

Communication from Public

Name: David Van Chaney

Date Submitted: 12/03/2024 09:16 PM

Council File No: 14-1635-S10

Comments for Public Posting: I have been a small housing provider in Los Angeles for almost 30 years and I have struggled through the constant over regulation and constantly changing regulations if rent controlled units. I went bankrupt in 2008 due to a combination of changed laws, city plan check people who refused to approve my plans without gratuities, and other nefarious acts. I had to kick a tenant out of a building in 2017 because the unit - which was converted to another unit in 1942 during the wartime housing crisis which was also during a period of rent control. The unit was registered I 1979 with the Housing Department and was a legal unit until 2017 when the SCEP inspector declared the unit illegal. The Housing Department made me pay the tenant \$15,000 to move but only gave him 30 days to move, despite state law being 60 days notice. I asked a manager of SCEP why the city didn't follow state law. He told me I could pay a fee for an extension to 60 days. I was like pay a fee for you to follow state law? I then asked the Manager who benefitted from the 3,000 plus evictions the Housing Department filed against so-called "Illegal Housing" every year. The manager told me it was about money, millions, and it was above his pay grade. So my tenant go evicted while hundreds of homeless people lived a block away in Echo Park. I helped hi find a place for \$1500, \$1,000 a month more than he was paying me. He worked for the County in Child Protective Services and I was shocked the city would treat another government employee - especially a low paid one - the way they did. I shouldn't have been. Now we have gone through tenants not paying rent for three years due to the "COVID impacts." One of my tenants did not pay rent for three years, made over \$92,000 in W-w2 wages, made \$1,000 a week in Federal Unemployment, got food stamps, and Medi-Cal. She went on a one month vacation to Greece and bought a \$650,000 house in Austin, Texas with her unpaid rent. She made too much money for me to be reimbursed by the State Emergency Rental Assistance Program, so like many others, I got nothing. Over \$1 Billion dollars in rent is now uncollectable in Los Angeles thanks to City Council. After three years of no rent increases the Council allowed a 4 percent rent raise after much fuss. But City Law, passed by City Council, calls for a rent raise matching the Consumer Produces Index. The same equation applies to Social Security, so based on CPI my Social

Security tenants got 19 percent more over those three years based on CPI. My Los Angeles teacher tenants got a 22 percent raise. But us greedy housing providers got only 4 percent and got left holding the bag of a billion dollars in unpaid rent. Now the insurance crisis is here and my premiums have gone from \$2,000 to \$8,000 a year on a duplex. Yet the City Council thinks a 2 percent increase is too much for housing providers. My point is, this City Council continues to punish small housing providers, and now those sharing their homes through AirBnB after an exhaustive compliance to even rent their homes on AirBnB. And now City Council wants to apply the same stranglehold on small AirBnB hosts that they have applied to small housing providers while throwing unaccounted city money at homeless non-profits, developers who get subsidies and sweetheart deals, millions of dollars in unpaid advances to "Homeless Non-profits" and huge amounts of money to motels and hotels averaging \$17,500 a month several years ago to house unhoused people. While I am expected to provide housing at \$700 a month for two long term tenants. Enough is enough. Council passed restrictive AirBnB laws that people are trying to abide by, and now you are trying to strangle AirBnB the way you have strangled small housing providers. By the way, most small housing providers in L.A. are people of color and you are stripping them of what Councilmember Rodriguez calls "building generational wealth." Apparently the end game is making everyone sell to private equity. I'm 67 and can't fight City Hall another 30 years, so I will end up selling to Private Equity. But don't make the same mistake with small AirBnB providers. Let them comply with current laws and give them time to work.

Communication from Public

Name:

Date Submitted: 12/04/2024 12:56 AM

Council File No: 14-1635-S10

Comments for Public Posting: Please do not remove STR extended Stay. I have been a property manager/host for 13 years. This is how I support my family. The owner's live in Los Angeles part time and we rent their houses out while they are not working here. It is a great benefit to local business and isn't impacting anyone. They wouldn't be able to rent their house to anyone long term since their schedules are vary. Please stop changing things that benefit regular people like myself trying to take care of my family.

Communication from Public

Name:

Date Submitted: 12/04/2024 02:31 AM

Council File No: 14-1635-S10

Comments for Public Posting: The proposed elimination of the Extended Homeshare Permit is another overly punitive measure taken by the council against ordinary people who are looking for some help with their mortgages. I can understand wanting to take action against large blocks of apartments run by organizations but the pendulum has fully swung towards punishing home owners who have a spare room or an ADU they rent on the side and who will struggle without the extra income. Not to mention that hotels (which are already despicably expensive) will get even worse and it will likely discourage a lot of tourists from being able to visit LA and spend money. It feels like the process of being an Airbnb host is already highly regulated, and aside from this don't get me started upon how absurdly difficult you've made it to be a landlord in this city with all of those regulations (again - as someone who counts on this for help paying their mortgage, not a corporation). You are making huge financial problems for a lot of ordinary people with all of these misguided rules rather than building and subsidizing more housing.

Communication from Public

Name: Georgia

Date Submitted: 12/04/2024 05:45 AM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Members of the City Council's Housing and Homelessness Committee, I urge you to reconsider the proposed elimination of the Extended Homesharing Permit. This change would devastate my family and many others who rely on short-term rental income to survive in one of the most expensive cities in the country. My family of three depends on the income from hosting a single Airbnb unit in our home to pay our mortgage and make ends meet. I work in the film industry, which has been severely impacted over the last two years, while my husband runs a small local bar. Without the flexibility to host short-term rentals, we could lose our home. This hosting income not only keeps us afloat but also helps us support others in our community. For example, we've been able to retain our former babysitter as a cleaning lady, giving her steady work to support her family. Additionally, we encourage our guests to spend locally, benefiting small businesses in our neighborhood. We are not a large corporation or hotel chain. We are a local family who lives in and cares for this community. Because we live on the property, we screen every guest carefully to ensure they respect the peace of our neighborhood. We follow all the rules, respect our neighbors, and use this platform not for profit but for survival. If this permit is eliminated, families like mine will be the first to suffer, while corporate developers and hotels continue to profit. This regulation will not solve the housing or homelessness crisis—it will only force responsible, hard-working residents like us into desperation. Please don't force us into an impossible choice between losing our home and leaving this city. Protect the Extended Homesharing Permit and help families like mine stay in Los Angeles. Thank you for your time and consideration. Sincerely, Georgia Tribuiani

Communication from Public

Name: Raul Gonzalez

Date Submitted: 12/04/2024 06:43 AM

Council File No: 14-1635-S10

Comments for Public Posting: I am the owner of the property located at 3876 edgehill dr Los Angeles ca 90008 for which I currently rent the property on a short term basis and possess a permit to do so. I support that this ordinance continues and the city allow homeowners to rent their property on a short term basis for more than 120 days and possibly year round 365 days that will enable homeowners to afford their property. The ordinance generates income for the city and local businesses with the taxes assessed and guests spending money in the area. Additionally, properties are highly maintained providing a safe and clean curb appeal to the community. Please allow for the extended short term rental ordinance to continue.

Communication from Public

Name: Valley Industry & Commerce Association

Date Submitted: 12/04/2024 08:48 AM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Chair Raman and Honorable Members of Housing and Homelessness Committee, We, a coalition of small business advocates and community organizations, including the Central City Association (CCA) and Valley Industry & Commerce Association (VICA), write to express our strong opposition to any recommendations that would further restrict Los Angeles' Home-Sharing Program and reduce important tax revenue for the city. Home-sharing is a critical economic tool for Angelenos to earn extra income for rent, student loan payments, and savings, while paying tourism taxes, and contributing to the city's economy. As outlined by the 2018 Home-Sharing Program, the City of Los Angeles requires residents to follow a thorough registration process to rent out their primary residence as a short-term rental. The program has significant safeguards in place to ensure compliance of requirements, which are managed and processed by the City's Planning Department. Recommendations to further restrict home-sharing, including eliminating the extended home-sharing permit for hosts who share their home more than 120 nights per year, would damage critical revenue for the city and take the flexibility of hosting visitors as needed away from residents. Short-term rentals are an essential component of Los Angeles' tourism and lodging ecosystem. Tourism is a cornerstone of Los Angeles' economic vitality, generating billions in revenue and supporting countless jobs and small businesses across the city. Studies show that guests who stay in short-term rentals help generate billions of dollars in local economic activity. What's more, the short-term rental industry alone contributes millions in Transient Occupancy Tax (TOT) to the city's budget each year—funds that are vital for supporting public services and community investments. Restricting home-sharing would have a dramatic negative impact on this revenue stream, creating a budget shortfall at a time when our city can least afford it. Furthermore, restricting short-term rentals would exacerbate the shortage of accommodations during major events that are critical to Los Angeles' global reputation and economic growth. Upcoming events such as the 2026 FIFA World Cup, the 2028 Olympic and Paralympic Games, and numerous large events will require a wide range of lodging options to meet demand. By creating new home-sharing restrictions for residents, Los Angeles

risks being unable to provide enough lodging for visitors, forcing visitors to seek accommodations outside the city, thereby diminishing economic benefits for local residents and small businesses and missing out on valuable tax revenue for the city. We strongly urge the City Council not to restrict existing home-sharing permits in any way that damages revenue for the city and consider reasonable solutions to enforcement challenges. We encourage you to focus on policies that support responsible hosting practices without dismantling a vital part of our tourism infrastructure. By allowing Angelenos to maintain the flexibility of sharing their home to earn extra income when needed, Los Angeles will be better positioned to sustain its tourism economy, meet accommodation demands for major events, and continue to benefit from the millions in TOT revenue generated by the short-term rental industry. Thank you for your consideration of our comments, which are intended to ensure that the city's tourism ecosystem is positioned to flourish and welcome visitors from around the world for the Olympics and beyond. Sincerely,
Central City Association Valley Industry and Commerce Association



December 4, 2024

The Honorable Members of the Los Angeles City Council
Office of the City Council, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE: Home-Sharing Ordinance Recommendations

Dear Chair Raman and Honorable Members of Housing and Homelessness Committee,

We, a coalition of small business advocates and community organizations, including the Central City Association (CCA) and Valley Industry & Commerce Association (VICA), write to express our strong opposition to any recommendations that would further restrict Los Angeles' Home-Sharing Program and reduce important tax revenue for the city.

Home-sharing is a critical economic tool for Angelenos to earn extra income for rent, student loan payments, and savings, while paying tourism taxes, and contributing to the city's economy. As outlined by the 2018 Home-Sharing Program, the City of Los Angeles requires residents to follow a thorough registration process to rent out their primary residence as a short-term rental. The program has significant safeguards in place to ensure compliance of requirements, which are managed and processed by the City's Planning Department. Recommendations to further restrict home-sharing, including eliminating the extended home-sharing permit for hosts who share their home more than 120 nights per year, would damage critical revenue for the city and take the flexibility of hosting visitors as needed away from residents.

Short-term rentals are an essential component of Los Angeles' tourism and lodging ecosystem. Tourism is a cornerstone of Los Angeles' economic vitality, generating billions in revenue and supporting countless jobs and small businesses across the city. Studies show that guests who stay in short-term rentals help generate billions of dollars in local economic activity. What's more, the short-term rental industry alone contributes millions in Transient Occupancy Tax (TOT) to the city's budget each year—funds that are vital for supporting public services and community investments. Restricting home-sharing would have a dramatic negative impact on this revenue stream, creating a budget shortfall at a time when our city can least afford it.

Furthermore, restricting short-term rentals would exacerbate the shortage of accommodations during major events that are critical to Los Angeles' global reputation and economic growth. Upcoming events such as the 2026 FIFA World Cup, the 2028 Olympic and Paralympic Games, and numerous large events will require a wide range of lodging options to meet demand. By creating new home-sharing restrictions for residents, Los Angeles risks being unable to provide enough lodging for visitors, forcing visitors to seek accommodations outside the city, thereby



diminishing economic benefits for local residents and small businesses and missing out on valuable tax revenue for the city.

We strongly urge the City Council not to restrict existing home-sharing permits in any way that damages revenue for the city and consider reasonable solutions to enforcement challenges. We encourage you to focus on policies that support responsible hosting practices without dismantling a vital part of our tourism infrastructure. By allowing Angelenos to maintain the flexibility of sharing their home to earn extra income when needed, Los Angeles will be better positioned to sustain its tourism economy, meet accommodation demands for major events, and continue to benefit from the millions in TOT revenue generated by the short-term rental industry.

Thank you for your consideration of our comments, which are intended to ensure that the city's tourism ecosystem is positioned to flourish and welcome visitors from around the world for the Olympics and beyond.

Sincerely,

Central City Association

Valley Industry and Commerce Association

CC: Members of the Los Angeles City Council Housing and Homelessness Committee

Communication from Public

Name: Fred Sutton

Date Submitted: 12/04/2024 08:50 AM

Council File No: 14-1635-S10

Comments for Public Posting: Attached, please find a letter from the California Apartment Association regarding this issue.



California Apartment Association
Los Angeles County
4401 Atlantic Ave. Suite 200
Long Beach, CA 90807

December 4, 2024

Honorable Chair Raman
City of Los Angeles
VIA Email

**RE: Agenda Item: 14 - 14-1635-S10
Short Term Rental Ordinance Enforcement**

Dear Chair Raman and Committee Members,

As part of the short-term rental program implementation in 2019, a housing provider "opt-out" portal was created. This mechanism was intended to prohibit Home-Sharing Registration issuance and block any future Home-Sharing Registration ability.

Although there has been progress, we continue to receive reports that housing providers are combating illegal short-term rentals in their communities despite submitting their properties to the prohibition list. Tenants in apartments who list with short-term rental websites can create safety issues for their neighbors and the community. Short-term guests have had no screening or background checks, and keys or gate codes are given out by the listing tenant to strangers.

As the city reviews its enforcement mechanisms, we respectfully request:

- The multi-family prohibition list and its correlating enforcement procedures be further reviewed for effectiveness. Registration should not be granted, and platforms should be held responsible for any illegal activity at these sites.
- Any monetary fine or other enforcement action for illegally engaging in a short-term rental on these properties or explicitly prohibited locations should be incurred by the aggrieving party and short-term rental platform. A property owner should not be fined in these circumstances as no platform should be listing at these locations.

We must protect the housing provider's ability to operate their communities and prohibit the circumnavigation of a lease agreement. Although lease agreements are the primary protection for communities, they can be time consuming and expensive to enforce. Property owners should not be penalized for activities they are trying to stop and where a listing should already be prohibited.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Frederick Sutton', is written over a faint, light blue circular background.

Frederick Sutton
California Apartment Association