

## Communication from Public

**Name:** Iris Craige

**Date Submitted:** 09/23/2025 11:46 AM

**Council File No:** 14-1635-S10

**Comments for Public Posting:** September 17, 2025 Position RE: CF - 14-1635-S10, Amendments to the Home-Sharing Ordinance - Support Dear Members of the Los Angeles City Council, Southern California's housing and homelessness crisis continues to worsen, and Los Angeles is its epicenter. With Airbnb mounting a front-group pressure campaign to protect illegal STR operators and undermine enforcement, it is imperative that the City Council take a principled stand against the corporate exploitation of our housing stock. The time to act is now. On behalf of SAJE (Strategic Actions for a Just Economy), we respectfully urge the Los Angeles City Council to agendize and swiftly implement the Private Right of Action and Electronic Verification System amendments approved unanimously by Council in March. SAJE is committed to ensuring that the future of Los Angeles is shaped by the people who live here. We believe every Angeleno has a right to safe, healthy housing and a voice in the decisions that affect their neighborhoods. Our work focuses on supporting residents to organize and advocate for themselves, their families, and their communities. Our vision is a city where housing, green space, transit, and other basic elements of the built environment are treated as public goods rather than commodities. We believe this vision can only be realized by centering the voices of those who have been historically excluded—regardless of class, race, gender, or social privilege—in shaping the policies that determine the future of Los Angeles. The current Home-Sharing Ordinance (HSO) lacks the enforcement mechanisms necessary to protect residents. Hosts routinely circumvent the law by using fraudulent registration numbers or claiming false exemptions. According to City data, over 60% of STR listings in Los Angeles are illegal. This widespread evasion, particularly by corporate hosts, has led to the unlawful conversion of desperately needed housing into tourist accommodations. The problem has escalated to the point that the City Attorney filed a lawsuit against Airbnb in July, accusing the corporation of not only price-gouging victims of the January fires, but also of systematically misrepresenting the location of STRs in its “verified hosts” program. SAJE urges the City Council to adopt all thirteen recommendations approved in March, with particular emphasis on two critical provisions: Private Right of Action: This amendment would empower those

impacted by illegal STR activity to pursue legal action against both hosts and platforms. Neighboring cities like Santa Monica and West Hollywood already offer this protection. Los Angeles residents deserve the same recourse. Electronic Verification System: This provision would require platforms to electronically verify a listing's compliance with the HSO before a booking transaction is completed. It automates enforcement, shifting responsibility from the City to the platforms, and significantly reduces fraudulent listings. Meanwhile, Airbnb's front group, the so-called "Save Our Services Coalition," is actively working to weaken existing regulations and expand the conversion of housing into STRs. Their campaign has misled the public and obscured Airbnb's involvement. The SOS coalition's claim that legalizing "vacation rentals" would increase Transient Occupancy Tax (TOT) revenue is misleading and fundamentally flawed. Increasing the number of tourist lodgings does not increase the number of tourists—it simply redistributes existing revenue to less accountable venues, while displacing long-term residents and eroding our tax base. Worse, nearly quadrupling the number of STRs in LA would likely drive rent up for already rent-burdened tenants and undermine the city's housing production goals. A far more effective and equitable source of revenue for the City is robust enforcement of existing STR regulations. Fining illegal STRs to the full extent of the law could generate nearly \$300 million annually, far exceeding the revenue projected under the SOS proposal. We respectfully urge the Los Angeles City Council to reject Airbnb's efforts to weaken housing protections and instead calendar and approve the amendments you have already endorsed. Doing so will strengthen enforcement, safeguard housing for residents and ensure that LA's policies reflect the public interest—not corporate agendas. We stand ready to support implementation and community education efforts. Should you have any questions, please contact Iris Craige. Sincerely, Iris Craige Assistant Director of Policy and Research [icraige@saje](mailto:icraige@saje)



September 17, 2025

**Position RE: CF - 14-1635-S10, Amendments to the Home-Sharing Ordinance - Support**

Dear Members of the Los Angeles City Council,

Southern California’s housing and homelessness crisis continues to worsen, and Los Angeles is its epicenter. With Airbnb mounting a front-group pressure campaign to protect illegal STR operators and undermine enforcement, it is imperative that the City Council take a principled stand against the corporate exploitation of our housing stock. **The time to act is now.**

**On behalf of SAJE (Strategic Actions for a Just Economy), we respectfully urge the Los Angeles City Council to agendize and swiftly implement the Private Right of Action and Electronic Verification System amendments approved unanimously by Council in March.**

SAJE is committed to ensuring that the future of Los Angeles is shaped by the people who live here. We believe every Angeleno has a right to safe, healthy housing and a voice in the decisions that affect their neighborhoods. Our work focuses on supporting residents to organize and advocate for themselves, their families, and their communities.

Our vision is a city where housing, green space, transit, and other basic elements of the built environment are treated as public goods rather than commodities. We believe this vision can only be realized by centering the voices of those who have been historically excluded—regardless of class, race, gender, or social privilege—in shaping the policies that determine the future of Los Angeles.

**The current Home-Sharing Ordinance (HSO) lacks the enforcement mechanisms necessary to protect residents.** Hosts routinely circumvent the law by using fraudulent registration numbers or claiming false exemptions. According to City data, over 60% of STR listings in Los Angeles are illegal.

This widespread evasion, particularly by corporate hosts, has led to the unlawful conversion of desperately needed housing into tourist accommodations. The problem has escalated to the point that the City Attorney filed a lawsuit against Airbnb in July, accusing the corporation of not only price-gouging victims of the January fires, but also of systematically misrepresenting the location of STRs in its “verified hosts” program.<sup>1</sup>

SAJE urges the City Council to adopt all thirteen recommendations approved in March, with particular emphasis on two critical provisions:

- **Private Right of Action:** This amendment would empower those impacted by illegal STR activity to pursue legal action against both hosts and platforms. Neighboring cities

---

1

<https://cityattorney.lacity.gov/updates/la-city-attorney-hydee-feldstein-soto-files-lawsuit-against-airbnb-alleging-price-gouging>



STRATEGIC ACTIONS FOR A JUST ECONOMY

like Santa Monica and West Hollywood already offer this protection.<sup>2</sup> Los Angeles residents deserve the same recourse.

- **Electronic Verification System:** This provision would require platforms to electronically verify a listing’s compliance with the HSO before a booking transaction is completed. It automates enforcement, shifting responsibility from the City to the platforms, and significantly reduces fraudulent listings.

**Meanwhile, Airbnb’s front group, the so-called “Save Our Services Coalition,” is actively working to weaken existing regulations and expand the conversion of housing into STRs.** Their campaign has misled the public and obscured Airbnb’s involvement.<sup>3</sup>

The SOS coalition’s claim that legalizing “vacation rentals” would increase Transient Occupancy Tax (TOT) revenue is misleading and fundamentally flawed. Increasing the number of tourist lodgings does not increase the number of tourists—it simply redistributes existing revenue to less accountable venues, while displacing long-term residents and eroding our tax base. Worse, nearly quadrupling the number of STRs in LA would likely drive rent up for already rent-burdened tenants and undermine the city’s housing production goals.

A far more effective and equitable source of revenue for the City is robust enforcement of existing STR regulations. Fining illegal STRs to the full extent of the law could generate nearly \$300 million annually, far exceeding the revenue projected under the SOS proposal.<sup>4</sup>

**We respectfully urge the Los Angeles City Council to reject Airbnb’s efforts to weaken housing protections and instead calendar and approve the amendments you have already endorsed.** Doing so will strengthen enforcement, safeguard housing for residents and ensure that LA’s policies reflect the public interest—not corporate agendas.

We stand ready to support implementation and community education efforts. Should you have any questions, please contact Iris Craige.

Sincerely,

Iris Craige

Assistant Director of Policy and Research

icraige@saje

---

<sup>2</sup> City of Santa Monica: <https://ecode360.com/42735174> ; City of West Hollywood: <https://ecode360.com/43917308>

<sup>3</sup>

<https://laist.com/news/housing-homelessness/airbnb-save-our-services-short-term-rental-campaign-tourism-revenue-deficit>

<sup>4</sup> [https://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth\\_LA\\_2022.pdf](https://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth_LA_2022.pdf)



STRATEGIC ACTIONS FOR A JUST ECONOMY