another elderly couple loved staying with us because their son lived one street over and they could easily walk over and spend time together. Since there is no close hotel within walking distance of our property this is also not possible.

The difference between a hotel and a home sharing rental program like Airbnb is that it also helps to form community in many ways. People staying with us from other countries and around the USA share their stories and we share ours. We have brought people in to our homes and literally cooked meals for them and they have cooked meals for us. It is bringing people together that never would have before.

We are eager to have the necessary support and a voice in City Hall and we hope you understand our need to do what we can, when we can. Please give this your thoughts and we hope you can see the need for Short-Term Housing from both a host and a user perspective.

Respectfully Submitted,

Benjamin Speed

RE: #CF: 1635-52

Dear Councilman O'Farrell,

I'm a resident of Silver Lake, and have been a homeowner here for four years. As you consider restrictions to place on home-sharing in our neighborhood, I wanted to let you know a little about the amazing experience I've had as a short-term renter, so you can understand the kinds of people these rules will be impacting.

My wife and I first started renting out a small section of our home over a year ago, when we started thinking about having children. We're both from Michigan originally, and raising kids there is pretty inexpensive. But as we started doing research about Silver Lake, we realized having kids here wasn't just going to be a fantastic new chapter of our lives -- it was also going to be a very expensive investment. We knew we had to start earning and saving money, fast. And as two people who already have full-time jobs, we realized Airbnb was the best way for us to do it.

See, the section of our house isn't something we could ever rent long-term. It's not big enough to be practical for someone full-time, and we use it a few weeks a year to host our parents when they come to visit us from the Midwest. So short-term is the only thing that makes sense for us, and because we both work, it also gives us the flexibility to manage our schedules. We also really love sharing Los Angeles with visitors -- because we were once visitors ourselves -- and we knew we'd enjoy the chance to open people's eyes not only to everything the city has to offer, but also Silver Lake specifically. (It's been very cool to see how people from other countries are starting to know not just about Hollywood and Santa Monica, but about Silver Lake too.)

We've been very fortunate in our short-term rental experience so far. Not only has it been a cool way to show off our neighborhood, but we've also managed to save enough money to raise kids our here, in the home we love, and we're going to start trying to have them this summer. What's just as cool is that we're not the only ones experiencing the financial benefits. To handle all our guests, we've also had to hire a cleaning lady and a handyman -- both Silver Lake residents -- to help us maintain everything, and we've been fortunate enough to be able to pay them well for their services. And don't forget all the restaurants and markets we direct our guests to.

So as you can tell, the onerous restrictions that are being considered wouldn't just have a negative impact on our business -- they would have a negative impact on our lives. We'd have to fire the people we employ, and ultimately move someplace else more affordable to raise our family.

We're not asking for much here. Just the ability to rent out our own space in our own house to visitors -- space that we'd never be able to rent long-term -- as much as we'd like, without additional fees and time-restrictions. Most of all, we're asking for the ability to live very modest lives raising our family in our neighborhood.

We already pay transient taxes, and we've registered our business with the city. We follow all the laws. And we vote. In the most recent election, we voted for you. I also happen to work and develop content for a website, Funny Or Die, that has a very politically active voice, including working on a video for Mayor Garcetti. My wife and I, and the website I work for, would love to be able to continue to support local politicians that make smart choices for the people of our neighborhood - and not just for the hotel lobby.

Thank you,

Christopher Farah

Dear Councilmember Mitch O'Farrell,

This letter is in reference to Council File Number CF#14-1635-S2 regarding the Home Sharing Ordinance. We need your support and your voice to help us.
I am a resident of the 5th District and I am also currently a host for the Airbnb Short-Term Rental Program and concerned about the Home Sharing Ordinance.

I understand you believe we the people of the 13th district are a great asset and you are concerned with development of economic opportunities and to create equitable housing in this district. Well, I take that as you are for our survival.
After learning of Airbnb in 2016, I became a host for financial assistance needed monthly to help maintain my mortgage in Los Angeles. I am not sure of your position regarding the Home Sharing Ordinance but I did read where you are an advocate for Homelessness and Poverty matters.

I am writing this letter because if not for the sharing my space and extra space for financial aid, we could very well be headed for losing our home. I am 38 years young and decided to invest everything that I have in property in an extremely growing area of Silver Lake. I live alone, and was working a full time job for 10 years in a large company, but because of the 2008 recession, the company capped raises at only a mere 2%. The cost of living is growing, but income is not on the same pace. In-fact the utility bills just had a new increase not to mention the trash and sewer charge plus taxes added on our bills and I did not get a raise in my income.
I left that company where I was not making enough, and decided to pursue freelance work where I could make more. This requires lots of time and energy and if not for the ability to rent my space and my extra space, I could not devote time to even do that.

Another good thing about home-sharing; it brings all nationalities of people to our neighborhood that are now supporting our local businesses. I have personally hosted guests from China, France, South Africa, New Zealand, Austria, Australia, Canada and the USA. I am centrally located and our guests do/can walk to the local mom and pop markets, small shops and stores; they order food from local eateries, they use our buses and metro lines, as well as Uber and Lift too.

Airbnb is a financial blessing to our neighborhood; to us as host, as well as to our guests. When travelers visit the Eastside of Los Angeles which is a growing area, they need a nice, safe, clean, friendly and affordable place to stay. My area is becoming super expensive to live and home sharing helps the residences keep up with the increase in living and home sharing brings new money to our neighborhoods.

We are eager to have the necessary support and a voice in City Hall and we pray you understand our need to do what we can, when we can. Please give this your thoughts and we pray you can see the need for Short-Term Housing even in our growing Silver Lake neighborhoods.

Respectfully Submitted,
Erica Halpern

Hi Councilmember,

I am a long-term CD-13 home and income property owner. And, by the way, a senior citizen. I own an income property which is an RSO building that has 3 units. Two of the units are 2 bedroom apartments licensed and rented at market rate to long term tenants; the 3rd unit,. a studio apartment, is unlicensed and was in existence when I bought the building. As it is a RSO building, it is inspected, usually around every 4 years, so I cannot rent the unlicensed unit on a continuing basis.

I looked into having it licensed, but the unit would need to be a Restricted Affordable Unit and one other unit would also have to be converted to a Restricted Affordable Unit. If I did this, my income would be less than it currently is from the 2 licensed units. So the only way I can earn income from the unlicensed unit is by using it as a vacation rental.

The building is an older building, built in the 20's, and the income I receive from the vacation rentals allows me to maintain the building. The building is well painted and well maintained. I am retired and, without income from this unit, I would not be able to maintain the building as well as I do nor maintain my standard of living.

I understand why the city does not want to have large apartment buildings converted into vacation rentals. But this is not my situation. I feel I am already penalized because my building is rent controlled simply because it was built prior to 1978. Further restrictions on RSO buildings seem very unfair and arbitrary to me.

Sincerely,

A CD-13 Resident

To whom it may concern:

My name is Jeffrey Harris and I am a resident in the Westlake/Filipino town area of Los Angeles. My wife and I recently bought a home that was literally falling down and rehabbed the property into the nicest on the street and one of the nicest in the area. What a journey it has been for us. We lost our home in 2008 and thought we would never have the opportunity to own a home again. Because of my skill set in construction and AIRBNB I realized that if I could build a home with my resources I potentially could afford a home by supplementing our income by renting out space to AIRBNB clients. It has been the most amazing experience and we are in a good place right now because of it. However if the city passes an ordinance to limit the amount of days we can rent out our space, it would change things drastically for us.

Here are my thoughts as well, regarding the type of clientele we've been hosting . The people who stay with us, many would not be able to visit the city if they had to rely upon a hotel for lodging. I really believe we are absolutely not in competition with the hotel industry simply because our guests have no interest in a hotel experience nor can they afford it. I believe that AIRBNB brings an enormous amount of income to the city of Los Angeles because the people who visit using AIRBNB, would not have the financial resources to come to Los Angeles without such an affordable place to enjoy our incredible city.

So many people would be affected if an ordinance was passed to regulate what has been such an amazing opportunity for us as well as our guests. We are not greedy people who have places rented all over town to use for a lavish lifestyle. We rent out space in our home to carefully screened guests, to protect ourselves and our neighborhood and it has given us more than we could have ever hoped for. We now regularly spend time with people from all over the world who we would never have the opportunity to interact with if there was no AIRBNB. And we would have a very hard time paying our mortgage. I really feel that for anyone to take away the right for me rent space out of my own home is completely infringing upon my God given right to choose how I live in a community with others. It would be a huge mistake for the city on so many levels. Please don't let this happen.

Jeffrey D Harris

RE: #CF: 1635-52

Dear Mr. Bonin,

Myself, my wife Michelle Pedersen and my son Jackson (12) have lived in our home in Silver Lake for 9 years. We have worked over the years to improve our neighborhood and have good relations with my neighbors in the surrounding blocks. We continually strive to make our streets safer, to retain the unique character of our neighborhood, create respect and a friendly atmosphere in our community, and have enjoyed cooperation from our neighbors and the community for all the years we've lived here. My wife and her business partner even operate a small local business in Atwater Village a mile away. It's called Treehaus.

It's my understanding the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect my family and me. I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will create financial hardship for my family and me: the clause restricting STRs to 180 days per year. We rent out the downstairs portion of our home as an STR, and use the income derived from this to pay our debts, pay for our son's care after school, pay for life's necessities. I am a professional actor and though I have had some success, my income fluctuates from year to year depending on jobs booked. As many people know, for "working actors" like myself most of your job entails looking for work...auditioning repeatedly to book 10% of your attempts, if you are doing well. My wife's retail business is only 3 years old and they are still barely paying themselves as owners, though slowly growing. We depend on the income from STR's to "level out" our yearly income.

Any limitation on the number of days we could share our home would have a significant negative impact on our financial ability to have a reliable, consistent cash flow in at least this one area of our lives.

We carefully screen our guests to ensure compatibility with our residential neighborhood, and to date have hosted nearly 200 visitors from around the world without incident or complaint. We also have a "Local Guidebook" that directs our guests to patronize local businesses, which brings much needed revenue to our area and provides a completely different experience to our visitors. They are able to "live like a local" for the duration of their stay, rather than have a typical "hotel experience". Our interaction with our visitors has been nearly universally positive.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely, Peter Breitmayer, Silver Lake

Dear Councilman,

I am aware that there has been and currently is some very intense controversy regarding short term rental of residence spaces in Los Angeles, neighboring cities and notably in New York and San Francisco, through the Airbnb organization.

I would like to speak directly to this issue from my experience as a Host of Airbnb over the last four and a half years here in Los Angeles.

Before I do, I'd like to share a little about myself. I have lived and worked in Los Angeles since 1970. Most of my life I have been self-employed as a general contractor and also a realtor however in my youth I worked in Los Angeles as an organizer with others in my community to provide much needed services. Together, with friends and committed community members, we established a child care center, food co-op, community law offices and other supportive services in the Echo Park and Silver Lake areas. Building and working with/in community has been a critical focus of my life and work.

I am now 67 years old and am proudly involved in building and connecting with networks of communities worldwide through Airbnb as a Host. Not only am I able to support myself, but I am able to share life, experiences and my amazing Echo Park/LA community with people from all over the world who have a keen interest in visiting and exploring Los Angeles and learning about our culture here. Airbnb came into my life just when I needed it! My financial reserves for retirement had been exhausted as the result of caring for my elderly parents. I was quite despairing as to how I was going to be able to provide for myself as I turned 65. A friend mentioned Airbnb as a possibility. I explored the idea for several weeks and decided to give it a try. It was possible to start up this wonderful business with a minimum outlay of cash and with low overhead. I also went to the LA City Department of Finance and obtained a business license as a short term residence provider and paid my Transient Tax and have continued to do so every month. So in a very short period of time, using only my existing resources, I was able to pull myself out of a financial crisis, generate steady and solid monthly income, provide a warm and welcoming local experience to visitors willing to spend lots of vacation dollars in LA, and provide a steady stream of cash to the LA City Finance coffers. I have made improvements to my property and its street appeal and have grown more knowledgeable of the resources and businesses in my community so that I can better inform my guests of what is available to them on their stay. I can truly say that I am an avid supporter of my local business as an Airbnb host. My guests also enlighten me as to what local businesses they have tried and loved. This completes the circle of synergistic and energetic involvement that I and my guests provide to my community through our involvement with Airbnb as I am able to give our combined feedback to my local businesses, along with any constructive feedback. More than any other money making career that I have had over the years, my Airbnb involvement has dramatically increased by connection to my community in the most positive, interactive ways.

Airbnb's support for their Hosts and Guests is impeccable and 24/7. Their internet infrastructure is mind-blowingly empowering and they are all about community and connection worldwide. In my mind they are one of the most powerful and positive worldwide organizations for building peace and genuine international people to people relationships, that exists. Because their peer review system is integral to the Airbnb process, most hosts and guests are very concerned about being good citizens and this creates positive social awareness throughout the Airbnb "culture".

Airbnb is at the forefront of providing leadership in establishing an exceedingly positive model for what the "Sharing Community" can be. There are always challenges when an old paradigm begins to dissolve and a new one takes its place. Fear seems to be at the forefront of this kind of change. As you know, I am sure, a reactive expression of fear often emanates from lack of knowledge and experience with the "New". Please do not allow fear to play a role in any decision you may make regarding Airbnb. Please listen to those of us in your community who are grounded in the Airbnb experience. Please talk to my neighbors and find out what is really going on. This is the most positive work life experience I have ever had. My neighbors are very supportive of me and refer me to friends and family. Because of Airbnb I am now much more connected to my neighbors than I was before. I now know when new baby community members are about to be born because their grandparents stay at my airbnb "Cottage" and make return visits to see these new little "Echo Parkians". I get to be a part of these families in a genuinely connected way.

I respectfully submit that Airbnb is a community builder and strengthener. Myself, my community and my business community would feel a profoundly negative effect if we lost the Airbnb connection and the City of LA would lose a very positive cash flow source as well as a good will generating positive business partner. Please support Airbnb because through its existence it truly empowers both local and worldwide community people in the most positive ways and on so many dense, rich levels.

Thank you for your time and consideration,

Stephanie Woods

562-244-7229

Airbnb Host

My name is Stephen Tafel. I live in the middle of Hollywood, Yuca Corridor. I spoke at the Downtown LA, Lafayette Park Listening Session, this past Saturday morning. I am the one who laid into the point of having paid over $20,000 in TOT since starting hosting on airbnb May 2011.

Besides helping me to recover from severe debt and keeping me fed and sheltered during a short period of unemployment, I share the same amazing stories of many of the hosts who spoke at the listening sessions. Hosting people from around the world, tourists, business travelers, and folks coming from all over to move to LA permanently. Some of my guests have become my neighbors, most all of them have become my long time friends. The stories I have to share are so numerous, I cannot recount them all here. I have helped many others start their own airbnb listings and even to expand their number of listings. I have promoted the buildings I live in and a couple of my guests are now long term residents in the same or adjacent buildings.

I am a renter renting on airbnb. I understand if restricted to renting only from my 'primary residence' I would be forced to get imaginative to keep both of my listings afloat. For example, already my studio listing(Hollywood Holiday Private Suite) is where I have my driver's license, car and insurance registered. Although, I live in my 'primary residence', around the corner, in the living room of my one bedroom apartment in a 'rent controlled' building. If restricted, I may also have to stop paying my TOT, because I would no longer want to be tracked by the city government.

I understand Santa Monica has restricted their short term rentals...but have you looked on airbnb recently for a place to stay in Santa Monica? The list of short term/holiday rentals is quite extensive.

Restricting this type of personal business(short term rentals/shared economy) is not impossible, but it will cost the city a lot of money and time.

Given a hypothetical situation of: there are 4000 hosts in LA, each host paying approximately $500/month in TOT, 4000x500, the total monthly revenue for the city would be $2,000,000.

Do you know my lowest ratings are due to "Location". The "Location" of Hollywood, I have no direct control over. Although, I am regularly reviewed and criticized for it. What a difference it could make if all Hollywood hosts paid TOT and it went right back into the streets of Hollywood.

I have so much more to share about this topic, but working 60-80 hour work weeks building an International Operations department for Avjet, plus running two airbnb listings in Hollywood, plus consulting with other hosts/prospective hosts, keeps me pretty busy. Even as I have been typing this, I am awaiting guests who just arrived at LAX from Venezuela. They will call me any moment and I need to be ready to run around the corner and check them in after their long day of traveling.

I encourage you and the city of LA to consider permitting hosts to have more than one listing, maybe two, maybe three, maybe more. If there is a long term rental shortage, I have not seen it, if anything, I have helped to create more long term tenants.

I thank you for your time in reading this long-winded and maybe too late email.

I love hosting. I love caring for people traveling around the world. I tell my guests all the time, "whether you are arriving in Los Angeles by a Gulfstream 650 or on a bicycle, I will give you the same red carpet, VIP treatment."

With great love and gratitude,

Stephen Arti Tafel
+1-805-432-1179
1746 N Cherokee Ave
Apt 4V
//
1837 Whitley Ave
Apt 310
Hollywood, Los Angeles, CA 90028

To Whom It May Concern:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in Los Angeles. As the city is working on the ordinance, I would like to submit my personal story about how the home sharing community has helped me and my family throughout the years. But first, let me give a brief history about myself. I am deeply involved with my community. My husband and I volunteer for multiple community organizations and I manage a vegetable/learning garden at a neighborhood title one school. I am a mother of an 8-year-old, I grew up in the community I now serve and am passing the torch of community service to my young son.

I have exhaustedly attended multiple Airbnb (home share) meetings, information sessions, question and answer forums, etc. To date, I have not changed my position that home sharing should continue to be a viable option for responsible property owners. I urge you to work on creating sensible, fair laws that protect community members like me, which will allow long-term residence to use their homes with this service to aide in the payment of their mortgage, dues and property taxes. In 2010, our family faced financially challenging times when I became unemployed, while my husband was struggling to get his business off the ground. Without this extra income, our family would not have been able to stay in Los Angeles.

Most of my guests come to Los Angeles to spend time with their families, or are transplanting from other states and are exploring neighborhoods before buying a home. My guests typically stay for 31 days or more. Therefore, I strongly disagree with the argument that Airbnb creates a transient effect. These people spend money locally. They explore restaurants, use grocery stores, take in a show, frequent coffee shops, and the list goes on.

I have personally had the pleasure of meeting some of the most delightful people on this planet. Currently, I have a beautiful 5-year-old girl staying in my two bedroom apartment with her family. She will be here for two months while she undergoes her second round of chemotherapy at Children's Hospital. She has been approved for a trial study and this is her last chance at battling her cancer. I am so grateful that she and her family will be able to have a place to call home, instead of a hotel, during this difficult process.

Please consider all these benefits home sharing has to offer. It has brought our community closer and has the potential to create a revenue stream for the city as a whole. We are now a global community and Airbnb is one of the most valuable platforms that bring people together.

Sincerely,

Andrea Barbosa

April 11, 2017

Robert Chris Ganser
966 Manzanita Street
Los Angeles, CA 90029

Mitch O'Ferrell
1722 Sunset Blvd.
Los Angeles, CA 90026

Dear Mr. O'Farrell

I have been using Airbnb and other platforms, to rent out the extra bedrooms as well as the in-law (first floor) of my house for short term. It has enabled keep my home from falling into foreclosure, but also to maintain and even make improvements to the property. I am very concerned about the proposed limits for short-term rentals. I'm familiar with some of the problems caused by this new business, but I assure you, that people in my situation actually help the community and the city as a whole. And if this proposal passes as written, it will put an end to my livelihood, and put me back on the path to bankruptcy. Here's my story.

I came to Los Angeles 27 years ago to work in TV production. 17 years ago, I saved just enough money to buy an old (1918) foreclosure house. It was a crumbling 2 story with a listed "servants quarters" on the first floor. Due it it's dilapidated condition and the crime rate in the area at the time, it sat empty for over a year and a half, until I spent the next 10 years rebuilding and repairing the property. This left me with a $650,000 mortgage.

I had to supplement my income by renting out whatever space I could. Through the years, roommates and tenants would never last, sometimes as short as 2-3 months, so often I found myself with empty rooms listed on Craigslist or West Side rentals. Then, in 2007, I got really bad news. I was diagnosed with stage IV, Non-Hodgkin's Lymphoma. I had to have major abdominal surgery plus 6 months of chemotherapy. It wiped me out financially. I could not work for almost 1 year, and to make matters worse, I was already aging out of the 'biz' so by the time I headed back to work, the last 2 or 3 contacts that I had were no longer in the business. Rental income wasn't enough to cover the bills, and I was spiraling into debt. And if that wasn't bad enough, it was now the middle of 2008, and my mortgage was upside down by $73,000, so selling was not an option. I watched over the next 2 years as my neighbors lost their homes in foreclosures and short sales. I couldn't even afford to maintain the property and it began to show. I fell behind in property tax by $12,000, my 3 credit cards were maxed out to $35,000, and I started getting letters from my bank telling me that my account was flagged as "Imminent default" and they were threatening to call the loan. And just when I needed money more then ever, in one week's time, 2 separate roommates gave notice, and there I was again, faced with absorbing another month of mortgage interest, and the arduous task of trying to find someone compatible to live with on Craigslist. Then I heard about Airbnb and it changed everything!

I immediately listed both rooms, and within the first week I had 2 bookings. The first was a young film director from New Zealand, who came here to meet with some independent producers in Echo Park. The other was an older couple from northern California here to visit their daughter who lives in Silver Lake, but didn't have enough room in her apartment for her parents. I immediately saw multiple benefits. The people in my house made less noise, made very little mess, and they weren't constantly using the appliances and utilities. They rarely had cars and that's a huge plus, because traditional roommates always had cars, and the city limits the number parking permits per household. Renting all my extra bedrooms, as well as the in-law on the first floor, financially empowered me to pay off all of my property taxes and high interest credit cards, and after about 2 years, I was finally able to start making the needed repairs, maintenance, and replacing worn out items, and completing unfinished projects such as:

- New sewer line
- Finish closets in for 3 bedrooms
- Carpet the entire 3rd floor
- Repair and replace all of the decking and rails on 3 balconies.
- Build over 80 feet of new cedar fencing on the perimeter.
- Replace 3 major appliances.
- Install solar powered roof vents.
- New paint on exterior is about halfway complete.

And there are numerous benefits to the neighborhood and the local community as well:

- Property is better maintained
- Property is improved.
- Property is solvent. (All taxes paid and mortgage is current)
- Property owners equity improved (Able to pay down additional principal)
- 50% of short-term guests don't have cars. They take Uber, Lyft, or Metro.
- Local businesses get significantly more business because guests prefer to go out exploring, shopping, eating, and drinking.

And since I am finally able to have family members stay at my house, I see a lot more of my family which is a big deal because they all live on the East coast. My father and stepmother have stayed in the unit on the first floor times already. And my mother was just here for 2 weeks in March. My actress niece stayed here last summer for 2 weeks so she could meet with agents and managers, and my nephew, who recently moved to Los Angels, was able to stay with me for 3 weeks while he looked for an apartment in LA.

Please allow residents and homeowners like myself to continue renting out short term, so that we may continue on the road to financially security, keep our homes, and stay in Los Angels, the best city in the world!

Thank you,

Robert Chris Ganser

16 April, 2017

Dear Mr. O'Farrell,

Re: Proposed Ordinance regulating home sharing and short term rentals CF# 14-1635-S2:

I am writing to you as a 21 year resident and homeowner in District 13. My wife and I share our home through short term rentals on the AirBnB platform. We list 3 bedrooms in our 6 bedroom house above Sunset Blvd. Home sharing via the short term rental business model provides a modest income to my wife - a survivor of very late stage cervical cancer. She is otherwise unable to work outside of our home due to physical limitations imposed by severe pelvic radiation damage to her bladder & bowels.

I've read the proposed ordinance regarding short-term rentals in residential zones. As it stands now, the ordinance is unfairly restrictive and disproportionately punitive to people who share their homes. The proposed regulations are counterproductive to people who are trying to use their primary residence to make ends meet. They are also counterintuitive to the "American Dream" and in trying to be self-sufficient, especially for those of us who are managing a disability, heath issue, loss of employment, and/or living on a fixed income.

My wife and I are in favor of sensible regulation, but we are strongly opposed to the ordinance as it's currently written on the following points, among many:

- The restriction limiting the number of days allowed per year is unnecessary and prohibitive to making home sharing a viable business venture. No other business model is limited on how many days which business can be conducted per year.

- The restriction limiting the number of rooms being rented out at one time is too restrictive. Again, there is no other business model which limits how much business is allowed to be generated.

- The above-listed limitations will negatively impact revenue to the city of LA by reducing the amount of occupancy tax which AirBnB can collect for the city.

- The proposed fees and penalities are excessively punitive. Fees and penalties should be determined according to those imposed on businesses with comparable revenues. As per the current ordinance, a home sharing host could mistakenly violate one of the rules and be required to pay back more money in penalties than what they could potentially earn in several months.

Many home sharing hosts make ends meet and/or earn a modest living by renting rooms to short term guests.

- We provide a needed service – ie: affordable housing while travelers are visiting Los Angeles.
- We also provide a specific desired experience which is not available when staying at a hotel. If there were not such a widespread deman for this service, AirBnB would not be such a thriving business.
- Efforts by homeowners and renters to support themselves in their own homes should be encouraged – not stifled through overly restrictive legislation.

Furthermore, short term rentals in primary residences bring much-needed dollars to local businesses.

- Guests spend money in our local restaurants, boutiques, bars, and clubs on Sunset & Silverlake Blvd's.

In closing – please consider minimal restrictions when implementing regulations for home sharing and short term rentals. Many of us depend on this for income and we manage our businesses seriously, thoughtfully, and responsibly.

Sincerely,

Ben Crisologo
~Silverlake resident & homeowner for 21+ years

Dear Los Angeles City Council,

The convenience, cost-effectiveness, and uniqueness that Airbnb has brought to my travel experiences are things that staying in a hotel could not have provided.

From extended trips to Tokyo, quick trips to Los Angeles, and everything in between, I have used nothing but Airbnb for the past 4 years and have had only positive experiences. I have more flexibility with my money since Airbnb is much more affordable than hotels, and I have more space in which to stretch out.

I have made friends with many of the people who rented to me and will return again and again to their homes, as well as discovering others! There is a sense of community that is created through Airbnb and even though I'm sure there can be negative experiences, such as in life, I would be very sad to see strict regulations bring down this amazing part of culture that is being created world-wide through Airbnb. I am forever an Airbnb-er!!!

Sincerely,

DeAnna D
San Diego, Ca

Dear Councilmember,

It has come to my attention that the city has been working on creating an ordinance that would regulate short-term rentals in LA. I'm writing you today as a Central LA resident to advocate for less-severe restrictions regarding these types of rentals.

I live in Hollywood, a central location that's ideal for short-term rentals. I travel a lot for work, and potential income from Airbnb helps to offset the cost of my travel, as well as contribute to the rent in a neighborhood of rising houses costs.

Airbnb allows me to choose whom I want in my home and for how long. I am a strong advocate and participant in the exchange of international culture. I've traveled to many countries, and enjoy meeting and hosting people from all over the world. Even when I'm home, I can utilize my guest room for Airbnb guests.

Travelers from a wide range of locations greatly contribute to the growing economy of Hollywood and Central LA. With many top-rated attractions within walking distance for tourists and other travelers alike, my Airbnb guests have a bevy of opportunities to explore the city and partake in local commerce. Some close-by retailers include the Arclight Cinema, Amoeba Records, Target, Bed Bath & Beyond, CVS, Chipotle, and many restaurants, bars, access to city tours, grocery stores, as well as direct and efficient public transportation to areas like Downtown Los Angeles, the San Fernando Valley, and Central Los Angeles.

I urge you to create sensible, fair laws that protect community members like me, and encourage the Central LA board members to do the same. Airbnb short-term rentals open the world up to local exchange of culture and commerce, making for a personal and economical profitable experience.

Sincerely,

Brian Vestal

Dear Mr. Koretz,

It has come to my attention that the city has been working on creating an ordinance that would regulate short-term rentals in LA. As the city has engaged in this process, communities on the West side of LA have been attacking any legislation in favor of short-term rentals and pushing for harsher restrictions.

I moved to LA four years ago and moved into beautiful and central Echo Park. I love my neighborhood and its community. I have attended community council meetings and made myself available to help the elderly and homeless. I support my local businesses and would be known to many here. In four years Echo Park and LA have become my home. Since moving here I have seen the rent in my neighborhood skyrocket as private investors moved in, gentrifying and rebuilding the area. Thankfully this has not affected me, but if I was moved out tomorrow I couldn't afford to rent in Echo Park. The fact is that for a multitude of reasons, LA has become a more desirable place to live than New York or San Francisco. And with so many new residence coming in, so too have come the rise in rents and generally the costs of living in this great City.

I began using Air Bnb as a traveller. I could never afford to travel to places I didn't know people to house me or be prepared to stay in crowded and messy Hostels. Air Bnb provided not just an opportunity to travel, but also an opportunity to meet new friends in my hosts and have a unique experience with those people. From a traveller's perspective you couldn't have an idea more conducive to the openness and welcoming heart of Los Angeles as Air Bnb. As a host I began using Air Bnb to pay my bills and to keep my property in good order. As a private citizen it is my right to rent out rooms in my house. I rent out a room to people in order to cover my costs of living in this ever more expensive city. I have so thoroughly enjoyed the opportunity to share my home with new people. It has also been an unmitigated pleasure to introduce more new faces to this wonderful city. If you look at my account online you would see I have had many very satisfied guests. Many had made the plunge and moved to Los Angeles and had found me their first stop in their new journey. It has been wonderful to be a part of these experiences and to provide people a safe and happy environment to start their new life. Without Air Bnb I would find my quality of life in LA greatly diminished.

So as you can imagine, I was outraged when I heard the hotels association had banded together to fight short-term rentals, because of their loss of share in the tourism market. This shameful act of self-service at the expense of so many private households, who are struggling to get by, was galling beyond belief. All the while decrying a "holier-than-thou" rhetoric that short-term rentals are costing the city millions in lost tourism trade and adversely affecting and sullying neighborhoods. This had to be a joke? Surely these multi-million dollar businesses weren't crying poor because they were losing monopoly of LA's tourism market to family's and individuals who had taken to housing travellers in their own homes? And what's more, in doing so had created an opportunity not seen before that actually made it affordable for most working Americans to travel here, without the exorbitant costs of hotel rates to deal with. How could The City stand by and allow this kind of bullying to go on?

I understand that a relatively small and somehow more vocal group of residence has made their case that short-term rentals adversely affect their community. But what about the vast numbers of others who are actually benefited from it? Not to mention the huge increase in tourism (and its income) that affordable short-term rentals have bought to this city. What is to be done about them? If heavy restrictions are placed on short-term rentals, residence will understandably see it as an attack on their personal liberties, in favor of multi-million dollar businesses and their interests. At a time when activism in this country is on the rise, don't expect them to go away. I know I won't.

The one certain outcome of severely restricting or even abolishing short-term rentals is to force the practice underground. The fact is people use short-term rentals for each other's mutual benefit. Neither LA nor any city in the world can abolish this concept. How in all honesty could the City police such restrictions? And who would benefit from punishing those caught out for doing it illegally? Do you see the picture that starts to form of a city council that would treat its populace in such a manner? What IS available through short-term rentals right now is safety, accountability and insurance. If you take these away as a deterrent, history only shows you will be creating an unsafe and unstable environment for the same practices to continue.

While I strongly disagree with restrictions placed on individuals in their private homes, I strongly agree that there must be restrictions for those who take advantage of shot-term rentals. I have also been shocked to hear of large-scale property owners kicking out families and tenants to make greater profit margins on nightly rental rates provided by short-term rentals. These opportunists have completely circumnavigated the spirit of short-term rentals. Short-term rentals are about sharing and taking care of one-another. Whereas I doubt any of these landlords have ever even seen a single tenant they have profited from. I believe that these large-scale profiteers should be held accountable for the damage they have done to communities. But this relatively small number of people – I would not dare call them "hosts" - do not reflect the vast majority who need short-term rentals to get by on a weekly basis. It is these people who will be made to suffer for the actions of large-scale profiteers. Surely some rational legislation can be proposed that would end one negative activity while supporting the positive practice that is being defended here?

As the fight for sensible and reasonable legislation moves to Westwood, myself and many other LA residents will be watching. I urge you to draft fair and sensible laws that protect short-term rentals and all the positive impact it has had, and will continue to have on our communities. I strongly encourage you and the Westwood board members to support the Bonin/Wesson Motion on short-term rentals. I am rooting for you to make the right decision.

Yours Sincerely

Harry T

Dear Council member:

I am 37 year old artist and have lived in my present home in Little Armenia for the past 5 years. This is my primary residence and I have never rented it out on a long-term basis. I am also a home sharing host and welcome people to stay in my residence, a space I have worked hard on to make beautiful, warm, safe, and filled with art and light. In my opinion, the proposed ordinance goal for Reduction in Housing Stock is achieved by limiting the number of listings a host may have and by making it their primary residence.

The problems I see in the system are property managers not releasing multiple units to would be local residents and only hosting transients. These two rules should root out those that abuse the home sharing model, because these were never truly homes to begin with, and free whatever housing stock is available for primary residents. However, limiting rooms inside a single home or severely limiting the rental of a house to 180 days a year for neighborhood residents only hurts the community. It hurts those people that live in your districts and hurts the community where that money is spent. In my view home sharing in concept helps fit more people in smaller areas it doesn't reduce housing stock, because the residents are allowing people to stay in a home they occupy or are temporarily away from.

As an artist living and working in Los Angeles I have to have an art studio. I, like many other artists I know have turned to home sharing to help with everything from studio costs to production costs. I have equipped my Art studio - gallery with an inflatable mattress and sleep there on long work nights, allowing me to host my home. My photography practice also has me traveling quite a bit to shoot. So I am often out of town working. So I make it available when I can. If I can't rent my space I will lose my studio and gallery, where I work and where I host art shows for other artists as well.

Maintaining a studio and gallery is very expensive, but it is an important part of my life and work, and it's important to the cultural fabric of Los Angeles. Furthermore I live in a pre 1978 building. People that live in these building are struggling as much as anyone. I don't see how banning them helps the community at all. During the times I am not in Los Angeles, I have rented my house on Airbnb. I check out prospective guests carefully and have never had any problems with guest being a nuisance.

Thank you for your consideration of my issues,

Doug C.

Hi my name is Chris and I'm an airbnb host. I moved to silver lake in 1991, and in 2001 I bought an old house off Sunset Blvd. that was literally falling down. It took 12 years and $500,000 borrowed from the bank to rebuild the house. I was able to make payments by working on TV production and renting out the three extra bedrooms. Then, cancer took me out of work for 2 years, after which I discovered that trying to get back into the business when you're almost 50 is extremely challenging. I've even been passed over on jobs just because the stigma of cancer.

My house fell into disrepair, and I got behind my property tax payments by $12000. My lender wouldn't work with me because they now listed my account as "eminent default". I was going to loose the house that I built with my own hands.

Since I starting hosting short-term rentals, have been able to pay off all past and current property taxes, make over $25000 in repairs and improvements to the property, and pay down my principal by $27000. Currently I am preparing to paint the exterior, do some additional retrofitting, and add two additional parking spaces in my back yard.

I depend on the income from listing ALL THREE bedrooms not just one. And listing for only 90 days out of the year would be a total disaster. I would not be able to work this rule into the successful rental of rooms in my home, and this proposal would end my ability to host short-term rentals and would put me back on the path to foreclosure.

Thank you.

To whom it may concern:

My name is Breanna, and I wanted to give my endorsement and reasons for choosing airbnb. I have stayed in quite a few hotels on trips and vacations, but once I discovered and used airbnb, I haven't looked back. With this service you not only get an awesome place to stay, you get a personal experience.

You don't feel like a tourist or guest in the town or city you're visiting. You feel like a part of the neighborhood. The hosts are nice people, and they are ready with suggestions and an inside view into what to do wherever you are. You get to feel totally immersed in the experience. It doesn't feel clinical and general like with a hotel or motel.

I believe this service should continue for everyone, because it not only makes travel easier and less expensive, it makes the entire experience something truly personal and unique.

Thank you for your consideration,
Breanna

My family and I stayed in Los Angeles for 8 weeks earlier this year. Throughout that time we stayed in two apartments through Air B&B. Without doubt, had we not been able to use short term housing we would never have stayed for that amount of time, or perhaps gone on the trip at all. Not only would a hotel or similar been too expensive, but with three children we needed the space the rentals offered. It made it affordable to be there for that amount of time and be able to visit attractions, restaurants and shopping during our stay.

We were planning on returning later in the year but only if we can stay at similar accommodation.

Many thanks

Adam R
U.K.

To Whom It May Concern:

My name is Ivan Hernandez, a "Superhost" on AirBnb. I have over 200 reviews and probably over 400 different sets of guests over my tenure as a host with my ex-girlfriend and now as a Program Coordinator through my University.

I'd like to give my take on why AirBnb is such a good thing.

I have hosted many people and believe I have an idea of the whole process, the good, the bad and the in between. I first hosted through AirBnb as a regular apartment tenant. My girlfriend and I moved from our rent controlled one bedroom into a more expensive two bedroom. Only three weeks into the situation, my sister dropped out of school, which left us hanging. We had regular jobs but could not afford the apartment (which was at market rate). As you may know the affordability of housing in Los Angeles is incredibly high compared to the wage for most people. We were no different. We did AirBnb out of necessity. Due to my good hosting, we were able to garner enough income to pay for the room my sister had vacated.

Not too long after we had hit our stride, our building manager told us that AirBnb was outlawed. I understood. A lot of guests were just renting out apartments and using the buildings insurance to give the tenant additional income. What they were also doing was not properly instructing guests of proper parking protocol, so many AirBnb guests were parking in other tenants parking, without notes. You understand the frustration all these elements produced. Fast forward to my ex-girlfriend moving out, I had hit a crossroads. The rent was too high for someone willing to split the apartment 50/50, as the cost of one room was the cost of a studio in most parts of the area. I volunteered to be a host through a work hosting program, which provided outreach to prospective students. The additional hours and guests allowed me to have a better standing in my job and also allowed me to keep my apartment.

Once my apartment vetted the arrangement, I began to meet a lot of guests and travelers from around the world. Here are the two points that I think not many detractors realize about AirBnb:

1. Due to the low cost of staying at my location, it allows travelers a chance to visit Los Angeles when they probably would not have otherwise. The price points makes visiting Los Angeles a reality. They spend money to boost the local economy and by providing hosts additional income, it allows the hosts to spend money in the local economy. I have been told many times that the only way these travelers were allowed to visit Los Angeles was due to the price of the AirBnb room per day rate. At my place, I believe they pay nearly half of what they'd pay at the most inexpensive neighborhood hotel.
2. The relationships I have built from this experience have been something I would have never guessed. They have almost been unanimously positive, which gives a busy person like me valuable interaction which otherwise could be a very lonely day-to-day. It also has built goodwill with the travelers from neighboring countries. In a time when xenophobia is becoming an issue to many, I believe that it's really valuable that travelers have positive outlooks on their American neighbors when they go back to their country. I believe tolerance and acceptance at such an inexpensive method is something that should not be overlooked.

In short, AirBnb not only saves hard working people the ability to keep their homes, it is a vital and a not often mentioned part of the local economy.

One other thing that detractors should note --- AirBnb hosting is NOT easy. I often wish I wasn't booked. It can cut into the limited free time I have, can infiltrated on the limited private space I have and also cause strain with my friends and neighbors.

For those that think, that AirBnb hosts are getting rich off of this, should use my case as a case study. I am barely getting by while providing a service which boosts the local economy. I think the detractors should embrace such "Superhosts" (and other good) AirBnb hosts rather than attempt to strip their ability to host. We are adding more money to the economy than costing it while adding underlying value to the community and abroad.

Ivan Hernandez

Superhost

To the Los Angeles City Council,

I would like you to consider allowing short term rentals in your city. My family and I enjoy the experience of meeting residents of the cities we visit and one wonderful way is through short term rentals. These providers act as hosts who are filled with knowledge that bring a much more enjoyable experience to the visit. Clues about the best time to visit the most popular attractions, ways to beat traffic, and the best grocery stores/markets/restaurants is always welcome and useful. These are things that seem to rarely happen at a standard hotel.

These hosts also provide things that can make traveling difficult. Things like bicycles, beach towels, sand toys, umbrellas, etc.
Another benefit is the kitchen space. Often a full kitchen not just a mini-fridge and microwave which is such a help with our dietary restrictions. Hotels that provide this are out of our price range.
The short term rental we found in LA was at a price that allowed us to extend our trip two days and add going to a Dodger game and to the La Brea Tar Pits. Both of these activities are now possible because of the price of our short term rental.

Please, please allow these rentals to continue they are such a benefit to your city AND its visitors.

Thank you for your consideration,
Erica A

Dear David Ryu,

I am writing to ask you to help write a clear fair legislation regarding home sharing. I'm am an airbrush makeup artist who works in the entertainment industry. Three years ago the company I work for got caught up in a lawsuit between each other and I found myself unemployed. My art is a very specialized Field and it's been difficult to find enough work to get by considering how expensive Los Angeles is the Live and do normal things. The little am putting together company and generating work but in the meantime AirB&B has been essential to me & ui value it greatly.

Thanks to Airbnb, I've been able to make my rent monthly (which is substantial) and stay in the neighborhood which I absolutely adore in Silverlake!!!! Maybe you have seen The Chandelier Tree, which has become a landmark in Silverlake; this would not have been possible without Airbnb as I would not have been able to afford to remain here. Basically, Airbnb has allowed me to remain in my house and have a transitionary income while I work to get my profession back to what it used to be. It is also allowed me to host hundreds of people from around the planet; allowing them to experience our great city. Please consider my story and my situation when you draft a legislation regarding home sharing.

Best regards Adam Tenenbaum.

Attention: David Ryu

I have been both a host and guest of Airbnb on and off since many years. I help manage 2 other Hosts Airbnb listings for home owners that depend on the additional income to afford life. We are in the age of the sharing economy, I share my bikes and cars which helps pay for the resource of owning them. I have met some great people in the world thanks to the networking of sharing economies including Airbnb. I enjoy staying in a personal home when I travel instead of an isolated hotel room. This is the wave of the future as population grows and evolves, let it flourish without limiting the potential with regulations. Home sharing is crucial to help fill the void of housing in the cities. The more owners thrive the more the community thrives.

Sincerely,

Adrian Moussa

Dear Mr Ryu,

I am father of two, working 7 days a week, to be able to give my kids a good education, and a good life, i bought my duplex to be able to leave in the front and rent short thermes the back, i think we should have the freedom on deciding how do we want to rent a property that we bought, and paying 1.25% taxes each year.
Without the short rental i wont be able to pay my loan, to put my kids to nice school.
I meet so many new people, we sharing our neighborhood, local store work with all those personne who need basics product every time they move in.
I think the freedom of be able to rent the time that we want, can't be decide by anyone but us, home owner.

Sincerely,

Rene Hagege

Dear Matthew Glesne,

My name is Inga Bogomolny, I have been a happy Airbnb host since 2011, and would love to continue to be, as it helps me and my mother to keep our home.

Getting paid for house-sharing with Airbnb's service enables me and my mom to make timely mortgage payments and tax payments, which without this wonderful service would be very difficult for us financially.

House-share is popular in hollywood, because of real-estate prices being so high, most people I know have roommates.

We had a roommate as a permanent tenant once, her name is Mary Catherine Griffin, she was irregular in paying us her share of rent for her first 6 months of living with us, and eventually refused to pay completely, threatening to sue us for harassment if we evict her.

We had to go through a very painful eviction process, took us 9 months to get this person out of our home, even with judgement in hands, as a former lawyer Griffin have been working the system by filing odd forms that delayed the eviction process.

We were then sued for wrongful eviction in court for a million plus dollars by Griffin.

Hosting with Airbnb is painless, safe and pleasant, we never have to worry about getting someone like Mary Griffin as a tenant, we don't worry about being conned, our home being usurped, and/or our name being slandered in court.

Instead we are simply being paid for house-sharing, while getting great reviews for our hospitality from happy guests from all over the world, and that is not only financially, but emotionally rewarding.

We truly hope this service will continue to help us keep our home.

Thank you in advance for considering
Kind regards

Inga and Anna Bogomolny

From
Elias Cortas
400 Hauser Blvd,
Los Angeles, CA 90036
Email: Eli.cortas@live.com

To
Mr. David Ryu
Los Angeles City Hall
200 N. Spring Street, Room 425
Los Angeles, CA, 90012

Dear Mr. Ryu,

I am a student of California State University Long Beach, and the student life is not easy especially the financial struggle. Changing career and trying to reach higher in society and in life, needs a lot of sacrifice and extremely hard work. People do get stuck at a certain level and they can't move forward, and the biggest reason is the financial hassle where individuals must have two and three jobs to have a roof over their head and the daily expenses life provide.

Airbnb was my solution that kept me stay in my place, helped me with my education, and gets me through the difficult time. More importantly are the guests who made me forget my long days by sharing a new experience, drink, conversation and much more. I have a close contact with my neighbors, and we care about each other, and I love my place and my community! Without Airbnb I will NOT be able to live here or anywhere close by.

With utilitarian we will go far, as I would like you to consider it and think of it while drafting a new legislation. And think how many individual who need this little extra push (Airbnb) to get where they should be or where they want to be.

Best Regards,

Elias Cortas

Herman J Nainkin
11919 Mayfield Ave #1
Los Angeles, CA 90049

May 5, 2017

To whom it may concern:

I'm writing to ask for clear and fair legislation with respect to home sharing.

I am a one-man independent financial consultant (for 24 years) and in 2015 I completed a divorce which left me alone (single income) to pay my mortgage and housing costs. In 2016, a subdivision division within my practice that had been operating well for 5 years abruptly stopped, reducing my income by about 25%.

I was in trouble with negative cash flow, draining my savings to get by, I literally could not sleep at night since as a financial advisor, I knew all too well I was in trouble. While I had taken steps within my business, they were going to take 1-3 years to play out, I needed additional income fast else I needed to put my townhouse on the market.

I was in tears when a friend suggested I contact Airbnb to rent out my spare bedroom. I took the risk, bought brand new furniture on my credit card and was immediately booked up for several months when I made my listing active. The additional income literally made the difference as I was able to break even and I was able to stay in my home, keep paying property taxes and HOA dues.

But the greatest benefit of Airbnb wasn't really planned and that was the most incredible people whom I have met, some of whom have become friends. These guests have not only visited local restaurants on my recommendation, they paid taxes to the city, helped me employ a housekeeper 4x a month, I have spent thousands of Dollars on consumables and on household related expenses including bedding and so forth.

Many of the guests have been international, so I have been their host, we have kept each other company, bonded, learnt about each other's countries and cities. I have also had 2 couples get engaged on their trips to me, a significant % of guests have been parents coming to help their kids settle into UCLA dorms and another massive unexpected % of guests literally picked my place as they were seniors and I was literally located within 1 block of their children or grandchildren and they have been able to stay in close proximity to each other. In one case, grandparents took turns coming to me. Through my home sharing, I have facilitated family reunions, the economy, Los Angeles and humanity.

So to me, Airbnb is way more than home sharing, it's a way of life, it adds immeasurable value to the lives of so many that goes beyond the #s and the tax Dollars.

Please consider my story and situation when you draft legislation regarding home sharing.

Yours sincerely

Herman Nainkin CFP

Dear Councilman,

I am writing to you to please write a clear and fair legislation regarding home sharing, and to embrace the extraordinarily necessary homesharing economy. Like many, I am an entertainer, and wearer of many hats for the past 30 years here in Los Angeles. i have been relatively successful, but work for me is always unpredictable and much more sparse recently. I purchased an amazing fourplex back in 2004, a building i have lovingly cared for and restored these 13 years since. It was something myself and many of my peers would never be able to qualify for in today's market because of my inconsistent income and always unclear future.

Once in the building, I was beset by terrible tenant after terrible tenant, who ravaged the building and treated the beautiful spaces like garbage, only to leave every year and leave me to pay for all the damage, which was never covered completely by the damage deposit, and then left the spaces for months empty while trying to find new tenants. Over and over i had tenants who often cost me more to have them in the building than to just leave it empty. I was at my wit's end, and the end of all my savings. During this time, I was with a partner who worked in the design/architecture industry. After several years of these tenants draining us, the housing industry crashed. His income and work prospects were suddenly gone as well, and i was forced to declare bankruptcy, but kept the building.

It is COMPLETELY thanks to Airbnb and VRBO that i have been able to stay afloat, pay the mortgage, the trustee plan (now complete), all bills and repairs and continued upgrades to my building. Once i began offering my units as vacation rentals, rather than long term, suddenly everything was making sense economically. Gone were the disrespectful tenants i had to deal with over and over, and in their place were wonderful travelers who were excited to be here and enjoyed and respected the space and the building and the care i have put into it. I've had many return guests who come year after year, and some stay for months at a time. I send them to all my favorite restaurants and stores and clubs, and provide home manuals with all the nearby merchants, attractions and amenities. I am also now able to fix any and every little thing in the building that breaks or goes wrong, because the building is checked and cleaned constantly by our housekeeper, and anything the guests break is covered by their damage deposits. Unlike the long term guests, however, the property is very rarely damaged with short term guests. Ive kept ONE amazing famous and successful tenant long term to help manage the risk, and its proven to be a very successful combination.

My property is an investment, but its far more than that. Short term rentals allow me to treat it, repair it, and upgrade it like a home, not just run numbers on it like a slumlord. I don't rent to parties and events and crazy groups of kids looking for a party pad. I am able to share my building with amazing travelers who bring wonderful growth and energy to our city. My guests are people who want to have a more home-like experience when they come to our beautiful city, and not be gouged by hotel and tourist trap prices. Our neighborhood used to be home to some very bad elements, surrounded by helicopters and the occasional swat team raid. In the same years that my building and the few neighboring properties that split their buildings with long-term and short term rentals, that same bad element has completely disappeared.

Currently Im in a very strange position for work in the entertainment industry, where i look too old to play young, and too young and hip to play old, so almost all of my living income comes from my building and it's Airbnb/VRBO income. I put everything i have into it, far above and beyond what a regular landlord would do, because it is literally my business and my home

in one. The previous owner did all the repairs as inexpensively as possible with the cheapest possible materials. It left this building looking like a shadow of its former 1926 silent film star-owned glory. Over the years, I've been able to move from unit to unit, restoring as i go. When i've had more or less money i've been able to adapt my living situation accordingly because i've had them as vacation rentals, and already furnished with my own belongings. Its allowed me to be facile and malleable in an industry with ZERO certainty.

Please consider my situation when drafting your legislation!

Thank you for your time,
Best Wishes,
Kevin Stea

17 May, 2017

Airbnb Time Restrictions

Councilmember David Ryu,

With thanks for the opportunity to share a thought, I am writing to strongly advocate against limiting short-term Airbnb rentals to 180 days/year where the space is part of an individual's primary residence. I am an Airbnb host and feel entitled to using my primary residence like a home office throughout the year if I wish—just as consultants do—to support myself.

I am a retired nonprofit professional. My pensions and social security benefits are not sufficient to cover my expenses living in a house that my late husband and I bought in Sherman Oaks about six years ago. In February 2016, I listed a section of the house on Airbnb and have since depended on the income to offset my expenses. I reported my Airbnb income to the IRS in February 2017 and paid tax on that income as required by law.

My Airbnb activities benefit not only me and my guests but also the economy, especially the city. Since fall 2015 when I first began preparing for Airbnb rentals, I have hired contractors to upgrade the guest quarters, purchased and installed energy efficient windows and doors, security equipment, appliances, furniture, and household goods and supplies to ensure my guests are safe and comfortable. None of these transactions would have happened in LA without my *very small business*. I am contributing to the economy by capitalizing on my biggest material asset, which is my home, for which I pay a substantial property tax.

I believe the city should not only allow people like me to use their primary residences for Airbnb rentals but encourage them to do so. The practice brings more visitors and tourists to Los Angeles and for longer periods than would otherwise be the case.

I urge you to take a stand against the proposed restrictions because it only hurt people like me.

Regards,

Mahasti Ziai
Sherman Oaks, CA 91423

Dear Council Ryu,

I hope this letter of concern finds you well. As a AirBnB host and someone that needs the financial support that it brings to me. I am writing you because you are my foundation and roof with your positive legislation ideas. Mr. Ryu I don't understand why any municipality would ponder the idea to eliminate their small business owner's income stream. It doesn't make sense to me as we all recognize small business is how economies thrive. Councilman, it's encouraging to know with your thoughtful and fair legislation will make both the city and small business owners work and thrive together.

I appreciate your time and effort on this life altering decision.

Michael Scott

Dear Mr. Ryu,

With recent developments of finding the appropriate legislation with regards to short-term rental, I feel I need to have my voice be heard.
Let me start by saying that I do understand the need to come up with fair legislation so short term rental can be of benefit for many without hurting others.

I've been a host for five years now and I can only say it has been the single best thing in my life in those last five years.
Not only allowed renting out a spare bedroom in my 3 bedroom home me to KEEP my house after a divorce, it has enriched my life in so many ways beyond the financial aid: I had been depressed for a long time and found it hard to enjoy living in L.A. after said divorce having guests from all over the world made my life so much better. I enjoyed helping people find their way in L.A. and they in return made me appreciate L.A. again.

I'm a very hands-on host, who is the opposite of someone just handing over a key and cashing in: I spend a lot of time with my guests, help them with all kinds of questions and needs they have during their visit in L.A., and introduce them to so many retailers and restaurants and cafes in the area I can safely say I help make my neighborhood earn money by bringing tourist into a radius of half a mile from my home spending, money here they might have otherwise not spend at all or not in my area.

My current guest actually moved here recently from another country, attending UCLA and other schools for classes and he said it was partly due to my warm welcome and that of my friends he has gotten and all the tips I gave him.

I could go on and on about all the positives it has brought me and that there has not been one negative aspect, neither for me nor for my neighbors: I only have one room to rent out, my guests are quiet, they park in my driveway and there has not been any noise at all coming from their room.
My neighbors know and love me and what I do, and guests and neighbors have mingled as well.

I hope you will keep stories and people like me in mind when making a decision. And I think with the current hotel building craze the argument the hotel lobby could be making does not fly for L.A. as there aren't enough rooms to cater to a growing tourism and business travel demand. I read that 15 hotels in Hollywood alone are in the pipeline to be build, so clearly the hotels are doing well.

Thank you for your time to read my letter and your consideration. I hope you will make the right decision so me and many others, can keep their homes.

Sincerely,
S. C.
Hollywood

May 9, 2017

Dear David Ryu,

I am writing to ask you to help write a clear, fair legislation regarding home sharing.

Thanks to Airbnb, I've been able to pay back personal debt, medical bills, and most importantly, Airbnb has allowed me to remain in my house. I love to have people around and I feel more secure rather than being alone in the house. This new experience has allowed me to make friends all over the globe and primarily has allowed me to continue paying all my bills on time. While I'm lucky to have a job nowadays, for safety and personal comfort, a savings is a must. Airbnb is allowing many to keep a roof over their heads, while a variety of taxes, allowing people living within the home they love to keep their dignity. I love my community and my neighbors and thanks to Airbnb I feel I will be able to remain here.

Lastly, there was a recent article in the paper listing how much AirBnB contributes city taxes and the budget. With constant budget deficits, surely the city could use these funds to improve the community at large.

Please consider my story and situation when you draft a legislation regarding home sharing. Limiting my and my community's ability to rent out our home would be detrimental to not only my personal finances, but the finances of many in my community, as well as the community at large.

Sincerely,

Star G

Thomas Nickel, 9012 Crescent Drive, Los Angeles, CA 90046

David Ryu
Councilmember District 4

Los Angeles, 05/09/2017

Re.: **AIRBNB – support home sharing**

I am writing to you to ask your support to allow homeowners to rent out their homes on platforms like airbnb and maintain the current legal status in order to keep doing so in the future.

I was born and raised in Germany and moved to Los Angeles in 2002. I found a house in the Hollywood Hills that I was renting for many years. In 2011 I became a US citizen and I was finally able to buy my own home in the Hollywood Hills/Laurel Canyon. It took a few years to establish a good credit score and I was lucky that the market was at a low and I was able to get a loan and buy a home. I fell in love with this neighborhood the day I had moved here. The house I bought was a former hunting lodge and had been neglected for many years. It needed a lot of work in ordert to make it livable and get everything up to code. I have invested a lot of time and money to turn this poor looking shag into something you can call a house and I can call my home that I am proud of. I was only able to do all the renovation and upgrading by re-financing the home and taking cash out to pay for all the work.
I could not afford to do all the work and rent another place while I was going through the remodel. So I had to compromise and live in it while all the construction was going on.
I found a vintage aristream trailer, that I parked on my land and if things were to messy in the house I had a place to stay and sleep, when it was almost impossible to find piece in my own four walls.
After the construction was completed I had allowed friends and guests who were visiting LA to stay in the airstream. Everybody loved their stay and they suggested I share this place on airbnb for others to experience the unique stay in the hollywood hills in an airstream. So I listed it for short term rent and got very positive feedback. Recently LA weekly wrote an article about the coolest vacation rentals in Los Angeles, and my airstream was amongst their favorite 12 places.
I respect the neighbors and my neighborhood and in my lsiting I clearly state there is

no parties and no excessive noise, etc.
I have never had a bad experience since I have hosted people in my airstream.

I do not compete with any hotels or professional motels so I am not affecting their business or stealing buisness away.
About 50% of my bookings are from local people who want to stay in the airstream fort he experience or for a short staycation. Many couples have stayed here to celebrate a special occasion, like a birthday or an anniversary.

The result oft he refinancing was a higher mortgage of course. In 2016 the consulatant agreement with a German company that I had for over 12 years was discontinued. Thnaks to the additinal income from the airstream rental I was able to carry on and make my mortgage payments.

Times are still tough, but I am positive that it will get better soon with a few projects I am working on.

I plea the airbnb regulations remain as they are with no limitations applied that would restrict the number of days per year, or anything like that.

I hope you consider my situation when decissions are made. I am sure there are many indivudal stories and I am happy to answer any questions you might have or discuss any concerns that might be related to renting my airstream to travellers, Los Angelinos and visitors to LA

Thanks for taking the time to read these lines,

Scincerely

Thomas Nickel

Councilman David Ryu
Sherman Oaks Field Office
13907 Ventura Blvd., Suite 104
Sherman Oaks, CA 91423

March 23, 2017

Dear Councilman Ryu,

My wife and I have been residents of Sherman Oaks for 33 years, and we've been in our house for the last 23 years and counting, the same house we're raising our daughter in today.

Home Sharing has been a saving grace for us. It has not only helped us keep our house during financially difficult times, but it has enabled us to enhance our property's curb appeal and maintain it with pride, which our neighbors appreciate as well.

There are three points that I'd like to address:

1) NO CAP ON NUMBER OF DAYS: If future legislation includes a cap on the amount of days in the year that we will be allowed to short-term rent our guest house, it will seriously affect our income, and in fact, not allow us to continue home sharing, and may force us to move. We believe that as homeowners we should be able to rent out our guest house short-term for as many days as we can. The vast majority of our guests are older parents who are visiting their adult children and grandkids who live in the area. Sherman Oaks lacks hotel options.
2) GUESTHOUSE SHORT-TERM RENTAL: We live in our main house and we rent out our guesthouse short-term. Renting guesthouses in the Valley is an important and common home sharing scenario. Please do not vote to bar hosts from renting out their unattached guesthouses.
3) WE LIVE ON OUR PROPERTY: That's why we never have a problem, because we are present to manage our guests. Two of our 4 rules are – No parties and parking is directly in front of our house only.

We regularly recommend local restaurants, malls, entertainment venues, and other businesses to our guests, and business owners have personally thanked us for that. Please understand that home sharing not only brings badly needed income into our family, but it energizes LA's economy, and adds badly needed revenue to LA City through the TOT.

Thank you kindly for representing the needs of your constituency.

Michael Palazzolo
Sherman Oaks, CA

The Honorable David Ryu
Councilmember Los Angeles 4th District

Re: The Proposed Regulations on Home-Sharing in Los Angeles

Dear Councilmember Ryu,

I would like to share my experience with home-sharing in Los Angeles, and relate how it has improved the quality of my life as well as the lives of the community.

I have lived in Los Angeles since 1934, when I came here as a child with my parents. I graduated at the head of my class from Los Angeles High, receiving the Harvard Prize Book for "most outstanding boy," as silly and sexist as that may seem today. I did undergraduate studies in drama at Stanford University on an NBC scholarship, and spent a year and a half working toward a Master's in motion pictures at UCLA.

I spent three years acting and directing at a regional theater in Guerneville, California, before coming back to Los Angeles to start my own theater company where I produced and directed the first Los Angeles production of Waiting for Godot, at that time the fifth production in the world.

I directed my first movie in 1959. My feature film TWO-LANE BLACKTOP was selected for preservation by the National Film Registry of the Library of Congress, and my recent movie ROAD TO NOWHERE won a Special Gold Lion at the Venice Film Festival. Several of my movies are being distributed on video by the prestigious Criterion Collection of "important classic and contemporary films." I'm a member of the Directors Guild of America, as well as the Academy of Motion Picture Arts and Sciences.

I've been living in my current home since 1979, renting it for a number of years, and now paying off a mortgage in the process of buying it. My career as a film director has been immensely rewarding in every way except financially, and I supplemented my income for thirteen years by teaching part time at USC, and later at the California Institute of Arts. When that ended I was in danger of being forced to leave the house I've lived in most of my adult life.

Since discovering home-sharing I've been welcoming guests into my home for a little more than three years. I've met some wonderful people from all parts of the world, some of whom have remained friends ever since their stay with me. And

I've been able to make up for the loss of my part-time income, and most importantly, have been able to remain self-sufficient and continue living in my home.

In addition to my garage, I have two guest parking spaces on my property, so that my guests have no negative impact on my neighbors' parking availability. I live on an extremely quiet street, so my guests have not added to congestion in any way. And in addition to the small income I've derived, I have the benefit of company as well as the safety and security of another person or two in the house.

I've been renting two rooms through home-sharing, one of which was my daughter's bedroom, the other a den, neither no longer needed by my now smaller family. The proposed new regulations on home-sharing, limiting me to renting only one room for only six months each year, could deprive me of as much as 75% of my income. At the age of 88, I don't know what options I have for replacing this income.

A significant reduction in the proposed restrictions, both the limit on number of rooms as well as number of months permitted, could make it possible for me to continue living in the home I've lived in for nearly half my life.

Sincerely,

Monte Hellman
8588 Appian Way
Los Angeles, CA 90046

To whom it may concern,

I am writing to ask you to write fair legislation on home sharing.

I bought my house in 2008 with the help of the now infamous sub-prime loans. The loan has a variable interest rate and the mortgage payments are increasing year after year. Many people lost their homes on account of these loans but I have been able to keep up with these payments and property taxes because of AirBnB.

Los Angeles real estate is becoming more and more unaffordable and people are being forced out on the streets everyday. I have heard few to no compelling arguments for why people cannot share their own home for the financial benefits it provides them.

While there are those whom might abuse the system, the majority of us are individual homeowners who are grateful members of a global community of home sharing. Not, only do I host but I also travel and get hosted by AirBnB hosts from around the world. The experiences are consistently wonderful and it would be a terrible shame for legislation to put an end to this in our area.

Please keep AirBnB a thriving community in Los Angeles.

Best,

Franco Carbone

airbnb

Natalie Cilem <natalie.cilem@airbnb.com>

letter to the city official(s)

Suzan Fellman <suzan@suzanfellman.com> Mon, Apr 3, 2017 at 2:07 PM
To: Natalie Cilem <natalie.cilem@airbnb.com>

Dear Paul Koretz,

As Los Angeles bounds into spring, I am reminded once again why my love for this city stays stoic and why it has become my home for 30+ years. I am fortunate to own a beautiful home; one I love as I would a child and one that hugs me every day as I step past its threshold. I painstakingly renovated it from near rubble. You would say I am house-proud.

A few years back, as the economy fell into a downturn, I ran into financial hard times. The thought of losing my home was more than I could bare. My survival tactics were in full swing and I needed to find a solution. I (reluctantly) became a member of the home sharing community, Airbnb. It was the unknown that had me reluctant. How could I possibly consider bringing a stranger into my home? I had little choice but to jump into the unknown. I opened my home to visitors from all over the world - taking in guests from China, Cyprus, New York, Australia, Germany, Canada, Florida, and Indiana. How is it that this huge world could become so small with the one simple gesture of bringing a stranger into your home? Forward thinking? Not really. Taking strangers into your home has been around for as long as people have travelled. Sharing my home has done so much for me and so much for others, including the merchants in my neighborhood. Not the big box stores, but the small family businesses. I support the neighborhood bakery, dry cleaners, hair salon, yoga studio, and restaurants. I know this to be a fact as these merchants have personally thanked me for sending my guests.

It has been a full 6 years. I have maintained my home. I have upgraded the landscaping, added central A/C, rebuilt rotted driveway gates and hired a housekeeper. But more importantly it has made me a better person. I have learned compassion, patience, empathy and graciousness by the mere act of hosting. Literally opening my doors to the world has made me a proud Angeleno. I look forward to the arrival of a guest: one that arrives as a stranger and leaves as a friend.

Los Angeles home sharers are the best ambassadors this city could ever think possible. Home sharing can and will be the catalyst to change the world.

I challenge city council to weigh out its options. If home sharing were to be restricted to one listing and or 180 days, home sharers would struggle for certain and without question, hosts would take measures to maintain their capabilities which would inevitably take hosting underground… the scenarios would play out to nothing short of disastrous.

I plead once again to allow home sharing to thrive and exist without the proposed restrictions.

Suzan Fellman
213.300.7089
suzanfellman.com

LA City Council File #14-1635-S2

Dear Councilman,

Thank you for taking time to read my letter.

I am a hard working succesful student who support herself without taking student loans to pursue her education. After high school, I had to support my family financially. I was working so hard that I had to put my goals and career plans a side for years. Living in Los Angeles is expensive and mortgage payments were giving me a very hard time. I was looking for solution and then I heard Airbnb and it changed my life. I start sharing my extra space with people from all around to world. Sharing my home did not only helped me pay my bills, but also helped me create a network that is strong and trustable. Airbnb made it possible to start my education and feel like a strong business woman. Just because Airbnb I am now able to pay my school credits and my family expenses without any debt.

I am 28 years old now and I will be graduating from Cal State Northridge with communications degree in two years. However, I am scared now because of possible future limitations on Airbnb. I am already working on two different jobs and without the help that i am getting from Airbnb there is no way that I can support my family, pay the mortgage and go to school.

Your decision will effect my family and change my future.
Thank you,

Bilge G.

May 11th 2017

Dear Councilman Koretz,

I appreciate you taking the time to read my letter.

Back in July of 2015 I moved to Los Angeles to finish my bachelor's degree at UCLA. Moving to LA was one of the most exciting and meaningful experiences of my life. I remember the delight of finding a studio apartment and signing my very first lease. That apartment was—and still is—everything I'd dreamed of: bright and serene, with hardwood floors and a classic 1950s-style stove. I remember roasting my first chicken in that stove, and eventually hosting study groups and game nights.

But I was also scared. No one was helping me financially, and I wondered how I was going to pay for everything (rent, textbooks, transportation) on just my scholarship. As much as I adored my apartment, I couldn't afford it. That's when I decided to host with Airbnb.

Now, almost two years later, I've hosted dozens of people from countries all over the world. I love sharing my apartment with travelers, and helping them experience the beauty of West Los Angeles. I've hosted visiting professors, couples on their honeymoon, and parents visiting LA to attend the birth of their grandchildren.

The income also allowed me to stay in school and keep my apartment. In June, I'll graduate from UCLA, Summa Cum Laude. Without Airbnb, it simply would not have been possible.

That's why I ask that you please, please not restrict me, and other LA residents like me, from renting out our homes. Consider the impact your decision will have on young people struggling to make ends meet. It makes all the difference to us!

I'm sure you're very busy, but know that you're always welcome in my tiny kitchen for coffee & cookies to discuss the issue further.

Thank you so much,

Gabi London

To Whom it may concern

I writing to ask you to help write a clear fair legislation regarding home sharing. I was working for a company named Avalon, I was layed off right after I bought my second house, the one where I am still living right now. I lost the first one to foreclosure, I was not able to find a job because of the great depression at the time. I almost lost this home too. Now because of Airbnb , I am working a solution with the bank after filing chapter 11, all the rental payments from Airbnb go to special account supervised by the trustee , Airbnb saved my life. In my street there is always 20 to 30 parking spaces available 24/7. No one in my neighbors ever had any issue against any Airbnb guests. They are respectful, all the vast majority of them are in for tourism or business. and are out most of the day. When they come back is for sleeping.
I also love having people living in the house rather than living alone. I had my house broken into 4 times when I was living by myself. It has made me feel safer and made the neighborhood safer as well. Plus it is also great way to make friends all over the globe. And more importantly has allowed to pay my bills on time. I love my community and all my neighbors. And I feel the same from them. Airbnb has allowed struggling home owners to live with dignity, and helped us get back on our feet, while hosting guests and making friends from all over the planet.

Please consider my story and situation when you draft a legislatibonregarding home sharing

Best Regards,

Salaheddine Regragui Elmoqaddem
2568 Military Ave Los Angeles CA 90064
310-600-9991

Dear Mr. Koretz:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I live in the Los Angeles area and my vacation rental business has help me sustain my family and also help me help my younger son go through college. My husband has been laid off from his job after 25 years and the vacation rental business has help us pay for all the bills. As long as I had an income I could offered the mortgage and live comfortably which I believe is helping the economy as well as the real estate market. However, when I had to rely on my husband to pay the bills and things became very difficult and I lost my family home.

I have an apartment in Los Angeles. The second bedroom was always empty except for the occasional visitors. My friends knew I was struggling and I am getting older so unfortunately I don't have the same strength and energy I did when I was younger. They urged me to rent the second bedroom to help pay the mortgage and the rest of the day to day bills. I resisted taking someone on a permanent basis as I do like to have some privacy from time to time. That is when Airbnb and the vacation rental business came to save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage/rent, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my hoe and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at UCLA and contribute greatly to the economy in the Los Angeles area. Some are here for seminars others are parents who come to help their children settle at UCLA or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people, come and spend money in the Los Angeles, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood, West Hollywood, Hollywood, Ralph's , Westfield, Coffee shops, restaurants, all local businesses as well as help the city offer jobs to locals and families that work in city of Los Angeles. They also use the local restaurants, hairdressers, manicurists, grocery stores and city transportation.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Los Angeles board members to support the Bonin/Wesson Motion on short term rentals so that long term Los Angeles residents like myself can continue living in a place I've called home all these years.

Sincerely, Lina Asto

David Horwitz
745 N Spaulding Ave
Los Angeles CA 90046

May 9, 2017

Councilman Paul Koretz
5th Council District
City of Los Angeles
200 N Spring Street, Suite 440
Los Angeles CA 90012

Dear Councilman Koretz:

I have lived in your district for over 25 years and I began hosting guests via AirBnB in my converted garage in September of 2016. I have recently learned that the City of Los Angeles will be holding hearings on home sharing and I wanted to share my concerns about some of the considerations you'll be debating. I heard that one recommendation might be to limit the number of nights you could rent your unit out via home sharing services to 180 days per year. Such a regulation would be very challenging for me.

Back in 2014, I split up with my partner of 23 years and we sold the home that we'd purchased in 1995. We originally bought the duplex with two good friends of ours, but then they wanted to get a single family home in 2007, and I bought out their interest in the other half of the duplex at a much higher price than what we'd originally bought the home for in order to gain that rental income from the other half of the duplex. So, although my quarter of the duplex had appreciated in value significantly, that equity was nearly depleted by the loan I took out to finance my purchase of the other half of the duplex.

When we sold the duplex as a result of our separation, I got out of the real estate market for a 1.5 years, and by the time I got back in, there was no way I could afford a similar duplex in our neighborhood. I built my life around this neighborhood and it would be difficult for me to move to a more affordable spot in Los Angeles, so I instead looked for a house that might have a guest house that I could rent out on AirBnB so that I could resume earning the rental income to support the high mortgage and property taxes ($85,200/year).

Within four months, I achieved SuperHost status (top 10% of ratings among AirBnB guests). The garage is a small studio apartment with a small bathroom that was built on the back of the house, so it really wouldn't work as a long-term rental, but my guests who typically spend 3-4 nights with us find the space to be superb for that short stay. I've now achieved about a 95% occupancy rate and I'm paying my occupancy taxes through AirBnB. I rent the unit for about $135/night, and this will earn me about $45,000 in rent this year which I really need on my income to be able to afford the mortgage and property taxes in my neighborhood.

- Because my guests stay on my property, they are very respectful of my house rules and you never notice them.
- About 90% of my guests choose not to rent a car because parking in Los Angeles is a bigger hassle than getting an Uber.
- My guests are spending money in the neighborhood and in your district, and they often indicate that they can't afford the hotels in the neighborhood, so AirBnB enables them to stay with me in the neighborhood they most want to be central to.

I urge you to keep AirBnB as it is. I'm having very little negative impact in my neighborhood as a result of having guests

stay with me, and my guests are spending a lot of their vacation dollars in your district as a result of my little side business. Thank you for your consideration.

Sincerely,

David Horwitz

To whom it may concern:

I am writing this letter to ask you to help write a clear fair legislation regarding home sharing.

- I am a widowed lady for 4 years. Since I lost my husband due sickness and of coarse losing his income, I found myself with no income. Since I have few disability that prohibit me to get a job, not mentioning my age of 63 years. I have found myself with no retirement and no help. I have lived in my house for 18 years in Palms area of Westside village, and I could not live in my home any more. Since few years back I could get to live in my home only from the help of Airbnb. I like to have different people who come to my home and this make me happy .

Airbnb is allowing home owners to keep a roof over their heads, paying increasingly high taxes, allowing people living within the home they love with dignity. I love my community and my neighbors and for that I , thanks to Airbnb I feel I will be able to remain here

Please consider my situation when you draft a legislation regarding home sharing.

Sincerely yours

Violet Khanmalek

Dear City Council of Los Angeles -- I am a third Generation Los Angeles native and am very proud of my City. In fact, I am so proud that I love to host short term rentals as it allows me to share how wonderful Los Angeles is with my visitors. Additionally, I see no reason why the City of Los Angeles would restrict me from renting to short term visitors. Clearly the City is getting the taxation, and it would seem to me to be unconstitutional for the City to restrict my ability to make money. I offer a great service to my visitors. Furthermore, I believe that my actions are also very positive to the community. If the City is going to tell me how I can rent my property then where do they draw the line on other businesses? Are there too many Mexican restaurants? An action to stop short term rentals seems very unfair. Please reconsider your action to limit my ability to make money. Thank you for your time, Brad Stone

To whom it may concern,

I am writing this letter in support regarding home sharing through Airbnb in Los Angeles. I am a current student of Santa Monica College and also a mother of two small children (three-year-old and five-year-old). I am unemployed, and my husband is an actor which makes his income various. That being sad, Airbnb is one of our main incomes. When we purchased our house we had only one child, and my husband was working constantly. Relying on that income we also took credit from bank to make improvement of our house. Unfortunately, a year after, my husband's work decreased drastically and we were almost forced to sell our house.

Our dreams of raising our children in our own house would completely fell if we have not heard about Airbnb. We signed up to rent our guest house, and very soon we managed to pay our credit cards on time and to keep the house. By renting our house not only have we made our living possible, but we also met so many wonderful people through out the world. Some of our guests have become our long-distance friends. I am pretty sure that most home owners are able to keep their homes just because of Airbnb. The annual property taxes are so high, the living overall in California is so expensive, and most of families have dependents to support, which is almost impossible with the regular salaries. Airbnb also influences some people to invest their money in real estates which is good for our economy. Airbnb hosts pay their annual taxes, which contributes to our economy as well.

Best Regards,

Semira Galijasevic

hello

airbnb
I just want to explain my experience with airbnb before renting the apartment I felt very stressed all my payments after starting to rent foreigners I started to be able to do

My payments and get up to date with everything i feel alive with peace and I do not take any medication for the nerves iam so happy and relieved thanks airbnb..... this is the best time of my life .....

March 24, 2016

Councilman David Ryu
Sherman Oaks Field Office
13907 Ventura Blvd., Suite 104
Sherman Oaks, CA 91423

Dear Councilman Ryu,

I cannot emphasis more how important it is to allow homeowners the right to rent short-term their guesthouse on the same property where they reside WITHOUT A CAP ON THE DAYS PER YEAR. Any cap will be seriously restrictive and counter-productive. The City of LA needs the money and so do homeowners that choose to rent out their guesthouses.

Thank you for hearing me!

Laura Patterson

Laura Patterson
Homeowner in District 4

Dear Mr. Ryu,

We started hosting Airbnb when we suddenly had twins in 2009 and realized that we needed to find an option that could help us earn some additional income to help send them to a dual language school while also leaving space for family to visit/help while we were working.

We first learned about Airbnb as travelers with children needing a family space with family referrals. Our first Airbnb experiences in different states/countries were just like our family and helped welcome and guide to family activities and restaurants etc. in their cities. It was a refreshing personalized experience and was so inspirational/supportive that we decided to follow this model. We mainly host families like ours with 2 children who need some family support like we do when we are traveling. It s both a way of earning some additional income and a way of connecting in a bigger way with the global community.

The restaurants and merchants in our residential neighborhood benefit from our guests as well. Upon arrival our guests receive a list of our personal recommendations for marketing, dining, shopping, entertainment, and cultural events (LACMA/Page Museums) in the Mid Wishire area. We feel that it is very important that both our family and our guests support local spending as a way of giving back to the merchant community who have given us so much. There are no hotels in our area and so we are filling a perfect niche for Mid-Wilshire family home-sharing stays.

I know that the Los Angeles is close to making a decision on the home sharing ordinance and I hope that true homesharers like us are taken into consideration and not grouped those property owners abusing the system who are not true homesharers. We hope to continue earning a partial income from Airbnb has helped us send our children to a dual immersion school, as well as guiding many families year after year to have enriching experiences during their stays in Los Angeles. In our eyes it is a win/win for us, the city, and our guests.

Sincerely,

Cari Lutz

AirBnB has proven to be a financial lifeline for me. I am of adequate means, but have considerable student loan obligations. Renting my unit on AirBnB has provided me with income to finance my home on a 15 year fixed basis, to continue to make meaningful charitable contributions, and to tackle my debt obligations from law school while still maintaining a home for when my aging parents, who are on a very fixed income, visit. Take away that income and something has to give. Given my family, what it would not do is create more housing units - I have to keep that space available for my parents.

I learned that the Council is considering a 180-day limit on short-term rentals like mine. That would be catastrophic for young, first-time homeowners like myself in your District. It would create another unintended consequence, as well.

I am sitting on several unsolicited offers to purchase my property from real estate developers. Indeed, of the properties on my block, I am the only one who has refused to sell. The purchase of the others is contingent on us all selling. I am a bit of a fireline at the moment. If I sell, one developer will purchase the entire south side of my block on Fountain Avenue. I believe its goal is to create high-density, high-priced condominiums. Were this 180-day limitation put into place, the calculus would change on my ownership and I would likely be compelled to sell to that developer, setting off a chain-reaction in my neighborhood.

Now, I must admit that I am not familiar with your legislative priorities. If you are in favor of increased development, then by all means the proposed short-term AirBnB limit is right up your alley and I can do little to convince you to oppose it. It will price many homeowners like me out of the market. If, however, you are not in favor of increased development in central Hollywood, I would encourage you to vote against this policy proposal, as it will destroy the firewall that allows homeowners like myself to continue occupying unique Hollywood residences in the face of Godfather offers from lurking developers.

I am happy to discuss this matter with you further and thank you in advance for your consideration of my concerns.

Very truly yours,

RYAN M. LAPINE

RML:cmf

Dear Councilman Ryu,

I understand that the L.A. City Council is in discussions about how to regulate "home sharing" in the city of Los Angeles. I would like to share my perspective as a homeowner who has been renting out his guesthouse on a nightly basis for over 7 years.

I don't rent out a room in my house to make "extra money" or because I'm "greedy". While I have had a positive experience and met many wonderful people over the years, I would rather live in privacy than share my home with strangers. I rent out a room in my home to survive. I don't have extra money to eat in restaurants or go on vacations. I make just enough to eat and pay the mortgage. I have been able to keep my home, which I mostly built myself.

I first started renting out my guesthouse in January 2009 in a desperate attempt to stave off financial ruin. I had been renovating homes in the Los Feliz neighborhood and selling them but got caught in the financial collapse of 2008. That business is now impossible for me to continue because I can no longer secure bank financing. In fact, most people who used to be in the renovation business can no longer compete with banks because the banks now offer cash, renovate the homes, and then sell them. Ironically, it is the very institutions that caused the financial crisis in 2008 through their mortgage lending practices that have now taken over the residential home renovation business in Los Angeles.

Like many people, I cannot even get a mortgage because of the congressional laws that came into effect in response to the financial crisis. The result is that I am stuck in my old higher adjustable-rate mortgage. I live in fear of raising interest rates, which would substantially raise my mortgage payments. Today it is practically impossible for any self-employed person to get a mortgage.

Against that backdrop, I would like to outline the many economic benefits to the City of Los Angeles from my Home Sharing. Here are a few:

1) I collect and remit to the Office of Finance $15,000 per year in Transient Occupancy Tax each year.

2) My guests rent a room and have no access to a kitchen. Therefore they eat out in local restaurants every day--mostly in the Los Feliz and Silverlake neighborhoods.

3) My guests always rent a car and there are no parking issues on my street.

4) My guests come from all around the world and they like to shop when they are here on vacation. I see the shopping bags that are left behind and assure you that they spend exorbitant amount of money in LA shops.

5) Home beautification is paramount to my success as a home-sharer and it also makes me the best kind of neighbor. By continually investing the money I make back into my property I not only improve ratings and increase bookings but also enhance my neighborhood's value and curb appeal. This is not like erecting a dry cleaner or gas station or anything that would detract from the beauty of the neighborhood. Quite to the contrary I have made many landscaping and home beautification improvements over the years that I could not have initiated without the money I make by home-sharing.

6) Home-sharing creates positive Los Angles tourist experiences. When I was younger, I made many trips to Europe and stayed in family homes. It is commonly done in Europe and the rest of the world. Students learning foreign languages often times live with a local family to round out their foreign immersion experience. Home-sharing in Los Angeles allows tourists to see the city from the perspective of the natives. They like what

they find! They would never get this "feel" for Los Angeles by staying in a hotel. This reflects well on the city. It humanizes the city and makes a bid sprawling city more people friendly.

7) My property, like many homes in Los Angeles has a history. The director James Whale lived in The Villa Sophia when he made his cult classic films "Frankenstein," "The Invisible Man" and "Bride of Frankenstein" in the 1930's. They made an Oscar winning movie about him called "Gods and Monsters" starring Sir Ian McKellan in the lead role. Tourists are delighted to get a little Hollywood glamour in their accommodations. The Chateau Marmont sometimes actually refers their guests to The Villa Sophia if they are looking for what we have to offer. Le Petite Hermitage and other hotels have also referred their guests to us in the past.

8) I only permit 2 guests. Two additional persons on this huge estate certainly does not cause a strain on environmental resources. It is actually more ecologically sustainable to share my home with two other people than to stay in this big home by myself.

9) I advertise as a Honeymoon Destination. The Villa Sophia is a destination type property. I am attracting tourists to Los Angeles who may have otherwise decided to go to another destination for their honeymoon. This is therefore added economic activity that the city may not have otherwise gotten.

In response to complaints that short-term renters disrupt neighborhoods, I have never had a single complaint by my neighbors in 7 years. People who stay in my home—and there are only ever two--are greeted by me upon arrival and have interactions with me until they leave. These guests don't make noise or cause destruction of the neighborhood. To the contrary they are on their best behavior because they know that they are in my home. They are super respectful of me, my property, and my neighborhood. It is a very different dynamic from a hotel guest who never meets the owner of the hotel and only has contact with the front desk.

I am happy to pay a transient occupancy tax and support legislation that would makes this tax a requirement of all home-sharers. I also agree that people should not take units off the market for short-term rental purposes but please don't create a one-size-fits-all law that would prevent travelers from experiencing The Villa Sophia and cause me to lose my home. Home-sharing is allowing many Angelenos to weather tough economic times. Home-sharing is healthy and positive socially, economically, and ecologically for the city of Los Angeles.

Sincerely,
Constantine Vlahos

Dear Councilmember Krekorian,

Thank you for taking the time to read my letter.

I have lived with kidney disease my entire life and have been in and out of hospitals since I was a kid. With monthly infusion treatments at cedar sinai and constant doctor appointments it is tough for me to come up with enough money at the end of every month. The ability to rent out my apartment is really the best way for me to make a an extra buck while still taking care of my own health and well being. I have lived here for the past 6 years, originally from the east coast, where all my family still is. I live alone and I do my best to support myself. No matter how hard it gets, I love it here. The type of medical treatment I receive here is by far the best I have ever had. I could not fathom not being able to afford living here. Please consider your decision and how it will effect my future.

Thank you again,

Adam

Dear Mr. Krekorian

I am an Air B&B host. I love it as I use my guest house which is located on my property .
I am semi retired and decided I would love to meet people from other parts of the USA or abroad . I am able to monitor my guests and have had only respectful clients. I feel to regulate away this opportunity for the majority of hosts because of an inconsiderate few is what is wrong with so many public policies. The hotel business has such high prices that many people could not afford to stay in a nice area like studio city and I am allowing people to enjoy a lovely cottage in a beautiful neighbor hood. When I travel this year to Europe I can't wait to use Air B&B so I too can immerse myself in the customs and culture of the countries I visit .

My suggestion is to isolate clearly the problems and create solutions that are relevant to the unique problem . I have heard rumors that Air B& B is contributing to homelessness . I feel that this kind of simplistic blaming is not attached to real facts. This is a multi faceted problem .

Where there are problems of poor supervision the hosts with complaints from the police should be expelled from air B&B hosting. The solutions are there we just need an authentic willingness on the part of the government to seek them. Many of us hosts are retired and beyond the social aspect are benefitting from our association financially as well.

I hope you are motivated to find the right solution for all.

Sincerely,

Beatrice Elliott

Dear Councilman Krekorian,

I'm writing to you about a subject I feel passionately about. Airbnb.

Let me give you a little background. I've lived in Studio City for 15 years. I'm a single mom with 2 daughters, both who have attended Carpenter Ave. Community Charter and Walter Reed Middle School. We're engaged in the community and enjoy close ties with friends and neighbors. I love Studio City for it's small town feel abutted against big city sophistication. It's a company town in many ways and in neighborhood we are the writers, set designers, carpenters and camera operators that keep the industry moving. I've worked in television my whole career and have enjoyed a career as a TV movie producer and television executive. I lost my job working for a production company last June and have been unemployed since. Like many other industries, the entertainment business has been going through a myriad of changes caused by technology and other disruptive forces.

To make ends meet, I've been hosting Airbnbn guests in my 1,000 foot California bungalow on a quiet, tree lined street, with a picket fence entwined with star jasmine. Normally it's my sanctuary, but these days it's what's keeping me afloat. Through Airbnb, I've hosted and befriended interesting people from around the globe and have been able to share my small slice of paradise with them. I've recommended local restaurants and shops to them and they've been able to enjoy what Studio City has to offer.

I'm part of the American middle class, overwhelmed by the high cost of health care, housing and education, struggling to maintain what our parents took for granted. If it weren't for Airbnb, I might be forced to sell my house and move away from the community, which would be devastating for my children. I respectfully ask that refrain from limiting the number of Airbnb host days.

Thanks for the consideration.
Best,
Beth Miller

LA City Council File #14-1635-S2
Dear Councilman Krekorian,
I wanted to let you know how much I rely on Airbnb for helping me stay in my apartment in Valley Village. When I am out of town for work, being able to host guests has made the difference of being able to "pay the bills" or not.
I have had wonderful guests over the past few years. Some of them are from other countries visiting family or more often are folks moving to LA needing temporary housing.
I have been a resident of Valley Village for almost 20 years and I would very much like to be able to stay in my place for many more.
Please support Airbnb's effort to make this possible.
Best regards,
Bill Blisit

LA City Council File #14-1635-S2

Dear Councilman Krekorian:

Thank you for taking the time to read this letter.

I recently moved to Valley Village and there is a guest house on my property which I rent out through AirBnB. This experience has not only helped me out by bringing in extra money but it is also bringing additional revenue to the city and my local neighborhood. It also allows people to spend more time visiting Los Angeles and spending money here.

I have created a safe and beautiful space for my guests. I have return guests that come and visit their children and grandchildren. I love seeing them again and again.

Please do not restrict my ability to rent out my guest house. Not only would this have an adverse affect on my finances but I would truly be missing out on a great opportunity to be a representative of Valley Village, Los Angeles and the United States. The city would also be losing revenue that we desperately need.

I have always been involved in supporting community efforts to make Valley Village a beautiful and safe place to live.

Please consider your decision and how it will effect my future.

Thank you again,
Bonnie S.

To Whom It May Concern:

My family went through a tragedy last year when we lost my father from a sudden and very short fight with cancer. What should have been a time spent mourning was instead a time spent trying to figure out what would happen to my parents' home - the one my dad built 30-some years ago. We knew it was impossible for my mom to continue living there considering she'd only be living off of one social security check, but no one was ready to uproot her entire life.

Airbnb came to us at a time my family really needed it. We were getting ready to sell our family's home but instead decided to rent out the extra space instead. Within 12 hours we were fully booked for 4 months. This continued for the next 15 months. While my mom lives in the house, I help greet guests and take care of all the cleaning and prep. We've had a chance to meet people from all over the world and share our special place with them. Airbnb helped save our house and allowed my mom to stay close to so many wonderful memories.

Airbnb is doing an amazing thing for residents. It's allowing people to make use of space that goes unused, and, in our case, allowing people to continue living in their homes. My family has kept in touch with many people who have come through our home and we feel special to have shared in such a big part of their lives - whether it be a cross country trip, a first time visit to the states, or a short stay while finding a new home in Los Angeles. I hope that upon deliberation of home sharing laws in Los Angeles, people will look at the good that comes from short term rentals.

Thank you,
Caroline Wirz

Email:
mayor.garcetti@lacity.org,
matthew.glesne@lacity.org,
cpc@lacity.org,
justin.wesson@lacity.org,
councilmember.wesson@lacity.org
councilmember.blumenfield@lacity.org

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

SUBJECT LINE:
Remember: "There But for The Grace of God Go I"
Response to Home Sharing Draft Ordinance CF#14-1635-S2

Regarding: The Proposed Home Sharing Draft Ordinance
CF#14-1635-S2 and CPC-2016-1243-CA

Dear Mayor Garcetti, Council Members, & Planning Department,

I am a Woodland Hills homeowner of over 20 years - with a proven commitment to protecting and improving my community, including:

- Vice-Chair of the Woodland Hills / Warner Center Neighborhood Council (2007-2009),
- Member, for almost five years, of the Community Advisory Committee for the LA-Warner Center 2035 Plan (2008-2013)

I know that powerful forces fight for their interests. In this case, I feel I am in a unique position to speak for those who must not be forgotten - **the responsible homeowners struggling to survive through tough times.**

With a family of four, including my wife of thirty+ years, a son recently graduated from UC Berkeley and another son in the second year at a local junior college, times have been challenging over the last several years.

My wife, as a LAUSD elementary teacher lost her job during the "Great Recession" and I lost my job as Manager of the UCLA Department of Chemistry & Biochemistry. Since then I have also had open-heart surgery, as well as a hip replacement.

My wife has since gotten her teaching job back with LAUSD. But as for myself, being over 60 years old and with my medical record, I have been treated by the marketplace as old, broken and sadly unemployable. **Until I discovered Airbnb.**

When my older son moved out of the house we had a vacant room and he suggested we try home-sharing via Airbnb to help the family financially recover from the Great Recession as well as the cascade of medical costs and help pay for my younger son's current college education.

Airbnb Home-Sharing in our house allows me to work at home, at my own pace, where I can employ my proven professional and people skills to generate ongoing income from an asset (our home) we have invested in for over 20 years. We have a preprinted list of our favorite local restaurants & shopping highlights, and additionally steer Guests to the many beaches, parks and LA tourist attractions. We find our role as Hosts engaging and feel privileged to act as "Ambassadors" for Woodland Hills and Los Angeles as a whole.

FUNDAMENTAL CHANGES TO PROPOSED ORDINANCE

We feel the ordinance must be restructured to make a clear distinction between two kinds of Short Term Rentals: NOTICE: STR City Ordinance update (25 Jan 2017) states that the STR Ordinance "removed all references that permitted Home-Sharing in non-primary residences".

1) **Owner Occupied Residence " Home Sharing"**
   a) Owner must live in property they host - and be in attendance (or owner representative e.g family member, property manager, etc.) during duration of guest stay
   b) Home Sharing owner's limited to one property in LA

2) **STR Property Investors**- Property other than "Home Sharing" above treated by rules and regulations closer to traditional hotels, motels, bed and breakfasts.

AMENDMENTS

3) **Eliminate CAPS** on number of hosting DAYS AND HOSTINGS per owner occupied residence
   a) **Why**?
      i) The ordinance as proposed will eliminate the vast majority of "bad apples" and other related issues and will EFFECTIVELY manage the challenges of STR.
      ii) Home Sharing is difficult-to-impossible to reliably identify, prove and enforce. Proving a home visit is NOT a STR (e.g. just a family or friend visit) becomes a "proof of negative". This is potentially an invasion of privacy. This opens doors to conflicts and lawsuits between neighbors and/or the city.
      iii) Will force bookings off Platform (e.g. Airbnb)
      iv) Off Platform rentals will:
         (1) Lower security by preventing access to Airbnb "vetting" guests
         (2) Potentially increase crime potential by forcing CASH transactions vs. third party verified credit transactions
         (3) No Airbnb insurance during off Platform stays
         (4) "Underground" economy prevents collection of taxes and fees
      v) CAPS lowers tax revenues collected and dedicated to:
         (1) Homeless Fund
         (2) Providing adequate revenues required to fund enforcement ordinance.
         (3) STR is also one of the few options - available to once healthy people partially disabled and elderly and/or age discriminated against - to earn income and not rely solely on government largesse.

We ask you to please take these steps to help ensure Home-Sharing is a viable lifeline and is allowed to contribute to a better life for all.

Please remember for both yourself and loved ones -

"There but for the grace of God, go I."

Dear Councilman,

Airbnb has been a blessing for my family. I am asking you not to restrict our ability to rent our home from time to time as we've done in the past almost two years.

With the help of Airbnb, I am able to pay for my son's extracurricular activities, I was able to afford $3,000 for my daughter's ACT preparation course as she is waiting to be accepted by major universities to major in computer science.

The families who stay in our home are happy to be able to afford traveling to Los Angeles - something some of them were not able to do in the past.

I am hoping that you will concentrate your efforts on supporting the new wave of sharing economy that enhances people's lives as opposed to protecting interests of large hotel chains who are unable to adapt to new technologies and new realities in this world. History shows that new progressive changes and technologies will prevail and I hope you will support and facilitate such changes in our lives.

Thank you for your attention to this matter.

Sincerely,
Anatoly Valushkin

Amin Nassiri
18235 Friar St. Tarzana, CA 91335 (818) 929-2129

April 27, 2017

Dear Council member

I have heard that the city has been working on creating an ordinance that would regulate short term rentals in Los Angeles.

I own a business that gives me no income yet. I drive Uber part time. My wife works full time however her salary is not enough to pay for our mortgage and living cost. We have been struggling for a long time as a result we end up with a huge mortgage and thousands of dollars in credit card debt.

About a year ago our son told us about Airbnb and suggested to list the extra rooms we have on Airbnb. Ever since we have no more financial difficulties, Thanks to the Extra income from Airbnb.

We have hosted guests from fifteen different countries so far. Our guests came to Los Angeles for Vacation, Business, School, Seminars, Job training, Relocating etc.

Upon making a decision on Home sharing in Los Angeles, We urge you to create reasonable and fair Laws to protect community members like us so we can continue living in our home comfortably.

Sincerely,

Amin Nassiri

Deba Nassiri

LA City Council File #14-1635-S2

Dear Councilman,

Thank you for taking time to read my letter.

I am a hard working succesful student who support herself without taking student loans to pursue her education. After high school, I had to support my family financially. I was working so hard that I had to put my goals and career plans a side for years. Living in Los Angeles is expensive and mortgage payments were giving me a very hard time. I was looking for solution and then I heard Airbnb and it changed my life. I start sharing my extra space with people from all around to world. Sharing my home did not only helped me pay my bills, but also helped me create a network that is strong and trustable. Airbnb made it possible to start my education and feel like a strong business woman. Just because Airbnb I am now able to pay my school credits and my family expenses without any debt.

I am 28 years old now and I will be graduating from Cal State Northridge with communications degree in two years. However, I am scared now because of possible future limitations on Airbnb. I am already working on two different jobs and without the help that i am getting from Airbnb there is no way that I can support my family, pay the mortgage and go to school.

Your decision will effect my family and change my future.
Thank you,

Bilge G.

April 20, 2017

Dear Councilmember Blumenfield,

Please take a moment to hear my personal story regarding home sharing as you go forward with any consideration of regulating home sharing in Los Angeles County.

I am a 23-year home owner in Woodland Hills, where I raised my three children as a single mother.

Four years ago I was laid off from my job. Instead of staying on unemployment while I looked for employment, I decided to start my own business as a digital marketer. The beginning was rough as I had no other source of income, little savings, and no backing. I was also still supporting one of my three children at the time.

A friend suggested I try using the home sharing site AirBnb to help bring in extra income so I could focus on building my business. Hesitant at first, my first guest was from Brazil, a young architect doing research at The Getty Museum. He was an intelligent and wonderful person. Luis stayed with me three weeks. My next two guests were young women, new college graduates, from the East Coast, who were seeking new opportunities here in California. They both stayed a year. Since then I've met a variety of people from the United States and from around the world, mostly young people studying at local colleges and universities, some seeking new jobs, and others simply here to enjoy our wonderful city and all it has to offer.

In addition to meeting new people, I have been able to continue to grow my new business, and afford to keep my home while doing so. While the benefits of home sharing have been financial, I have also developed long-lasting friendships.

As well, I believe my local community benefits greatly as the people who have stayed with me visit local restaurants, shops and markets, providing much needed revenue to our local business owners, and to our city and county.

It is my sincerest hope that you are able to read this letter, and to understand the great benefits of home sharing not only for me, but to many community members and businesses. May you consider carefully the impact upon homeowners who share their living spaces when drafting future legislation, and to make sure they are clear and fair rules that will benefit all.

Thank you for your time.

Sincerely,

Laura Tate

Woodland Hills, CA 91367

818-205-7727

eictate@yahoo.com

To LA City Council Members:
I'm a homeowner in the Tarzana area for over 20 years and a California native. I have chosen to reside more often in the quiet of the mountains because my home/neighborhood is frequently impacted by religious celebrations, teenagers with loud cars, a country club down the street, and rehabilitative boarding house across the street. Subsequently while away I opt to keep my home well occupied by participating with Airbnb to provide accommodations to travelers. Especially when considering the remarkable increase of home invasions and robberies, I chose to open my home for this use so it is not left empty. I have already had break-ins so as a preventive measure I simply offer my home to guests so that someone is at "home."
I only list with Airbnb because their screening process on every guest is impeccable. Airbnb then allows me to rubberstamp potential guests for suitability in my home and the neighborhood.
My guests are families with infants and children visiting other family members that are in my neighborhood. There aren't many hotels in Tarzana & Encino without having to go east 7-8 miles to Sherman Oaks or west to Woodland Hills/Warner Center. Having my house available and so close for families to gather is a huge plus. In addition, I attract guests with service animals because local hotels maintain NO pet policies no matter the circumstances.
Guests prefer the personal touch, warmth, and culture of an American home as they visit from many European/Asian countries. They are not drawn to impersonal nature of standard hotels. They come to visit LA beaches and attractions (i.e. Universal, Hollywood Blvd, Disneyland, Venice Beach, etc.) while experiencing a comfortable home.
My home is private and secluded but all guests must adhere to the house rules not allowing parties or loud music. They are quiet and respectful of the neighborhood atmosphere. They bar-b-que and enjoy a glass of wine or a cup of tea on my patio. I know this to be true as I check with my neighbors on a frequent basis for feedback.
I hope in all sincerity the Council Members understand the good and successful business model of Airbnb and the quality of member hosts and travelers. This doesn't account for the economic contribution this service gives back to the LA economy. The company has a reliable system of qualifying member hosts and guests thus creating a low operative profile within surrounding neighborhoods and ultimately no demand for regulatory mandates or reconnaissance.
Please be gracious to consider some of my comments in your decision process.
Respectfully submitted,
Christina R
Tarzana, CA

22427 CLARENDON ST. WOODLAND HILLS CA 91367

April 7th 2017

Subject: Home sharing Legislation.

Dear Councilmember Bob Blumenfield,

I'm a Woodland Hills homeowner with great neighbors in a lovely neighborhood. I'm an "almost retired" Costumer in the LA film business (and can vouch that it's not glamorous one bit!)

I was diagnosed with a rare cancer within months of moving here, so I started renting my house, while I received treatment and was unable to work.
I have been an Airbnb and VRBO host for 3 years and it has been a way of creating of income, as well as an expanding and happy experience.

I have continued to do this, on occasions and this alone has enabled me to retain the house and maintain it. I have no doubts that I would have been forced to sell with out this valuable opportunity. I am so grateful.

The guests, from all over the globe, have used Woodland Hills as a base from which to explore all LA has to offer and also love the local bakeries, cafes and retail therapy in Topanga Mall. They have all, bar none, been respectful and followed "House Rules". That the nextdoor neighbors remain friends is proof of the low impact of house sharing here.

Many guests state they'd far rather have the relaxed, "whole home" stay, where they can cook, BBQ and have family over, than be in hotel accommodation. It's a very different kind of vacation.

While I welcome clear guidelines and regulation to protect communities, I hope that restrictions are not imposed on the amount of nights we are able to rent to guests.

I look forward to the next council meeting.

Yours Sincerely

Helen Faraday Young

To Whom It May Concern,

It has been brought to my attention that their is a vote coming up as it relates to homesharing in general. I feel very passionately about this for a vast array of reasons. Please let me share.

I am a single 38 year old women, living in LA with no family. I moved out here when I was 20 and have worked extremely hard to build a life, my credit, and subsequently buy a home. More about this: In general I am slightly scared living alone. Which for financial reasons usually drives me to have a roommate for both income and a 2nd pair of ears to listen during the night. What eventually happens is I get irritated with said roommate, decide to live alone, get scared, and invite someone back to live again.

Airbnb has allowed me to feel more secure with someone on the property so I do not need a roommate. Additionally, the income not only keeps me from needing a roommate for financial reasons, but has also freed up a spare room in my house for me to start yet another online business and begin to employ others.

You understand what I'm saying? Airbnb income has afforded me the security on several levels that inadvertently has helped me become a "job creator." That's the American Dream right? We pay sales tax and income tax. – Good for the economy right?

On a personal note I can speak on so many levels about Airbnb both as a host and a traveler. I have been able to host young people who otherwise would not have been able to afford "our first trip to la from the Midwest." I am a hippie at heart and believe most of the world's problems come from an idea of separateness. To be able to join with strangers from across the globe in this way has brought so much person joy to my life. For people who were not born in a higher tax bracket – to take away a way to travel in an less expensive way seems like a violation of civil rights. Reciprocally, to tax and regulate what I do in my own home, also feels like a violation of my rights.

As a traveler I have had the most amazing experiences traveling alone and feeling comfortable because of the airbnb community.

Everyone knows the risk and rewards that are possible when traveling into a person's personal property. It is unjustified to govern / regulate who another choses to let into their home, or where another human being choses to lay their head at night.

I can only assume those that take issue with this community are those of the bigger hotel industry and or the taxing agencies in ones community. Finally there has been a slight evolution in the system - one that brings somewhat economic freedom to homeowners and unifying connection with people. It's unfortunate that this has an effect on the hotel industry. I bet that is how the horse breeders felt when the automobile was invented.

Its bad enough my phone / laptop / television are being monitored at all times by various agencies. Please keep my house out of that equation. Remember the right to privacy – or is that too going the way of the landline?

Vote in my best interest.

Thanks you,
Sincerely Sarah Jankowski

Reseda, CA
818-634-6089

PS: Via another homesharing company called Homesuite I hosted a long term couple renting for 2 month while relocating for work. What is important about this is they were die hard Trump supporters. I myself will most likely die with a Bernie Sanders sticker on my car. We couldn't have been more diametrically opposed politically (you would think) However we spent many a nights talking into the late hours about our various beliefs and found more similarities than differences. We became great friends, and they are now local to me and we get together regularly. In a country that is paralyzed and polarized – sharing my home brought us together in a way our country was mean to to be "UNITED."

While this scenario illustrated below by Heinekin has been contrived. ... What happens in homes all over the world (and in the example I just explained) is the same and is happening organically and naturally. Why would any agency wish to impede this perfect opportunity for unity?

https://www.youtube.com/watch?v=8wYXw4K0A3g

Dear Councilman Blumenfield:

My name is Leslie Vanderpool and my husband and I are Airbnb hosts in the West San Fernando Valley. I am contacting you due to the concern we have over the latest regulations being introduced, especially the 180 day cap.

Airbnb is what is keeping us in our home. In the last year, both my husband and son have had orthopedic surgeries. We have owned our home for 19 years and really have needed the income Airbnb affords us to pay these extra bills.

Even though we've only done Airbnb for one year, it has greatly enriched our lives. We have made friends from all over the world. Our guests love the local family owned breakfast diner, Mexican restaurant and other establishments that a hotel may not recommend. We have a 5 star rating and have not had a single issue with our guests or neighbors.

Please consider those of us who are doing short term rentals responsibly and allow us to continue to rent year round. It means everything to us.

Sincerely,

Leslie Vanderpool

My name is Sheri West and this is my personal story on how Airbnb has changed my life for the better. Airbnb has made such a positive impact on my family in so many ways, most notably how it allows me to support my family of four as a single mother with a stroke ridden husband.

I am able to make ends meet on a single income, and also have time to manage my daily tasks which include feeding, bathing, and taking general care of my husband with the help of my two children on a regular basis. Not to mention the four fur babies I have as well! To say my life is hectic would be an understatement.

I strongly feel that Airbnb brings about a positive impact to my community by allowing us to share not only our home, but our diverse culture to new people who simply want a roof over their head, while helping to provide one of my very own for my family.

I hope my story gives insight as to how not only our own, but how many other people in the world feel about Airbnb. Thank you.

Dear Councilman Bob Blumenfield,

I would like to ask you, who do you do you represent? How are you serving the best interest of L.A. and particularly the valley when you are considering approval of an ordinance that is not only unfair but harms Los Angelino's economic stability? Why did Uber and Airbnb thrive in L.A.? Economic opportunity and need was being fulfilled. As this new income was generated it trickled down into the local economy helping small businesses stay open, helping home owners keep their homes, and creating opportunity from the hard earned assets.

The bankers got bailed out when they made fraudulent high risk loans but the homeowners across L.A. watched the economy implode with a loss of equity to their biggest asset. Many people needed new income opportunities while staying in their home, keeping current jobs, and paying down existing debt. The last thing they needed was more educational debt, more loans and borrowing, or leaving the unaffordable L.A. Yet the big exit from California has continued. Those who stayed got a fighting chance through home based businesses like Airbnb.

The hotels might cry fowl, and say that they are losing their customer base, but some of these travelers don't get opportunities to travel as a family because they could not afford to do it before. Some prefer the modest accommodations or those catering to pets, smokers, handicapped, or just more convenient locations near friends and family. Sometimes the lack of hotel choices creates a need due to seasonal trends or events. Airbnb bridges that gap.

As a host, I do more for my guests than I ever received from a high end hotel. I shop differently than I ever have, choosing local gift shops and specialty stores and seeking services from local talent for my guests is another way I bring money to the local economy. Hosts are hiring yoga instructors, chefs, Uber drivers, and even notaries.

I never shopped locally before, couldn't tell you about local landmarks, never would have spent money on high end chocolates, wines, linen, foreign foods and candles. Now that is central to my daily life. And that's just my local spending, that does not include my guests. Now that they saved money on living accommodations they have more to spend on entertainment, dining, and souvenirs.

Prior to L.A. adopting an ordinance to reduce the number of days we can have guests, I was booked fully. The impact of the hotel tax you now charge my guests has resulted in my reservations plummeting to only having 3 guests in 4 months. All that local spending I did is gone, and all of the guests local spending gone. How does this help L.A.? How do more foreclosures help L.A.? How does the great exodus help L.A.? Why would L.A. City hall ignore the economic stability of the middle class working families?

I ask that you reconsider the limitations you have put on the Airbnb hosts. You have made the business too problematic. In order to provide guests fully furnished accommodations the income must exceed unfurnished rentals. You cannot alternate between the two. The restriction on how many days a rental can be occupied decimates the core the reason for being an Airbnb host, economic stability and predictability.

L.A. City Hall is unwittingly demolishing the one true asset that creates economic stability, home businesses.

Thanks for your time and consideration.

Lisa Cerda, Airbnb Host

Tarzana Resident

wordifier@aol.com

My friends and I have been doing Airbnb and therefore we have some extra money to spend at all the local business , before Airbnb we couldn't really go out much and we strongly feel that the fact that we have some extra income is helping us keep our homes and also help boost our economy , I am here to vote for council man that understand the need of the fellow citizens and do not support the big monster machine that stands behind the hotel industry with its multi million dollars defense to manipulate the market , just like it's illegal to set prices it should be illEgal for the hotel industry to manipulate the market , when I have guests visiting during the summer the hotels are usually sold out and to get a reasonable rate they have to go 20 miles out of the area , this is not acceptable and we need our council man to stand up for the people rights.
Thank you for reading this and doing what is right for the American people and tax paying citizens .

Sincerely
Ami

RE: council file number: **CF#14-1635-S2**
Planning commission file number: **CPC-2016-1243-CA**

My name is Denisea Wilson and I am an Airbnb host. First, I would like to address a few items on the draft ordinance, which I feel need to be deeply considered.

I would like to start off my draft with just saying "America, land of the free and home of the brave". This quote is used daily, in representation of our country. In my opinion, I feel as if **Item #3 under Section D - Prohibitions: the limitation of Home Sharing to 90 days per calendar year**, limits that ability for me and other fellow hosts; Airbnb allows me the comforts and ability to be "free" here in Los Angeles. I am a working actor here in Los Angeles and Airbnb affords me the ability to not lose my home in periods that I am not working. In addition, Airbnb has allowed me to be a homeowner at the age of 19 years old. If I'm only allowed to rent out my spare room for 90 days, I will never be able to meet my ends and end up homeless. Because of my Airbnb, I don't have to be on welfare and or suck off the state. If I am forced to stop with Airbnb, I will be one more person begging the state for Welfare and food stamps etc, since I can't afford not to. Ordinances should be put in place to help and not to take from the regular tax paying adults who are trying to be productive members of society. There has to be a strong consideration for ALL people in the city and not just the deep pocket hotels who are angry that they're losing business. Personally, I love it that people are wising up and sticking it to them as they have taken advantage of travelers for years. We, Airbnb hosts, don't mind paying taxes – just like the hotels should be forced to charge less, if they want the business. If I have a spare room in the home that I pay for, the city, state or government shouldn't be able to tell me who, how, when it can be used as long as I pay my fair share of taxes. It SHOULD be my ability to allow others to use that space and pay for the time they are in it.

As a U.S citizen I am proud to pay my taxes and give back to my country, therefore the requirement to pay the Transient Occupancy Tax, will be absolutely no problem to me. I will pay the taxes for "MY" business. This is the way I have chosen to work for myself. This is the way I have chosen to provide for myself. I bought my house and I have found a way to keep myself debt free, legally.

Denisea Wilson
407-401-2827

The issues expressed could not be any clearer as to the problems and stakes involved. These distinct voices suggest a clear path forward which would be a 'win-win' solution to satisfy and benefit all parties.

I am a host, who dutifully pays his TOT taxes, and I believe that those who vocally demand the retention of affordable housing really want us(hosts) to flourish as 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. You have heard our stories (hosts) and the devastating effects of a 90 day restriction on thousands of struggling middle-class families who will be forced on to the overburdened ranks of thousands of renters if we cannot continue to pay our mortgages. 90% of true 'hosts' own Single Family Residences (which do not fall under rent control) & 5% own duplexes/triplexes (an small portion of rental inventory). The problem clearly is with real estate investors & developers who are forcibly evicting or paying off tenants, to vacate their apartments, and converting 'commercial' apartment complexes to hotel suites (lenders view any housing over 4 units as 'commercial'). This is the 'dirty' & 'illegal' side of STR's, while hosting is the 'baby' that should not be thrown out wth the 'dirty' water but must be supported and allowed to grow.

Both sides have accurately questioned: "how will any regulations be enforced?", which I, respectfully, believe can not . The evidence of this is 2 'rouge hotels' in my neighborhood: sober living facilities that continue to litter their front yard with old furniture & broken vehicles with no enforcement of community standards despite our outrage.

If the TOT tax money were used to create a task force to investigate and exact penalties on STR's of converted larger unit (5 or more) then this would preserve 'hosting' and 'rent stabilization'.

Hosts prevent 'party houses' because we are engaged with our properties, our neighbors (friends), and our guests (we read their reviews and physically greet them); investors only care about profits and the bottom line. Investors have no interaction and do not greet travelers which is a vital component of 'hosting': a warm welcoming individual who creates an emotional 'anchor' to the city and serves as a quasi-concierge, directing them to local businesses.

Communities who have banned STR's or put 90 day caps have done nothing to create affordable rents and have stopped the flow of millions of dollars going to their businesses from the influx of tourists. I think if the City of Los Angeles exhibits the courage and wisdom to adopt these measures, to appease both sides, then these communities will follow suit sooner than later and all will benefit.

Nicholas Gervay
nickgervay@yahoo.com 310 699 9713
2821 S. Greenfield Ave., Los Angeles, Cal. 90064

STR's creates 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. Homeowners & long-term rentals have no such incentives.

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,

15,000 + on-going gardener jobs,

1,000s of electricians, plumbers, contractors jobs

$$ 1,000's being spent on hardware, carpeting, and furnishings

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 per night this equates to 75 per night for hospitality per couple.

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 extra
Holiday Express, WLA $161 x 3 rooms = 483/night - 225/nt = $258 extra
LA Airport Marriott $219 x 3 rooms = 657/night - 225/nt = $432 extra
Omni LA Hotel $269 x 3 rooms = 807/night - 225/nt = $ 582 extra

A typical stay is a 5 day minimum, so there is $510 - 2,910 money saved which can and will be spent on the local businesses which is an additional benefit to job creation & retention.

April 18, 2017

To Whom ilt May Concern,

I am a tenant of James and In Ja Yates and in the year and four months that I have lived here, I've come to know them as kind and generous people who treat everyone they come into contact with as family. They are always quick to offer an invitation to share a meal or join in a gathering. I felt at home here the moment I moved in.

I had reservations at first about living in a building which was partially rented as Airbnb units, but the experience has been all positive. There are always interesting people from all over the world to meet and all the Airbnb clients have been respectful and unobtrusive.

I think the reason this works so well is a testament to James and In Ja. Their respect and affection for people commands the same in return. This is their home, they are present, they care, and it is evident in the hospitality they show their guests and how their guests and tenants respond in return.

Sincerely,

Anne Michaud
2409 1/2 North Beachwood Drive
Los Angeles, CA 90068

To whom it may concern,

I have learned that the city is considering creating an ordinance regulating short-term rentals in L.A. Many neighborhoods including mine have been giving pushback on legislation by trying to prevent severe restrictions.

As a recently retire teacher it saddens me to realize my pension alone does not allow me to afford to live comfortably in Los Angeles. In order to supplement my income I started a home business. Even that has not been enough yet, so I opened my home to include renters. Unfortunately that too has not always worked out & a few renters have left owing me funds. This encouraged me to try airbnb. I have only had one taker so far but it worked out well for me & the family who stayed with me as they searched for an affordable home to purchase or rent. They enjoyed eating & shopping locally.

Please don't prevent me from having the resources necessary to keep my home. I grew up here & love it. It will also be beneficial to pass my home on to loved ones in the distant future. I urge you to create a sensible, fair law that protects the majority of community members not just lobbyists & huge hotels.

I heard it was also suggested that a large portion of the hotel tax created by this venture be used to create truly affordable housing in L.A. I would also hope you support that too as it makes sense to create future abundance & assistance for those in need.

Thanks for hearing me out. I look forward to living here & voting for many decades to come.

Marcie Rose

To Whom It May Concern,

I would like to voice my support for homesharing in Los Angeles, 365 days a year. It's my earnest hope that sharing my personal story will help to support the fact that the vast majority of Airbnb hosts are people such as myself - resourceful Angelenos with modest means who rely on Airbnb out of necessity - whether to help pay a mortgage, medical bills, care for dependents, or put themselves through school.

Airbnb is a phenomenal company that has opened up a whole new world of purpose for me, and deciding to become a host a couple years ago has been one of the best decisions I've ever made in my life. In 2015 I became sick with a mystery illness and had to quit my job due to severe carpal tunnel in both wrists, which then quickly progressed to become a painful full body, multi-system catastrophe that has compromised my joints, heart, and nervous system. I was initially misdiagnosed with fibromyalgia but it turned out to be Lyme Disease, for which there is currently no cure if it's not caught early and is not covered by most HMO's for longer than a period of 28 days of antibiotics. The average Lyme sufferer spends about $50k out of pocket all said and done and needless to say, I am hemorrhaging money (about $500/week) for out-of-pocket doctor visits, diagnostic tests, medications and IV therapies and injections so far, on top of being otherwise unemployed. My savings account has been essentially wiped out. Becoming an Airbnb host provided my family a financial lifeline that I honestly cannot fathom how different our lives would be without it, and I am able to avoid going on disability by working as an Airbnb host from home part time, and at my own pace when I need to. Since I am almost always home, welcoming tourists from around the globe has also been an enriching experience for me socially as well, and I truly enjoy making a tourist's trip to Los Angeles a memorable one.

Which brings me to my second argument for why Airbnb is so important... I live in a northeast neighborhood of Los Angeles which isn't located near

any of the main attractions LA has to offer (my neighborhood is not even familiar to some Angelenos!) Nevertheless, our Airbnb is popular and beckons both domestic and international travelers to a neighborhood they would otherwise not know to visit. When my guests arrive I have a binder in which I have organized all my favorite local mom and pop restaurants, bars and shops I believe they would enjoy, all within walking distance. And I am proud to know that those recommendations have brought more revenue into my neighborhood's local businesses.

Lastly, restricting the amount of days for short-term rentals would have a terrible impact on me both logistically and financially, since my Airbnb before I got sick was originally promised to my parents as a room for them to stay in when they come to visit every month, with the option of moving in one day as they get older and more impaired. They actually loaned me the money to renovate it in the first place, so I feel obligated to be able to keep it available for them to use as needed. Trying to juggle short-term guests, longer-term tenants (who are not vetted thru Airbnb's profile verification and reviews feature), and my parents would be a logistical quandary.

In conclusion, home-sharing has been 100% invaluable to me and restricting my ability to continue operating it would impact me financially, emotionally, and physically. I implore you to please, vote on behalf of all of us Angelenos who rely on Airbnb to get by and do the right thing by us. I would be forever grateful.

Sincerely,
Lisa F.

Dear Mr. Cedillo:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I am an independent contractor, supporting myself only through my writing, which has become more and more difficult. Airbnb has helped me to keep my property taxes in check while helping others to visit my beloved city of los Angeles. It worked both ways, and I hope this is an arrangement that could go on in the future.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Los Angeles board members to support the Bonin/Wesson Motion on short term rentals so that long term residents like myself can continue living in a place we love, even in difficult economic times.

Sincerely,

Gloria Mattioni

Dear Council Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I have retired from my job in the art business because of health reasons. I lived in Mount Washington
area for the last 25 years. As long as I had an income I could offered the
mortgage and live comfortably. However, when I had to rely on my airbnb rental only since I never had
401K, and not old an off to retire things became very difficult and I almost lost my house.

I have a 3 bedroom house in Mount Washington. The third bedroom was my daughter room till she move out for college. My friends knew I was struggling and that I was about to lose my home.
They urged me to rent the third bedroom to help pay the mortgage. I resisted taking someone on a permanent basis as I do like to have some privacy from time to time. That is when Airbnb came to save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time in DTLA and contribute greatly to the economy of the fast growth of downtown LA. Some are here for seminars others are parents who come to help their children settle at Occidental College or are here to visit their children,
others are young Doctors, Physicists, Filmmakers, etc. All these people, come and spend money in the
fast growing economy of these East Side area. They spend and contribute to the economy going to
Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas.
They also use the local restaurants, hairdressers, manicurists, grocery stores.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Mount Washington board members to support the
Bonin/Wesson Motion on short term rentals so that long term Mount Washington residents like myself
can continue living in a place I've called home all these years.

Thank you for your time and attention to my petition.

Sincerely,
Olivia Minkin

To: City Councilmember Jose Huizar and the City PLUM Committee
RE: Proposed Home-Sharing Ordinance
Council No.: 14-1635-S2

Dear Chairperson Huizar and Councilmembers:

I am a retired educator, social justice non-profit administrator, a union member and I homeshare!

I ask you at the very least to send the proposed ordinance back to staff for further research, study and revision, or if you feel this needs to move forward, to direct staff to add language grandfathering in existing primary-residence hosts.

For the past eight years my partner and I have opened our home to those who have paid no-rent, low rent, pay what you can rent. Last August we realized we could only continue to do so if we also opened up some rooms in our home via a home sharing platform.

We opted for short-term rentals, which includes temporary housing to people who are unhoused, and we would welcome a city wide voucher system for temporary homeless support. We registered with the City Finance Department to pay our Transient Occupancy Tax.

Home sharing has helped allow us to keep our home, maintain a paid staff of three at more than $20/hour, providing health insurance and sick and vacation pay, contribute to our immediate community and support small local businesses.

In our case, the proposed ordinance, as written, will destroy the housing and livelihood of up to five people, contributing to the increasing housing crisis in this city. This is only one of the "environmental impacts" not mentioned in the staff's Appendix B declarations.

The staff report provides rationales for the various clauses in the ordinance, however often the rationale and the stated goals and purposes are contradicted by the ordinance itself.

I agree with LA's Housing Element goals as listed in the staff report:

1.1.1 Expand affordable homeownership opportunities and support current homeowners in retaining their homeowner status.

1.2.1 Facilitate the maintenance of existing housing in decent, safe and healthy condition.

1.2.2 Encourage and incentivize the preservation of affordable housing, including non- subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.

1.4.1 Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

Lofty goals! However, this ordinance as proposed does not support these goals: If it passes with its current restrictions and prohibitions, hundreds to thousands of people will lose their livelihoods and potentially their homes. This is not just the hosts, but those whom hosts have provided with employment, and their families as well. In many cases those homes will be purchased by developers and destroyed to create more expensive luxury rental units.

While I agree that there are those landlords who have abused the law, evicted tenants and turned entire structures over to short-term housing, we need an ordinance that goes after them, or give the Housing Department and City Attorney the resources it needs to enforce already existing laws (hmm, what about the TOT from short-term rentals)!! THIS IS NOT THAT ORDINANCE!

Some of the outstanding concerns that you and the rest of the city council will want to address as you move forward:

* To end the usage of the Transient Occupancy Residential Structure (TORS) designation in single family dwellings will be disastrous for many homeowners, particularly those who already are renting individual rooms in their homes to students, short-term guests, vacationers, etc. ***Perhaps a grandfathering clause or hardship clauses could be considered.***

* Likewise, restricting the number of rooms within a house that can be used for home sharing could affect an elderly couple (for example), whose children have left home. Do you want that couple to sell their home to a developer who will tear it down and more unaffordable luxury units?

More on reverse

* Any limitation on the number of days one can operate a business is unacceptable. As written – 180 days x about $100/day= $18,000 a year. Projected hosting expenses: TOT of 14%-**$2520**; City registration fee – to be determined; staff costs (if you pay someone $15/hr for 4 hours + benefits on each of 60 days, assuming 2 day stays) - **$6000**; Share of property taxes = **$1500**; Share of utilities and insurance and safety equipment - **$2,000**; Supplies - **$1000**; These are conservative estimates and would potentially provide a profit of **$4500**. Most other businesses in LA pay no city taxes unless they gross more than $100,000 and **no** other business is restricted to 120 days of operation and 1 client a day.

Some parts of the staff report that need to be challenged:

* *"From information obtained by some of the platforms the 120 day restriction will not impact the vast majority of current hosts. For example, Airbnb issued a report on the impacts on housing in Los Angeles in September 2015 that found that 86% of **entire home listings** in L.A. are rented for less than 120 days a year. On the other hand, the limit on the number of permissible short-term rental nights per year would create an economic incentive to otherwise rent the **unused bedroom** to long-term tenants, which is advantageous to the permanent housing market and helps minimize neighborhood nuisance concerns."*

No study exists that demonstrates that rentals of bedrooms add to neighborhood nuisances.

Additionally, if most listings are within the limits proposed by the ordinance, then the few that exceed it, assuming there are no substantiated nuisance reports, should not present a hardship or a problem for the city and could contribute to increased revenue.

The suggestion that home sharers rent out rooms to long term tenants is noble. To make it the only option, especially considering the age and disability of many hosts, would demand an extra stress and imposition on people's private lives. Individuals need to be trusted with the power to make decisions within their own homes that best serve their own safety and well-being.

* *"Concurrent Guest Stays - The draft ordinance would not permit hosts to rent to multiple sets of guests (through multiple bookings) at the same time. This is meant to prevent the establishment of a use more akin to a boarding house or bed and breakfast, whereby multiple guests are using a property intended as a primary residence...Multiple listings on the same property will be permitted, although they cannot be booked at the same time."*

What is the rationale here? That short-term rentals should not be "akin to a boarding house or bed and breakfast"? That two or three small family groups are less conducive to a "party house" than one large fraternity group? And wouldn't renting out multiple bedrooms also constitute a boarding house as well? What is the real concern here? In this stressful economy, why, if there is no evident disruption, limit industriousness and creative employment and business development?

* *"Direct impacts of the ordinance on the environment will be minor. It is not expected to prompt any new development or direct physical effects."*

If people are forced from their homes, who will buy them? DEVELOPERS. What will they do with those homes? Demolish them, and build large luxury complexes which have significant impact on the environment!

Other numbers from the staff report and elsewhere-(I am sure many of these need updating)

- In 2015, the economic impact of AirBnb visitors (at 65% of the STR market) was $920 million, supporting 1700 jobs. **Doing the numbers, that translates to an overall $1.42 billion, supporting 2600 jobs!**
- Over 20,000 RSO units removed from LA housing stock by property owners since 2001; Over 300 in 2013; Over 1000 in 2015! To blame this on home-sharing is ridiculous and outrageous! There is no breakdown mentioned in the report of how many of those units were destroyed by developers to build luxury units, how many used the Ellis act to evict and then repurpose and/or rebuild or how many were merely removed by duplex or other small unit owners converting to single family residences. I would venture to say that the first two would probably far outnumber the last!

Forbidding hosts from conducting other businesses in our homes is an unreasonable financial hardship. Many of us work from home in many capacities, which allows us to be accountable hosts.

While the Ellis Act prohibits landlords from renting units within 5 years of an Ellis eviction, to prevent abuses of the Ellis eviction option, and there is no similar restriction on developers who destroy dozens of units and remove tenants via Ellis evictions, this ordinance would penalize owners of conversions to single family homes when those homes were already occupied by the owners, no Ellis eviction was applied and no renters displaced.

If the goals of the ordinance are to retain housing stock, neighborhood character and economic growth, at more research needs to be done! I urge you to reject the ordinance as proposed, to send it back to staff for further research and clarity about the people who will truly be affected by its draconian measures, and/or to grandfather certain existing uses that fulfill those goals!

Again, let's go after the problem landlords, evictions and abusers—WRITE THAT ORDINANCE!

Andy Griggs
Los Angeles

Dear City Council Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short-term rentals in Los Angeles. This letter is in support of the Bonin/ Wesson Motion, as it is a fair way to work with this new rental market.

I work in the entertainment industry as a freelance Executive Producer. I have been fortunate enough over the past years to live a comfortable lifestyle and purchase a historic home in the Angelino Heights section of Echo Park. Unfortunately, this past year I have not been working and living on Unemployment wages. That has ended but I was lucky to have the short-term rental of my home to rely on for income. This was essential in me being able to live and pay my mortgage; I do not know what I would have done without this income.

Short-term rentals allow me to choose who I want in my home and for how long; I operate this is an extremely safe and mindful way. This is not a flophouse for college kids and adds to the dynamics of my neighborhood by bringing guests from around the world that otherwise may not experience this quaint community. Additionally, these guests support the local shops and eateries in Echo Park, travel to Dodger's Stadium and several of the convention centers downtown. This supports the local economy greatly.

I urge you to create sensible, fair laws that protect community members like me, and encourage local Neighborhood Councils to adopt short term rentals so that long term Echo Park residents can continue living in our homes.

Sincerely,

Richard C

To whom it may concern:

I am Ian Young from Westlake Neighborhood of Los Angeles. I support my neighbors who home share and am opposed to the portions of proposed ordinance that limit what people can do within their own primary residence. I am particularly concerned about the limiting of the number of days people can home share and how many listings within their home they can have active at one time. Also of concern are the clauses that would prohibit hosts from other work related activities and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

I am also opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

Ian Young
685 Lucas Ave.
#507
Los Angeles, CA 90017

Member of the Downtown Los Angeles Neighborhood Council (DLANC)

Dear Councilman Krekorian,

Thank you for taking the time to read my letter.

My wife and I are musicians working 6 jobs between us (3 and 3) and even with that we are struggling to make ends meet and pay our mortgage. We have been doing Airbnb for nearly five years now , and if it weren't for that we would be in dire straights. My wife, who had the bright idea to fix up our house and make it presentable for Airbnb clients, really saved the day with her efforts and they have paid off.

In today's economy the little guy needs to figure out how he/she can survive in today's harsh reality. Airbnb for us has been. A lifesaver. Please do no. Not enact legislation that will hurt the little guy; we're struggling enough.

Thank you for your consideration.

Yours,

AK and MJM

Dear Mr. Krekorian

My name is Linda Meyers I'm a Studio City Resident, and I do Airbnb on the side to make some extra income to pay my mortgage, and other bills. It's also been a great opportunity to meet new people and to humbly share my home as I am the only person who lives here. I am urging you to create fair laws that protect community members like me, and support short term rentals for people who can't afford to stay in lavish hotels. I feel this is such a beneficial thing to help others in need and to keep some extra income in the process while enjoying the company.

Sincerely,

Linda Meyers

Thomas Calabro, manager
For Lisa Nichols-Jell
11335 Sunshine Terrace
Studio City, CA 91604

LA City Council File #14-1635-S2

April 26, 2017

Dear Councilman Krekorian,

Thank you for taking the time to read my letter.

My wife and I rent out a room in our home on Airbnb two reasons. One, because we love sharing our home with people as other's have for us. An Airbnb home sharing experience is very, very personal, and thus very, very enjoyable! When we began renting our room, we thought people might treat our home like a hotel, but alas, we have found not a single one has! They treat is like THEIR home (or better, I suspect) and certainly leave the room in better and cleaner condition than any of our four children ever have! The second reason we rent is the volatile nature of our careers and the subsequent inconsistent income derived from them. I'm an actor and my wife owns her own business. Each of our yearly incomes fluctuate wildly. The ability to run a third business right out of our home provides for us the joy of giving and some financial peace of mind.

We would think it incredibly unfair if we were to be made to only rent our room for six months out of the year. First off, if we can rent for six, then why not twelve months? Is it only half okay to share your home with others? The impact on our neighbors is nil. Homes being built now, and ours is included here, are by code mandated to have a sufficient number of parking spots to accommodate its size, so stressed parking is not an issue. Most of my guests come to visit Universal Studios, eat out and shop locally – bringing money to our Studio City community. We pay our taxes to the city, state, and federal government on our rental so everyone shares in our home sharing!

Lastly, "sharing" companies like Airbnb and Uber, etal – have made us all realize that business is really about people helping people for fair trade. And what the heck is wrong with that? It's only helping people and making them feel good, as far as we can see!

Thanks for your consideration to vote "nay" on any statute limiting our ability to share our home on AirBnb.

Sincerely,

Thomas Calabro

For Lisa Nichols-Jell

Dear Councilman,

The Airbnb opportunity has been an absolute godsend for myself especially during tough financial times. **I am asking you to please NOT restrict my ability to rent a room in my home as I've done for the past year without incidence.**

Almost immediately after purchasing my first home I was filled with the excitement of creating financial stability for myself and my future family. Shortly after my excitement turned to fear. My business took a dive and I found myself scared that I could lose my new home and future stability.

I appreciate your position as councilman. As a fellow leader I know making everyone happy is an impossible task. I recognize that there are arguments on both sides. Let's work together to make a good system even better for our community. I believe in offering solutions, not just complaining so potential implementations could be....

- Implementing a 3 strike policy.
- Having different regulations for hosts who remain on site with their guests.
- Awarding hosts who don't allow partying, noise or any other annoyance at their residence.
- Creating more checks and balances for potential hosts who take advantage of the system.

The #1 reason guests stay with me is money. If you've stayed at any hotel in the past year you've seen these billion dollar companies add on resort fees, wifi fees, valet only parking and more over the years without creating any added value for the customer.

The Airbnb community adds value to people's lives which without this platform, their trip to LA might not happen.

Councilman, isn't it time together we help our citizens have every opportunity for success, stand up to greed and allow progress to happen?

Let's create real change and help others. I'm here to help.

Sincerely,

James Brenton

Dear Council, City of Los Angeles,

I am writing concerning your next meeting concerning short-term rentals in the City of Los Angeles.

I am a resident of the City of Los Angeles and am advocating favorable legislation for property owners of this city to not hinder short-term rentals by regulation. As a young professional my wife and I moved here on a yearly combined income of under $45k. Housing costs in the area have made for a tight budget. We frequently travel out of state to visit family. To offset our housing costs, we have used short-term renting while we are away as a solution to help subsidize our housing costs on our own. While we may have been able to qualify for government assistance programs, we have chosen this method and it has been an absolute blessing for us. It has allowed us to afford living costs in the city of Los Angeles.

We are located in the heart of the city and there have been no complaints by neighbors or others about the short term renting. Our guests also love to come and visit the city and stimulate the local economy while they are here.

Please consider the impact this would have on those offering short-term renters and their economic situations.

Thank you,

Mark Tingey

Kate McClellan
18034 Ventura Boulevard 152
Encino, California 91316

May 5, 2015

Bob Blumenfield, Councilmember
Los Angeles City Council, District 3
19040 Vanowen Street
Reseda, California 91335

Dear Mr. Blumenfield:

My Tarzana home has been listed with Airbnb since December 2016 with great results. The rental property is booked an average of 24 nights each month. The guests have been respectful and gracious. Our neighbors tell us they barely notice our guests' presence. All in all, it has worked extremely well for my family.

I manage the Airbnb listing and own it with my husband. I stay at home to care for my children, so the revenue generated by the rental is my sole source of income. With it I am able to send my three year-old to a local preschool. My family frequently patronizes other small businesses in the area as a direct result of operating the vacation rental, including housekeepers and cleaning services, home repair companies, gardeners and nurseries, laundromats, and wine shops.

Our guests love the house. When they stay with us, they immerse themselves in the community and contribute to the local economy. We often receive vacationers who have come to town to attend a wedding in Topanga Canyon, and the location of the house is perfect for that and more. One Woodland Hills family rented our Airbnb while in the middle of downsizing after their eldest child left for college. They stayed in our place for five weeks. It was just what they needed.

Please give serious consideration to the many ways my listing, along with all the popular Airbnb rentals in our district, provides for residents and visitors alike. Vote for no new regulation for the Airbnb platform, and encourage those around you to do the same.

Should you wish to contact me, I can be reached at 310-980-5099, or by email at kateurbanski@gmail.com. I appreciate your time and attention.

Sincerely,

Kate McClellan

I am writing you to ask you to please support making an exemption from the proposed Airbnb 180 day rental limitation for homeowners who are listing *any part* of their **primary residence** property on Airbnb. I support measures to curb abuses that have contributed to the housing shortage, but I don't believe it is the Council's intention to create legislation that contributes to homeowners becoming homeless.

Like many, many Airbnb hosts, my husband and I rely on the income from Airbnb in order to be able to afford living in our only home. We both work freelance and when work is slow it is a true lifesaver. We were able to make our last two house payments because of Airbnb income. Because we work freelance, we cannot anticipate what part of any year we might not be working so the 180 day limitation is of great concern to us.

Here is our story:

Our Airbnb is a guest house that is on our primary residence property. We have never rented this guest house out to renters ever in the last 23 years. Its sole purpose has been as a place to house our friends and family when they come to stay with us. It has led to many enjoyable and peaceful visits from family and friends because everyone has their own space and it's less stressful for me because I only have to be sure to keep that extra tidy when I know guests are coming. It remains used for this purpose and we list it on Airbnb in between. Even though it is a separate building from our house, we've never rented it out and never plan to because we would lose the space for friends and family visits - so we are not taking anything off the rental market by listing it on Airbnb.

We only list this space on Airbnb when we are home so although we've always had great guests and have never had a problem, we are present to make sure there is no excessive noise etc. We offer parking on our property so we don't impact neighborhood parking availability. We are friends with our neighbors, have been honest about the fact that we have Airbnb guests and none have reported any negative impact.

There are very, very few hotels in Echo Park. We include recommendations for local businesses in our Airbnb book and believe that we have made a contribution to our local economy. We truly enjoy continuing the tradition of offering beds to travelers that has gone on for centuries and has been part of Europe's local economies long before Airbnb existed, for example. Not to be boastful, but we think we are great ambassadors to the City. Many, many of our guests say they can't wait to come back - that indirectly means that they can't wait to come back to invest their tourism dollars in our beautiful city.

How is this bad for anyone? Please don't penalize us and other homeowners like us who are trying to avoid homelessness ourselves by making part of the place where we live available on Airbnb.

I am concerned about your plan to limit short-term rentals in the City of Los Angeles to 180 days a year. I advocate favorable legislation for hosts I think the city should allow longer stays.

If you did shorten the time hosts can rent, it would make it hard to live in Los Angeles for me and many people who depend on short term rentals to maintain their houses and live in such an expensive city.

Many visitors use our facilities to come to LA, where they could not before and it brings income to Los Angeles.

We are in the Beverly Grove area and there have been no complaints by neighbors or others about the short term renting.

Also having guests in the house protects us from being robbed because the houses are empty part of the day.

Please consider the impact this would have on those offering short-term renters and their economic situations.

Thank you,

October 13, 2017

Councilmember Gil Cedillo
5577 N Figueroa Street
Los Angeles, CA 90042

Dear Mr. Cedillo,

I'm writing to you today regarding the ordinance under consideration by the City Council covering short term rentals in Los Angeles. I'd like to briefly share with you my experience with home sharing and how the proposed ordinance would affect my family and me.

Over the past few years I have hosted short term rental guests through airbnb when I am not using our guest house for my own family. As a freelancer and a parent, this income has helped me stabilize my income and provide for some of the college expenses for my daughter.

The guest house in my back yard is primarily for the use of my extended family, who have children and not a lot of resources for hotels. My own home does not have a guest room, and we could not accommodate our relatives without the guest house. So while I understand the urgent need to provide more long term rental housing in our city, my "second" home would never be on the market for permanent tenants.

I would urge that any upcoming ordinance will allow for guest homes like mine to continue to be available as short term rentals, with flexibility on how many rental days we need to meet our own family budgets.

I hope my story is helpful in getting to know how the people in your district are using these services, and that the Council will pass regulations that allow families like mine to thrive in our city.

Sincerely yours,

Jessica Haye

Dear Bob, Council Member, neighbor and friend,

Thank you for taking the time to read my letter. I have lived and raised my daughter in Woodland Hills for almost nine years now. I have rented out a portion of my house with a separate entrance via AirBnB for about a year and half. Some have stayed for three days, some for months. I have had the pleasure of hosting people from all over the world. A LMU student from Pakistan who interned near Warner Center, a family who drove from Idaho so that their kids go to a summer camp at Pepperdine, a mother from Carmel who's kids attended ballet school in Tarzana. Parents from Italy who came to their daughters graduation after a year at El Camino, a graphic artist from Big Bear who use to live in a RV during the week and wanted something safe and affordable when in LA for work, couples touristing from Norway, France, Holland, Germany, Switzerland, Russia and the list goes on. I have recommended nearby restaurants, grocery markets, The Village, outlets, beaches and every tourist attraction they have asked about. I have had nothing but wonderful guests who have given me the greatest reviews. How can that not fill a need for people who would like to visit this area of ours? How does that not serve this beautiful city, with tourist spending and growth etc? Most of these guests would not have come if it wasn't for this type of living arrangement. I, as well as the guests pay the taxes and fees collected by AirBnB for the city. I declare and pay taxes on the income generated. The extra income it generates has made it possible for me to maintain and update our house and property in a way I wouldn't have been able to otherwise. The income has also given me some breathing room which have allowed me to start giving my daughter tennis and piano classes. Which again, add's to the local economy, as well as enhance my daughters opportunities and quality of life. It may seem small but it has made a big difference for me as a single parent on one income. Please don't take away this opportunity. Please don't restrict it for single family home owners. Regulate it by making owners register and find ways to collect fees and taxes (which is already in place). If restricted, I think it will only change the business model and make this market go on in the dark. If so, who would benefit? I have had guests who want to pay cash but I always go through AirBnB. It protects me as well as the guests and the income for the city and state.

Best Regards, Mathias Frodin Woodland Hills

Dear Council, City of Los Angeles,

I am writing concerning your next meeting concerning short-term rentals in the City of Los Angeles.

I am a resident of the City of Los Angeles and am advocating favorable legislation for property owners of this city to not hinder short-term rentals by regulation. Housing costs in my area (Downtown Los Angeles) have made for a tight budget. To offset my housing costs, I have used short-term renting of a portion of my apartment as a solution to help subsidize my housing costs on my own. This method has been an absolute blessing for me. It has allowed me to continue to afford living costs in Downtown Los Angeles. Additionally, I've assisted local businesses with increasing their revenue by steering my out-of-town, short-term renters in the direction of local shops, restaurants, and experiences that I myself have also enjoyed. I feel like an ambassador for this city that I love, and I've helped create a homey feeling for my renters much more than any hotel or motel every could.

I am located in the heart of the city and there have been no complaints by neighbors or others about the short term renting. The rules I've included for my space are geared toward helping keep the peace in my building while still remaining lighthearted and welcoming. Common courtesy is all I request.

Please consider the impact this would have on those offering short-term renters and their economic situations.

Thank you,
Thomas Cuellar
725 S. Spring St. Ste. 5
Los Angeles, CA 90014

September 26, 2017

Robert Chris Ganser
966 Manzanita Street
Los Angeles, CA 90029

PLUM Committee,

I have been using Airbnb and other platforms, to rent out the extra bedrooms as well as the in-law (first floor) of my house for short term. It has enabled keep my home from falling into foreclosure, but also to maintain and even make improvements to the property. I am very concerned about the proposed limits for short-term rentals. I'm familiar with some of the problems caused by this new business, but I assure you, that people in my situation actually help the community and the city as a whole. And if this proposal passes as written, it will put an end to my livelihood, and put me back on the path to bankruptcy. Here's my story.

I came to Los Angeles 27 years ago to work in TV production. 17 years ago, I saved just enough money to buy an old (1918) foreclosure house. It was a crumbling 2 story with a listed "servants quarters" on the first floor. Due it it's dilapidated condition and the crime rate in the area at the time, it sat empty for over a year and a half, until I spent the next 10 years rebuilding and repairing the property. This left me with a $650,000 mortgage.

I had to supplement my income by renting out whatever space I could. Through the years, roommates and tenants would never last, sometimes as short as 2-3 months, so often I found myself with empty rooms listed on Craigslist or West Side rentals. Then, in 2007, I got really bad news. I was diagnosed with stage IV, Non-Hodgkin's Lymphoma. I had to have major abdominal surgery plus 6 months of chemotherapy. It wiped me out financially. I could not work for almost 1 year, and to make matters worse, I was already aging out of the 'biz' so by the time I headed back to work, the last 2 or 3 contacts that I had were no longer in the business. Rental income wasn't enough to cover the bills, and I was spiraling into debt. And if that wasn't bad enough, it was now the middle of 2008, and my mortgage was upside down by $73,000, so selling was not an option. I watched over the next 2 years as my neighbors lost their homes in foreclosures and short sales. I couldn't even afford to maintain the property and it began to show. I fell behind in property tax by $12,000, my 3 credit cards were maxed out to $35,000, and I started getting letters from my bank telling me that my account was flagged as "Imminent default" and they were threatening to call the loan. And just when I needed money more then ever, in one week's time, 2 separate roommates gave notice, and there I was again, faced with absorbing another month of mortgage interest, and the arduous task of trying to find someone compatible to live with on Craigslist. Then I heard about Airbnb and it changed everything!

I immediately listed both rooms, and within the first week I had 2 bookings. The first was a young film director from New Zealand, who came here to meet with some independent producers in Echo Park. The other was an older couple from northern

California here to visit their daughter who lives in Silver Lake, but didn't have enough room in her apartment for her parents, and they couldn't afford the price of a decent hotel. I immediately saw multiple benefits. The people in my house made less noise, made very little mess, and they weren't constantly using the appliances and utilities. They rarely had cars and that's a huge plus, because traditional roommates always had cars, and the city limits the number parking permits per household. Renting all my extra bedrooms, as well as the in-law on the first floor, financially empowered me to pay off all of my property taxes and high interest credit cards, and after about 2 years, I was finally able to start making the needed repairs, maintenance, and replacing worn out items, and completing unfinished projects such as:

- New sewer line
- Finish closets in for 3 bedrooms
- Carpet the entire 3rd floor
- Repair and replace all of the decking and rails on 3 balconies.
- Build over 80 feet of new cedar fencing on the perimeter.
- Replace 3 major appliances.
- Install solar powered roof vents.
- New paint on exterior is about halfway complete.

And there are numerous benefits to the neighborhood and the local community as well:

- Property is better maintained
- Property is improved.
- Property is solvent. (All taxes paid and mortgage is current)
- Property owners equity improved (Able to pay down additional principal)
- 50% of short-term guests don't have cars. They take Uber, Lyft, or Metro.
- Local businesses get significantly more business because guests prefer to go out exploring, shopping, eating, and drinking.

And since I am finally able to have family members stay at my house, I see a lot more of my family which is a big deal because they all live on the East coast. My father and stepmother have stayed in the unit on the first floor times already. And my mother was just here for 2 weeks in March. My actress niece stayed here last summer for 2 weeks so she could meet with agents and managers, and my nephew, who recently moved to Los Angels, was able to stay with me for 3 weeks while he looked for an apartment in LA.

Please allow residents and homeowners like myself to continue renting out short term, so that we may continue on the road to financially security, keep our homes, and stay in Los Angels, the best city in the world!

Thank you,
Robert Chris Ganser

On Tue, Sep 26, 2017 at 5:17 PM, Huron SubStation - MLK <meike@huronsubstation.com> wrote:

I am a homeowner in North East LA and am shocked and disappointed that local politicians have decided to make home owners the scape goats for their long inaction in building affordable housing in Los Angeles. But now you want to take the hard earned sweat of homeowners and make them accountable instead. That's ridiculous and unfair!

Short-term rentals have allowed many homeowners that I know survive and keep their homes, which may have been lost to foreclosure. While I understand limits being placed on large developers, why hurt the homeowners? Regulations, taxes, etc. are making it impossible for everyone to live here including short-term landlords. I think the city needs to wake up and realize that their problem is not short-term rentals, but one that is much bigger than that and be accountable!

May 12, 2017

Kurt Inderbitzin
1408 ½ South Burlington Ave
Los Angeles, CA 90006

Dear Councilperson:

We have rented to both long-term renters and AirBnB renters for years. We have had LOTS of problems like noise and disturbances to neighbors and improper behavior from long-term renters; we have never had such problems with AirBnB renters. Simply put, all AirBnB renters know they will be reviewed by Landlords on the AirBnB web site, and if they get bad reviews, nobody else will rent to them...so they behave. Long-term renters, conversely, know there is a virtually no way for future landlords to track down their poor past behavior, so they don't behave. Which means AirBnB tenants are great tenants, both for their Landlords and for the neighborhoods where they stay.

And yet, the hotel industry is fighting tooth and nail to keep AirBnB out of Los Angeles. Obviously, they want all the funds generated by tourists to fall into their hands, and into nobody else's. So they argue that AirBnB travelers disrupt neighborhoods when, in fact, they don't. What the AirBnB travelers do do is bring millions and millions of dollars to local neighborhoods and families that desperately need these funds, and millions more to the tax coiffures of the Los Angeles city government.

And, make no mistake, the fact that AirBnBs exist also dramatically INCREASES the total number of tourists that come to Los Angeles. Why? Because AirBnB's can be dramatically cheaper than a hotel – a 3 bedroom AirBnb can house a family of six for as little as $175 per night; it would take 2-3 hotel rooms, at $250 per room per night, or $750 in total, to house that same family. The cheaper costs of AirBnBs let more people come to Los Angeles, and that fuels the overall tourist industry.

The legislation you are considering will kill off most of the AirBnBs in Los Angeles. In doing so, it will enrich powerful hotel conglomerates at the expense of individual homeowners and small businesses, decrease the number of tourists coming to Los Angeles, and reduce the overall tourism dollars spent in Los Angeles.

It is a mistake. A big one. Don't do it.

Sincerely,

Kurt Inderbitzin

REF: CF#14-1635-S2

Dear Councilman Gil Cedillo,

Greetings, I am writing in regards to the planned ordinance draft for Home sharing in the South Los Angeles district of which I reside near the staples center. I would like to express my support for the "home-sharing" platform as it has had a positive impact on my livelihood, the neighborhood, as well the many guests that have stayed with me. This concept of opening up my home to guests from all over the world has been a enriching experience for me because a couple years before this I was struggling have had a career turning point and needed a change. Over the 6 years i have lived in my current residence and over 10 years here in downtown, (though I am a Los Angeles native) I have seen downtown grow immensely creating a higher demand for affordable accommodations for middle class working individuals which whom I host on a daily basis. With the city gentrification there are no affordable lodgings within walking distance to the Convention Center or Staples Center. Though I do not agree with large property management companies having 3 or more units under the home sharing umbrella. I try to provide a personal experience encompassing the true authenticity of the city. It also has given me the chance to explore the career aspects of hospitality and property management, which has truly been a joy! Please consider supporting the Home Sharing concept for Los Angeles residents. I see many of the LA's roots and charm being taken away everyday from large developments and big businesses. Please allow us to continue to share our homes and show guests the special things our city has to offer. Thank you for your time and consideration.

Kind Regards

Diana Hsieh AirBnb
Super Host
(213) 819-9672

Mr. Gil Cedillo

Los Angeles CD1

Dear Mr. Cedillo,

As a long time constituent and supporter, I am writing to you to urge you to support the right of Angelinos to engage in home sharing through AirBnB or other home sharing services.

As a divorced mother, the extra income that I have earned through Airbnb has been fundamental to my ability to be able to keep my home, without this income, I will be forced to sell, and will most probably not be able to afford to live in Los Angeles anymore.

I know you have been a tireless supporter of immigrant and disadvantaged communities. Home sharing in an invaluable resource for me and many others.

Please do not approve an ordinance that will restrict the sharing of one's own home.

Thank you,

Mariana Groisman

Los Angeles, 90065

April 10, 2017

Dear Councilmember :

It has come to my attention that the city of Los Angeles has been working on creating a new ordinance that would regulate short term rentals. As the city is working on the ordinance, I want to share with you my own story on how my short term has spared me during hard times. It is my every hope it might allow empathy towards the owners of such short term rentals, like myself.

I am recently divorced. When my husband moved out in January of 2016, I was left with a mortgage and property taxes in excess of 3.5k/ month on a home I had recently purchased for us to start a family in. Even though I work full-time producing and styling photoshoots for interiors, my salary of 85K was not enough to make the monthly payments on the home in addition to insurance, bills, and general maintenance. Selling the newly-purchased, circa-1904 craftsman would have resulted in a hefty loss. In order to make my monthly payments, I enlisted the help of my contractor neighbor and we converted my now ex-husband's office into a chic studio available for short-term rental. The office does not have a kitchen and therefore, it's not a viable full-time rental. The plan worked. :) Not only has the rental allowed me to stay in my home and helped me pay the mortgage, it's connected me with my neighbors, provided direct income for two neighbors, supported surrounding businesses, and given me an opportunity to host guests from around the globe, which is something that has afforded me great happiness.

My home is a three-bedroom, restored, single-family residence located in East Los Angeles in an SR-2 neighborhood of Highland Park. The house backs up to an unsightly apartment complex at the rear and is located on an alley to the side. Across the street the winter homeless shelter exists along with two more large apartment complexes. The rental space itself (a small 200-SF space consisting of only a bedroom, closet, and bathroom) has an exterior entrance onto the alley. Due to its size and lack of kitchen or living space, it is not a viable rental for people seeking long-term accommodations. I've loved decorating the space an making it unique and because the space is charming, I'm able to a range from 69-85/ dollars a night (not including LA 14% nightly tax). Most of my guests stay an average of 3 or 4 nights (I rarely have guests in excess of 5 nights due to the lack of a kitchen).

Not only does the rental help me greatly with the payment of the mortgage, but it has granted my neighbor a reliable income as well. My neighbor, Maria, is older and does not speak English. Nor does she drive. She cleans the unit between guests, which is lucrative. It has helped to allow her family to make payments on their house as well. Through AirBnB, I've gotten to know Maria, who I've come to love as a friend. This relationship has required me to learn Spanish, thus, ingratiating me into our neighborhood, which is mostly Latin. Her son, Erick, is a local contractor and has done all the remodeling to the space. He also helps me with general maintenance and upkeep.

Additionally, renting out a spare room has connected with people from all over the world. Because the house is situated one block from the metro and walking distance to dozens of shops, cafes, and restaurants on Figueroa, at least 50% of my guests are international (they can get around LA without a car). I've had guests from Japan, Hong Kong, England, Sweden, Brazil, Canada, El Salvador, Switzerland, China, Australia, Argentina, and more. Most recently, I had an artist from Hong Kong stay in the unit while exhibiting her work nearby at the 14th factory in Lincoln Heights. I've been a traveler most of my life (and I still am) and I love the opportunity to host guests from around the world. I recommend places for them to eat, visit, etc and on some occasions, join them for a hike or a cocktail. There's a lot of new businesses in the area from restaurants and bars to coffee shops, cleaners, drug stores and local markets that my guests frequent, as well as some amazing Mexican standbys-- all within a very short walk. I imagine that my unit helps support all of these businesses. The rental keeps me busy, connected, and happy. I feel less isolated when the unit is rented. Being an AirBnB host has been a very positive and unforgettable experience and one of the best things to ever happen to me.

I currently pay 1,000/ month in property taxes alone and without the AirBnB supplementing my income, I could not afford to live in my home. I fully understand that their are people and companies who have taken advantage of the home sharing system and am thankful that those rentals will now be eradicated/ controlled. However, I strongly believe my situation has only been a positive one for myself, my neighbors, and the businesses in my neighborhood. I urge you to consider hosts like myself when implementing any new regulations.

Very Sincerely,

Elizabeth Strong

Dear Council-Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, it is causing distress for our household because we have begun to rely on Airbnb as a source of income tosupplement for our mortgage.

After our wedding last year we decided we wanted to share our house to visitors and began an intensive remodel of our house to make it more accommodating. Without the income wereceive from Airbnb there is no way we could afford our house given our current situation.

Airbnb allows us to choose who we want in our home and for how long. It helps us greatly with the payment of the mortgage, the dues and property taxes which we could not offered otherwise. Without this extra income the future of our home is uncertain.

Most of my guests have been coming to Los Angeles, to spend time at USC and contribute greatly to the economy of the Eastside. Some are here for seminars others are parents who come to help their children settle in LA or are here to visit their children, others are young Doctors, Physicists, and Architects trying to get a start in the city. All these people, come and spend money in the Highland Park area with is seeing a huge surge of attention for it's location.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Eastside to become a more covetedneighborhood in the city.

Sincerely,

Austin Childress & Cortland Cline

To whom it may concern,

I am a user of AirBnB both as a traveler and host since 2014. I've really enjoyed the flexibility the site offers. As a traveler, I can stay in residential areas and home like surroundings. As a host, I have gotten to meet people from all over the world. I am hopeful that the legislators will listen to people like myself and turn down legislation that would ban or further restrict home sharing on this level.

At the end of the day there are enough travelers that prefer hotel environments to keep the hotel business going. AirBnB travelers for the most part are not travelers that would typically choose a hotel and would rather stay with friends. Please give this serious consideration and don't bend to big money lobbying by the hotel industry. This is not affecting them in any significant way but it would affect those that host in a real emotional and monetary way!

Thank you for your consideration,

Daniel

My name is Ross Falcone. I live in the city center in an apartment with my brother, and we are engaged in tourist business, we pay all taxes

We believe that such a service as airbnb is very useful for the tourism industry as a whole, and it also helps us to raise money to realize our ideas and pay rent right now Rent its very very expensive (1400-1800 us dollars 2 bedroom apt) , and we want Los Angeles and California to become America's tourist capital. The money we receive from this, we all spend only on development in this tourist industry and help the city become even more attractive for new tourists. All the people who come to us spend a lot of money on recreation here, they visit: cafes, restaurants, make a lot of purchases, visit the universal Disneyland studio, and with all their money they also pay taxes, and these payments only the city and the state Win! If you limit the number of days for tourists, it will hit the tourist industry very much, and many will have to close their not big business, which depends on tourists!

Dear Councilmember:

It has come to my attention that the city has been working on creating an ordinance that would regulate short term rentals in L.A.. As the city is working on the ordinance, Westside Neighborhoods have been giving pushback on favorable legislation by trying to support severe restrictions.

I have a small income which is hard to survive with in ever increasing prices in the Los Angeles Market. Having additional streams of income even though meager will help me tremendously. My lovely home in the East Side with amazing views is usually empty. Having company help make home happier and more secure knowing it will be occupied. Airbnb is very instrumental in helping me save my life and my home.

Airbnb allows me to choose who I want in my home and for how long. It helps me greatly with the payment of the mortgage, the dues and property taxes which I could not offered otherwise. Without this extra income I would be forced out of my house and would not be able to find lodging. Right now, to rent an apartment in Los Angeles, the rents are more than my mortgage and to be able to rent you have to show an income of 3 times the rent. With my income, that would make me homeless.

Most of my guests have been coming to Los Angeles, to spend time at USC and contribute greatly to the economy of the Eastside. Some are here for seminars others are parents who come to help their children settle at USC or are here to visit their children, others are young Doctors, Physicists, Mathematicians here to gain some American University experience. All these people, come and spend money in the Eastside, City Target, Ross, Bed Bath and Beyond, Marshalls, Macy's, CVS, Westwood Pavillon, Westfield and the cinemas. They also use the local restaurants, hairdressers, manicurists, grocery stores.

Upon deliberation of home sharing in L.A., I urge you to create sensible, fair laws that protect community members like me, and encourage the Northeast board members to support the Bonin/Wesson Motion on short term rentals so that long term Northeast residents like myself can continue living in a place I've called home all these years.
Sincerely,
Derrick Dumlao

To: City Councilmember Jose Huizar and the City PLUM Committee
RE: Proposed Home-Sharing Ordinance
Council No.: 14-1635-S2

Dear Chairperson Huizar and Councilmembers:

My partner and I attended and spoke at the public hearing before the City Planning Commission staff on the proposed Home Sharing Ordinance and were impressed by a pattern we saw emerging: Many like us, were retired, grappling with devastating health conditions, limitations and disabilities. Your staff heard from hosts with cancer, Parkinson's, and other conditions, all sharing how hosting has allowed us to keep our homes and create jobs for ourselves and others in our communities. Many of us, also, are either retired or active union members. Unite Here is only one union and speaks for only one industry. Many of us also work in our homes in other capacities. These are not just "anecdotal". We are a significant demographic.

STR host after host explained how the sharing economy kept us from losing our homes. Our home is both our biggest asset and our greatest expense. In an economy of rising housing costs and diminished job opportunities, home sharing provides solutions to both these concerns.

At the beginning of the hearing, Community Planning and Historic Resources Division Manager, Ken Bernstein, who probably receives a healthy 6 figure salary, admonished those of us offering STRs as a means of keeping our homes, that we should, if we had housing available more than 90 days a year, offer it to Angelinos.

The landlord tenant relationship is by its definition and by law an adversarial relationship. Is it really fair or safe to demand that STR hosts, at least the ones who attended the hearing, who are disproportionately older, retired, disabled and sick, live in an intimate adversarial environment?

It can be very difficult to remove someone from our homes who lives there more than 30 days. The legal costs and the physical danger of long term renting are much greater than the risks of STR hosting. We can provide more housing options and housing security to ourselves and our community and employees with the income from STR hosting. We put considerable labor, time and finances into establishing our home share. As Airbnb super hosts we provide a responsible and safe option for travelers and community members. Since we began hosting last August we have paid over $5000 in TOT taxes. We work and communicate closely with neighbors so that our guests are not an imposition on the community. We live in the house with our guests. We provide off street parking for our guests. We support community businesses and subcontractors. We provide affordable short term lodging to family and friends of neighbors who may not have room for guests in their own homes.

We also provide other services out of our home, like renting out the space to the film industry, offering tax services and allowing groups to meet in our auxiliary building. **All of this may be prohibited under this ordinance.** By working in our home, while home sharing, we can monitor activities in the home and tend to the needs of our guests and our neighbors. We're also eyes on the street, home during the day when others are at work, thus assuring a safer community.

We agree that the landlord hotels need to be eradicated-- when a multi-unit landlord turns apartments into STRs at the expense of the larger housing stock and forces tenants out of their housing through harassment or abuse of Ellis evictions. But to delegate what we can do in our own homes in what is a growing sharing economy, when our homes are often our only resource and our greatest expense, makes no sense unless the goal is to provide a more advantageous economy for developers and multinational hotels. Airbnb seems to be more the lightning rod for these industries, who go unchallenged in their impact on housing and the economy. That so many people can claim that airbnb is ruining the housing economy, while they cannot name a single developer, is not insignificant. That we're all pretending or ignoring the fact that many of the hotels were built upon the destruction of entire neighborhoods, predominantly of very poor people, is also not insignificant. That the city has repeatedly allowed developers to destroy RSO housing and replace it with monstrous unaffordable luxury housing and that this is not part of the discussion on what is truly driving up rents, is pretty outrageous.

While most hosts only rent out a few nights a month,others have established consistent and well run year round businesses out of our homes. some of us have created not only jobs for ourselves, but for members of the community-- our employees, support for local businesses, gardeners. We have two full time employees. We pay significantly more than the

proposed $15 minimum wage, health benefits, sick leave, vacation pay. If employees need to leave in the middle of the day or have to arrive late or leave early to take care of family or personal matters, we can accommodate that. We prioritize hiring from our immediate community, share our resources and provide immediate services, as well as support neighbors who have other cottage industries.

We have a large house so we're able to offer more than 1 listing in our home. The aspects of the ordinance that would hurt us the most are

- Limiting us to a particular number of days per year (currently proposed at 180, but any limitation would be an imposition),
- Limiting the number of listings.
- Limiting the number of groups of guests in our primary residence.
- The prohibition of other non-residential uses that would otherwise be legal and acceptable.

Aside from the very wealthy properties listed as STR hosts, most hosts make less than $100 a day per listing. That would mean the ordinance would limit this cottage industry to $18000 a year, and yet would impose taxes on it that are based on the taxes paid by enormous billion dollar hotel corporations that also receive other compensations, loans and disbursements from the city. And yet the hotel industry claims they are the ones at a disadvantage here. What other small business is taxed at 14%? What other small business is limited to earning less than $9000 a year or conducting business on a part time basis? What other small business is denied the right to develop other sources of income that would otherwise be legal and acceptable? At this rate we will not be able to provide stable employment for ourselves or our employees. This is not a sustainable business model.

Passage of this ordinance would probably push us out of our house and force us to sell it, either leaving L.A. totally or adding ourselves to the numbers of people searching for affordable rental housing in a city that has had no real affordable housing policy since the 80s.

While the stated purpose of the ordinance is to make communities safer and housing more affordable, to protect rent controlled apartments, and address issues of decreased rental stock, I fear that certain provisions of the proposed ordinance would hurt many of the less well off members of the home sharing community, and/or push many of us out of our homes.

Aside from this ordinance, what other comprehensive housing program is being implemented in this city? What other efforts are being made to protect affordable housing and rental stock, particularly for example, the large number of new developments going up all over the city that are getting permits to destroy much of the older, rent controlled housing stock. Just on the block behind our house 2 multifamily houses are being torn down to make way for an apartment building full of pricey large apartments. Another multifamily house is being torn down two blocks down from our house, on our street and another large building is going up that won't have rent stabilization. One of the apartments in one of the houses had been listed on airbnb offering a room in the apartment. The airbnb listing did nothing to harm affordable housing and rental stock in the neighborhood. The new building destroyed 5 homes to be replaced by new unregulated rentals.

To achieve the stated goal of protecting and perhaps expanding affordable housing in the city, the proposed ordinance should stipulate that TOT revenues collected from Home Sharing be allocated to the Housing Trust Fund, to be used for affordable housing.

There is much that the city planners could do to protect the older housing stock, including disallowing their destruction, supporting mom and pop owners who live on the property, provide incentives, subsidies, make it easier to remove a problem boarder or tenant, especially when the owners live on the premises. But it seems the only concern by the city for these older buildings, a significant architectural heritage, is if that they are being used as short term rentals.

The city needs to find ways to make renting older properties, affordable and sustainable and of providing new housing stock that reflects the history and integrity of existing, especially poor communities. Demanding that homeowners with room to spare, offer our homes to strangers on a permanent basis is unfair, unreasonable and unrealistic. This ordinance will create more housing problems, not decrease them. I encourage the Planning Department staff to rework this ordinance so that it is more streamlined and does not hurt the more financially vulnerable members of the community who have made use of this economic opportunity.

Emma Rosenthal,
Los Angeles

Dear Mayor, City Atty, Housing Committee, City Council and all voting entities on this issue;

I am writing in support of home sharing and short term rentals in Los Angeles. Eight years ago we took a gamble and bought a home in Glassell Park on a street where many homes/properties have been rather neglected for years. We'd been renting an apartment in Silverlake for ten years, but when I became pregnant, but could not afford 90026, so we looked a bit more east and found an ideal home in GP. It was 2008 then and housing prices were still near the top of the market but we decided to bite the bullet anyway and become first time home owners. We bought a beautiful 1910 craftsman that needed a lot of work both inside and out. We had our newborn baby and two years later, adopted another child through LA County. Cut to five years later... and we finally began to spruce up our property. Over the past several years, we've made substantial improvements inside and out, and greatly improved the value of our property. We also believe we've inspired others on our street to fix up their homes.

Last year we began doing short term rental on our property as a way to recoup the costs of our substantial improvements. We would never consider long-term rental as love the flexibility of having 1 or 2 people stay with us when we choose, while keeping our extra room open for our many visiting family and friends.

In the 12 months we've been hosts, we've enjoyed the company of great guests from 11 different countries including Denmark, Sweden, Germany, UK, Oman, Saudia Arabia, Hungary, Spain, New Zealand and Italy. We've had a great time meeting new people and really love introducing them to our favorite part of LA: NELA. Our guests utilize the recommendations list I've compiled of great restaurants, shops, entertainment, etc. I'm friends with quite a few local businesses in Glassell Park, Eagle Rock, Silverlake, Glendale & Atwater and my guests patronize these businesses all the time. By staying with us, our guests have the chance to see and experience a unique part of Los Angeles they would never know otherwise and contribute great revenue to the local economy.

We are respectful responsible hosts and don't allow loud parties. We share our backyard with our guests and vet the people who come to stay with us. We use a very popular home-sharing platform AIRBNB and they provide their own vetting as well as insurance, support and protection for both parties. It is an extremely EASY SAFE platform for all parties to use. And it works really well. We do home-sharing because of the ease on our lives as we're both busy parents, working, raising a family and volunteering within our community.

I am opposed to several portions of the proposed home-sharing ordinance that limits what people can do within their own primary residence. I am particularly concerned

about the limiting of the number of days people can home share and how many listings on their property they can have active at one time. Also of concern are the clauses that would: prohibit hosts from other work related activities; prohibit in-law or secondary dwellings to be used for home-sharing, short term rental; and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

Furthermore, I am opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights. Lastly, I highly oppose requiring hosts to undergo city inspections, registration and licensing. Airbnb provides a vetting for hosts who don't meet their standards. Guests would not stay with us if we didn't provide a safe clean environment. So, requiring hosts to conform to all these ordinance regulations will deter hosts from wanting to participate. We've dealt with city inspectors before on our property and the process was anything but easy or enjoyable. It was really awful actually as your outcome is often determined by the whim of whichever inspector shows up that day and his/her mood. Requiring licensing and registration kills the spirit of home-sharing, which has proven highly successful the world over. LA is known for being a progressive city so its counter-intuitive to pass this ordinance with all these ridiculous restrictions.

In closing, my family and I depend on home sharing to augment the high cost of living in Los Angeles and to help recoup our costs of improvements to our home and property. We could not afford to live in this home with the improvements we've made without it. And, frankly, would not have gone ahead with many of the improvements if we'd known home-sharing was potentially going to be severely limited. If this ordinance is enacted it would mean great financial hardship to me and my family.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

Not to mention, my family and I LOVE using home sharing when we travel both within the US and abroad! Home sharing allowed us to be able to afford to attend a family friend wedding in Sweden this past August. Airbnb is an amazing community of hosts and guests!

Thank you in advance for your willingness to reconsider the need for this ordinance. Let LA be a shining example of how progress good ideas can thrive!

Sincerely,

Lisa Cole

Glassel Park resident

Dear Council Member:

It has come to my attention that the city has been working on creating an ordinance that would regulate short-term rentals in our home city of Los Angeles. As the city is working on the ordinance, my neighborhood council was in favor of supporting homeowners who wish to home share in their primary residence.

My professional background is in education. I was fortunate to have been working under a federal grant that had guaranteed funding through fall of 2009. Although my income was secure until fall of 2009 which I was grateful for, my husband's small business took a hard financial hit with the economy. Having worked in education for 10 years that fateful day in September 2009 came and my secure employment had not been replaced with the position which had been previously promised in order to make sure I was stayed around while all other employees found employment in other campuses. Having trusted I would have a position, I devoted the last 9 months of our project to successfully closing up a 9-year grant. My staff of 7 full-time employees and 30+ student staff came down to 1 part-time employee in the last 5 months. I had to finish writing the final performance report and close out all of the files of twenty-two hundred students and their families.

Realizing a bachelor's degree would no longer be enough to keep me competitive, I decided to take this opportunity to go back to school. This was a big sacrifice for my husband but we had postponed not starting a family and felt we would take out the necessary student loans to make this possible. Fast forward 2.5 years later and I was about to graduate when my niece and nephew were in danger of being placed into the foster care system. Both of their fathers had been incarcerated for several years and had many more years on their sentence before they would be released from prison. Having been raised by my aunt, I felt it was only right to step in and have them move in with us. Our family of 2 instantly grew to a family of 4 with 2 young children and within six months, my sister fell ill and had to move in with us as well. So in a matter of 6 months, my husband and I had 3 dependents who counted on us for food, shelter, and critical medical attention.

As soon as we matriculated our niece and nephew to our neighborhood schools we realized just how behind they were academically. What should have been 30 minute independent homework assignments turned into 3 hours of one-on-one tutoring and coaching. My husband and I made another family decision to have me postpone looking for a full-time position. Raising our niece and nephew became my full-time occupation. My niece was being tested for learning disabilities, attention deficit disorder, as she was unable to complete basic 3rd grade level coursework without extensive academic assistance from us. My nephew was now being challenged and was not used to having to study to earn good grades.

We worked hard to create a loving family environment that would allow them to for the first time know what it was like to sit down and eat home-made family dinners and discuss our days. My days became filled with social worker conversations, scheduling various doctor visits including a nutritionist, psychologist, pediatrician, endocrinologist to name a few. No matter how great of kids our niece and nephew were, the years of negligence took a toll on their overall well-being. These added dependents we called

family definitely dipped into our savings to the point where we were using up everything we had worked to have for our future.

A 6 month fostering commitment turned into 2 years of hard work, tears, joy, frustration, and finally the ability to help them transition back into their home with their biological mother.

When I started looking into positions, hiring freezes were still in effect, budgets were still tight, salaries had gone lower than when I first started my very first professional position back in 1999. How could this be? I would have to travel 2+ hours to and from work and earn less than I did over 10 years ago? I now have hefty loans in addition to a mortgage that need to be paid. This is when we first learned about airbnb and how they could help supplement some much needed income. Yes, we were fortunate to have a home with the now extra rooms that were previously occupied by our family. We started hosting in our home as a way to help out financially. While we depend on the income to help make basic ends meet, we also love sharing our home. It does require a lot of hard work and dedication, but it also brings a great deal of satisfaction to welcome a vetted stranger or couple into our home! We've had many guests who come to meet their grand baby(ies) or their adult children who live in small cottages who cannot accommodate them. Our guests love being able to walk to their family members homes in the neighborhood. We've also hosted traveling medical professionals who are looking to have a more home-like feel than what a hotel offers. Because their contracts can fluctuate, they like having the flexibility to extend or cancel if they need to. We've hosted several guests who are coming to Los Angeles for a new position and stay with us a week or two to explore the different local LA neighborhoods. Recognizing Los Angeles is a big diverse city, they come to see what living in NELA is like. We've also had Cal-TECH and JPL scholars come stay with us.

Because this is our home, we are very careful on who we allow to stay with us. We are mindful hosts. We provide a parking space for our guests. We implement quiet hours and ask they treat our home and neighborhood as if it were their own. Hosting has enabled us to stay in our home, stay current on our mortgage, and finally begin paying off those students loans. I've welcomed many guests, several from the U.S. but quite a few from abroad as well. As a multi-cultural family, we love welcoming a diverse group of respectful guests who love exploring what our local neighborhood has to offer. They eat at local restaurants, hang out at local coffee shops, they use Laundromats, do groceries, and shop leaving behind additional revenue for our local neighborhoods. Many of my guests comment I had no idea about NELA but I really love the vibe and the diversity it has to offer. Location is still central but far enough that you feel like you are in a residential suburb.

In your deliberation of home sharing in Los Angeles, I respectfully urge you to create sensible, fair laws that protect community members like me and my family to continue affording living in this wonderful city we love! Thank you!

Respectfully,

Wendy

North East Los Angeles

09/14/2017

Dear council member Jose Huizar.

I would like your support in not supporting the upcoming short term rental Ordinance (city planning case No. CPC-2016-1243-CA). It is just another case of our individual rights being infringed upon. As homeowners we generate a large annual revenue for the city through our property taxes. My wife and I have been homeowners in Highland Park since August 2007. We have a little extra space that only occasionally gets used by friends and family visiting. So with the popularity of home sharing, we have since June 2016 offered this space on AirBnB. The space would not qualify as a long term rental, so we are not contributing to a rental shortage by any means. It is a tremendous help to have this extra income. If we are no longer allowed to rent this space it would just go unused and the loss of income would put a strain on our personal finances. Im not sure what the people in favor of this ordinance are voicing against home sharing. Like with everything there are always pros and cons. I can only tell you from our personal experience that it is of little negative impact on our neighbors and community; and a very positive impact on the local economy. The extra space we rent out is part of our primary residence, so it is done in a very controlled manner. We don't allow parties and or loud noise that would disturb our neighbors. The only negative impacts I can see, in our case, is that one more car is parked on the street and the higher utility usage. But even these are controlled to some extent; with us advocating wise water and power usage by informing our guests through our check in process and through our house rules posted on the website. We are certainly not competing and/or stealing clientele from the surrounding hotels/Motels. At $75/night we attract mainly younger(under 30) travelers, who are not in a position to pay $150+ a night. Those travelers seeking to stay at the $300+ a night accommodations offered by the JW Marriott and Ritz Carlton at L.A. Live, would never dream of staying at our home. Home sharing has almost certainly opened the door to a secondary tourism market around the world. We get to experience it first hand. Our guests frequent the local restaurants, cafes, supermarkets and sights. They also, like most other tourists, enjoy the local So Cal attractions such as Disneyland, Universal studios, etc...just to name a few. This in combination with the Transient Occupancy Tax and the income tax we pay on these earning all amount to a rather large pool of money the city of LA did not have before home sharing. I hope this gives you an idea of what home sharing represents and how it is helping local economies around the world. Please support me and others in favor of unrestricted home sharing. As a voting local homeowner I hope my voice means something to you.

Yours sincerely

Jasper Wood
jasperwood@sbcglobal.net

Dear Councilman,

I am writing because I am very concerned with proposed regulations of short term rentals like Airbnb. Renting our home short term has been essential to the finances of my family.

With the added income, my wife was able to go back to school and get her masters degree in Marriage and Family Therapist (MFT) and will work with at risk youth. I was able to commit full time to working on my dream artistic project that is just starting to have success and may very well turn into a movie or series that will bring work and prosperity to our city.

The duplex house we bought a decade ago and renovated from a slum wreck to a beautiful addition to North Hollywood has inspired the whole street to renovate and open new businesses such as a coffee house, juice bar, yoga place and restaurant. All have opened since we renovated and all benefit greatly from the business our guests bring to the street.

The guests that stay in our house come from around the world and from all over the US. Most of them go to Universal Studios Theme park and do lots of shopping (we see the store bags and boxes they leave behind) They eat at local restaurants, rent cars, use Uber, shop for food at Ralphs and Costco. In other words they bring LOTS of money into out local economy above and beyond the rental fee and taxes. Every guest has been charming (Not a rude or troublesome guest yet, and I live right next to them) Most would not have been able to afford to come to our city if not for short term rentals like mine since many come in groups of six, some with pets. Hotels for such large families would be cost prohibitive.

Pleas do not limit the amount of days per year that I can rent to these wonderful visitors! Please to not limit the use on duplex properties for short term rentals! Please do not limit short term rentals to owner occupied only!

Even though we live on the property now, my wife's mental health care work may lead us to move to other parts of the city. If we do and the regulations make us close the short term rentals the whole street and neighborhood will suffer the loss of income. If you limit the days we can rent short term, the loss of steady income would force me to close the short term rental. If I would rent it long term i would charge in excess of $3000 per month so that would not add to the low income housing pool, it would only lose income for the local economy and the city would not get the transient tax.

Please don't limit short term rentals, doing so would be a loss for everyone and a benefit to none.

Thank you,

ERIC ERDEK
erdek@sbcglobal.net

Dear Council, City of Los Angeles,

In regards to your next meeting concerning short-term rentals in LA; I am a small business owner (freelance photographer and Photo Studio Manager) who frequently uses short-term rentals of my photo studio as a major component of my business model. I would like to advocate favorable legislation for property owners of this city to not hinder short-term rentals by regulation. My business is in the heart of the ever growing Arts District of Downtown Los Angeles and would be threaten by further restricting short-term rentals by legislation. My artist studio is just one of many in the area that uses short-term rentals on weekly basis and I am confident that any regulation upon our short-term rentals will take value out of the community as a whole in my area.

Please consider the years hard work that many of us small business owners have put into our properties in order for short-term rentals to be successful. The impact of regulations would directly affect us and all the value we have worked endless hours to achieve. Thanks for your time!

Rowan Daly
rowandaly.com
310 // 906 // 6832

Sample Email Subject: Protect Homesharing Council File #14-1635- S2
Councilmember
I am writing to ask you to help write a clear and fair legislation regarding home sharing. I'm a recent college graduate young woman who immigrated to the United States about 10 years ago and was able to help my family to buy and pay the payments for a property in Los Angeles after years of going to school and working two full time jobs simultaneously. After buying the house, my siblings and I were able to pay the mortgage and all the other additional costs by our combined earnings; however since they got married and moved out of the house I have been solely responsible for all the property costs. As a result, I was struggling for a while to pay all the payments and that made me to decided to sell the house that all of us worked really hard for years to be able to afford. However, before doing so a friend of mine suggested home sharing on Airbnb, she said that it would help with my finances and it would give me the opportunity to keep my house. Since I began hosting, it changed my life both financially and mentally. I am able to pay my bills and people from all the over the world visit me in the comfort of my own home. I would never have been able to do this or meet these great people if it was not for Airbnb. Airbnb has allowed me to make a name for myself and keep my home. If it was not for Airbnb I might have had to sell my house to survive because I was not able to pay all my bills as a young single woman. Fortunately, Airbnb has allowed me to keep my home. My guests also ask me for recommendations on where to eat and visit when they are in Los Angeles and I always recommend the local shops which also is very beneficial for my community and development of my city and all the surrounding areas. Please consider my story and my situation when you draft a legislation regarding home sharing.

Thank you, A. Majidi, Los Angeles, CA

Dear Council, City of Los Angeles,

I am writing concerning your next meeting concerning short-term rentals in the City of Los Angeles.

I am a resident of the City of Los Angeles and am advocating favorable legislation for property owners of this city to not hinder short-term rentals by regulation. As a young professional to offset my housing costs, I have used short-term renting while as a way to subsidize my housing costs. This has allowed me to afford living costs in the city of Los Angeles.

I am located in the heart of the city and there have been no complaints by neighbors or others about the short term renting. Our guests also love to come and visit the city and stimulate the local economy while they are here.

Please consider the impact this would have on those offering short-term renters and their economic situations.

Thank you,

Waseem Ballou

To Whom it may Concern,

I am writing to share with you my experiences on Home Sharing and issues that impact my existence in Los Angeles, specifically San Fernando Valley 91601.

I began sharing my house in 2007. Originally it was thru Craigs List but I eventually switched to Airbnb because the customers seemed safer due to the vetting process thru the airbnb community. I began by renting a room in my house. I was a **single girl and Airbnb helped me to afford my mortgage payments**. I enjoyed having families of all sizes from all over the world come and share my home. I learned so much about French Music as well as how to make a perfect crepe and Authentic Indian cooking all from my Airbnb guests.

I married in 2008 and continued to rent out a room in my house. **In 2012 the mortgage payments ballooned and became entirely unaffordable**because I got one of those awful loans that led to the mortgage collapse, so my husband and I began **renting 2 rooms in the house to afford the payments.**

And then finally in 2013 my **husband decided to leave**. I converted my house into a duplex adding a full kitchen and bathroom so that, should I need it, I could airbnb a 3rd unit and be able to go **stay with family to recover emotionally and then have a place to come back to all while continuing to rent the rest of my house thru Airbnb.**
And that is exactly what I did.

Had it not been for Airbnb I would have been foreclosed on my home. Between the emotional heartbreak of a divorce and the impact of the mortgage crises everything was too heavy to handle on my own.

Now, I live in my house with children but I still Airbnb the accessory unit. **Airbnb not only helps me to stay current with my Mortgage payments but it also helps me afford the career development classes I take in West Hills.**

Issues that matter:

--to be able to continue to afford my home I absolutely need to be able to rent it out 365 days a year.

--I live at the property I also home share. Home Sharing the duplex allows me to have privacy with my family while supplementing my income thru Airbnb.

--Due to the nature of children, I may need to relocate to a new area but I don't want to sell my home. Having the freedom to Home Share while living at another residence allows my family to grow in a way that enhances their development rather than being stuck in a place that no longer meets our needs.

Thank you for your support of Home Sharing for the people like me who rely on it to stay afloat financially. **Owning a home is a heavy burden and having the option to access assistance thru unused portions of my home has been a true godsend.**

Kindly,
Jennifer
San Fernando Valley

Dear Councilman

I'm writing you to ask that you reconcider the cap to Air BnB hosting.

I have a 3 bedroom appartment & renting the rooms has helped me to be able to afford a lifk in Los Angeles. I moved to USA with no family & Air BnB has been a blessing for me as I don't have anyone to rely on. I working on becoming a Dietician & getting Yoga Certified so I can inspire people to leave a healthy life. Having extra money from renting it's been helping me to focus on le education so I can give back.

Air BnB it's not just a rental bussiness for me. I was able to inspire people to eat better, exincise more & make healthier choices. I had a guest wha has been having seasures for 17 years & I ended up changing her life with green smoothies. She quit smoking & reduced her medicine by half.

I [illegible] airBnB as a way to give tourists