

Communication from Public

Name: Kim de Deaux

Date Submitted: 12/02/2024 02:34 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Public Officials, I have been offering my home as a short term rental going on over a dozen years. I believe there's real value in making homey and inviting spaces (as opposed to hotels) available to not only tourist but also local residents who might need a short term rental due to renovation or in some cases Housing for natural disasters as we were able to recently do for those affected by the San Bernardino mountain fires. The revenue we get from these rentals is absolutely vital for us to be able to pay our mortgage and the increasing cost of property taxes in our area. The flexibility of having the extended Home Sharing permit is very important to give homeowners the flexibility of earning this extra income. In addition, we employ many people who benefit financially from our business, including our Cleaner's entire family, our pool person, gardeners, handy persons, and more. Please continue to allow The extended home sharing permit to be an option for responsible, short-term rental owner such as myself. Thank you for your attention to this matter.

Communication from Public

Name: Rocky

Date Submitted: 12/02/2024 02:36 PM

Council File No: 14-1635-S10

Comments for Public Posting: The council needs to return homeownership rights to homeowners. We pay taxes to do what we want in the private sector with our homes. Stay out our pockets and worry about the homeless provoked increasing my taxes as we read this. Thank you.

Communication from Public

Name:

Date Submitted: 12/02/2024 02:48 PM

Council File No: 14-1635-S10

Comments for Public Posting: This ordinance would affect my family and myself drastically! We rely on the extra income that we get from being able to Airbnb our house year-round to support the family. Please don't take this away from us.

Communication from Public

Name: theo swerissen

Date Submitted: 12/02/2024 02:49 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Honorable Members of the Los Angeles City Council, I am writing to express my strong support for retaining the extended home-sharing permit in Los Angeles. As a homeowner and host who has embraced home sharing responsibly, I have seen firsthand the benefits this program provides to individuals, families, and the broader community. Home sharing has been a lifeline for many residents in Los Angeles, especially during times of economic uncertainty. By allowing extended home-sharing permits, the City enables homeowners to supplement their income, often making the difference between keeping their homes or facing financial hardship. This is particularly vital in a city with one of the highest costs of living in the nation. Beyond personal financial stability, home sharing enhances the vibrancy of our neighborhoods and supports local businesses. Guests staying in shared homes patronize local shops, restaurants, and attractions, contributing significantly to the economy. This economic boost is especially valuable in areas that may not traditionally benefit from tourism dollars. Moreover, the extended home-sharing program provides an opportunity for Los Angeles to showcase its diversity. Guests from around the world come to experience the unique neighborhoods that make our city special, fostering cultural exchange and creating lasting connections. The existing regulations already include robust safeguards to ensure home sharing does not negatively impact the quality of life in our neighborhoods. By maintaining the extended home-sharing permit, the City can continue to strike a balance between preserving community character and promoting economic opportunity. In addition The city is generating fees for which the home owner gets no direct value from. I respectfully urge the Council to consider the positive impacts of home sharing on residents and the local economy and vote to retain the extended home-sharing permit. Your support will help sustain the livelihoods of countless Angelenos while enriching the cultural and economic fabric of our city. Thank you for your attention to this matter and for your continued commitment to serving the people of Los Angeles. Sincerely, Theo Swerissen

Communication from Public

Name: Sixto J. Sicilia, Ph D

Date Submitted: 12/02/2024 02:06 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear all council members on the committee for housing and homelessness. I hope all are well and with an open and fresh mindset especially after these elections (that may affect my financial stability). I am a private citizen, not a corporation nor an absentee landlord. This is probably the 4th time that I have had to write to defend my rights as a private citizen and I do not understand the back and forth. Prior to you wanted to require us, private citizens, to register with the LAPD, now I understand that you want to end Extended permits. My question is WHY? What now? Who is really behind all of this? Please read the attached PDF: CIS 14-1635-S10 for December 4 2024 - Sixto J Sicilia

December 2, 2024

Honorable City Council Members:

CM Raman (213) 473-7004

CM Blumenfield (213) 473-7003

CM Padilla (213) 473-7006

CM De Leon (213) 473-3231

CM Rodriguez (213) 473-7007

Cc: Council Member Yarislovsky

RE: 14-1635-S10 (LA Committee on Housing and Homelessness and STR's)

I hope all are well and with an open and fresh mindset especially after these elections (that may affect my financial stability). I am a private citizen, not a corporation nor an absentee landlord. This is probably the 4th time that I have had to write to defend my rights as a private citizen and I do not understand the back and forth. Prior to you wanted to require us, private citizens, to **register with the LAPD**, now I understand that you want to end **Extended permits**. **My question is WHY?** What now? Who is really behind all of this?

First: Many studies have been done on the effect of STR's contributing to the lack of actual housing. The Pew Charitable Trusts and the Harvard Business Review (HBR), have conducted or published research showing that as the number of short-term rentals increases in a community, the quantity of affordable housing units decreases, sure in the overall scheme of things, **yet their research also shows:**

- ***Non-absentee* property owners using online platforms like Airbnb to rent out their properties, you might ask? The HBR researchers found that "owner-occupiers" who rent out their spare rooms or even an entire house (when they are away for a set period of time) to short-term visitors using a virtual house-sharing platform do not impact the long-term rental market.**

As far as corporate landlords, The Center for Neighborhood Knowledge UCLA Luskin School of Public Relations wrote the results of investigative research on Invitation Homes, here is the abstract, and it still, if not more today's market affects the housing market, NOT single mom-and-pop private citizens. Nearly 67% of all residential units in the city are directly owned by investment entities. Los Angeles simultaneously has over 93,000 units sitting vacant, nearly half of which are withheld from the housing market.

Abstract of their report:

- Real estate investors purchased and leased a large number of foreclosed single-family homes in the wake of the Great Recession but little is known about the impact of these investments. Using administrative data from the Los Angeles County Assessor, this paper examines the potential role the nation's largest single-family landlord—Invitation Homes—played on neighborhood stability across Los Angeles County during this period. The findings show that Invitation Homes targeted properties in predominately Black and Latino neighborhoods. Communities experiencing economic stress, including higher foreclosure rates during the recession and its aftermath and declining rental housing affordability, also were more heavily targeted by Invitation Homes, though these generally were not places that had gentrified from 2000 to 2015.

I am a private citizen with private land and a home that I live in and cherish and love to share. I am not contributing to the homelessness situation in this city. Even the Housing Element studies have shown that we have more than enough units in this city to curtail homelessness and the new Measure A that was just passed for a sales tax to raise taxes for the homelessness issue (which by the way now increases my cost of living, more reason to have my Airbnb room rental), should suffice for this issue. Stop, stop with all the shenanigans.

Third: The council may not be aware of my rights as a private citizen, NOT a corporation. Please read the following although it was a case demarcating the citizen from a corporation in a witness incriminating him it gives a clear definition of the rights of an individual vs a corporation. **Supreme Court of the United States Hale vs. Hinkle (pages 74 and 75)**. Please read:

- “The individual may stand upon his constitutional rights as a citizen. He is entitled to carry on his private business in his own way. His power to contract is unlimited. He owes no duty to the State or to his neighbors to divulge his business, or to open his doors to an investigation, so far as it may tend to criminate him. He owes no such duty to the State, since .he receives nothing therefrom, beyond the protection of his life and property. His rights are such as existed by the law of the land long antecedent to the organization of the State, and can only be taken from him by due process of law, and in accordance with the Constitution. Among his rights are a refusal to incriminate himself, and the immunity of himself and his property from arrest or seizure except under a warrant of the law. He owes nothing to the public so long as he does not trespass upon their rights. Upon the other hand, the corporation is a creature of the State. It is presumed to be incorporated for the benefit of the public. It receives certain special privileges and franchises and holds them subject to the laws of the State and the Limitations of its charter. Its powers are limited by law. It can make no contract not authorized by its charter. Its rights to HALE v. HENKEL. 201 U. S. Opinion of the Court. act as a corporation are only preserved to it so long as it obeys the laws of its creation.”

Lastly, I will ask when are you going to properly staff the Home Sharing Unit staff to get appropriate responses within an appropriate time frame. This whole circus is ridiculous. Now I find how the city is building a database for public policing. How about a database for us the income generators to access and know when, and how, we need to process all requirements for YOU the City? We get scripted emails and no responses (certainly my experience as to where and IF “things” are in order. I do not care about the Party Houses, you the city, and the enforcers (such as the police department) need to take care of that nuisance.

Please, I ask that you reconsider any adjustment to the STR ordinance that treads on an individual mom-and-pop renting out a room in their home. Stop meddling in our private rights, private lives, and individual rights. The privilege of my Airbnb rental helps me financially, and even with building a community in this city that is increasingly becoming more disconnected and anti-social. And no, **due to the nightmares** that my neighbor experienced renting one of her bedrooms long-term, I will never do that. She went through a living hell (with a person who I would label as a squatter mentality) and the city did nothing to protect her. The renter stayed for almost a year and she could not evict them. Not right. I do not support ill behavior, lack of dignity and grace, and first and foremost my serenity.

To wrap up: I am a 57-year resident of the City of Los Angeles. I own a house. As a student traveled through Europe and stayed in much the same way as someone would traveling here using an Airbnb: I stayed with private citizens through which I was able to triple enjoy my student experience learning from locals about their culture and ways of life. It is my right as a private citizen to do so if I wish as long as all activity is lawful and on the up and up.

I’m writing to ask you to protect my ability to continue hosting. My situation is that Home sharing helps me earn supplemental income that is essential to me to cover the rising costs of living, plus the expenses of a significant other who has recently been diagnosed with Cancer. The vast majority of us are responsible hosts who take extensive steps to ensure our homes, guests, and communities are safe and taken care of as we operate.

Sincerely,

A handwritten signature in black ink that reads "Sixto J. Sicilia". The signature is written in a cursive, flowing style.

Sixto J. Sicilia, Ph D
CD 5

Communication from Public

Name: Justin Hill

Date Submitted: 12/02/2024 02:53 PM

Council File No: 14-1635-S10

Comments for Public Posting: I encourage the City Council to continue to allow short term rentals and the extended home sharing permit. Los Angeles is a wonderful and inclusive city. People from all over the world are encouraged to come here to explore, vacation, do business, and possibly some of them become future citizens of our wonderful city. Homelessness is a serious concern. So are the quality of our public schools and our critical infrastructure like water and electricity. LA has many challenges, many of which can be overcome with well applied, future-looking policies and sufficient tax revenue to cover them. There are many hardworking families who can only exist in LA with the flexibility of the extended home sharing permit. My family depends upon it. We also are extremely vigilant about the quality and experience our guests and neighbors have. This allows us to stay in LA and continue to invest in our community both personally and financially through taxes. We believe in turn we help support economic activity and a broad wake of happiness for those that stay in our home and later tell others of their wonderful experience in LA. This helps in a tiny way to help spread the word about our great city. I want very much for transient occupancy taxes to go toward helping solve homelessness. These two items should be related, not mutually exclusive.

Communication from Public

Name: Alexandra Cohen
Date Submitted: 12/02/2024 03:09 PM
Council File No: 14-1635-S10

Comments for Public Posting: Dear Members of the Housing and Homelessness Committee, I am writing to express my strong support for the Extended Homesharing Permit and to urge you to reconsider any proposed changes to the short-term rental (STR) ordinance that would eliminate this essential program. As an active host in Los Angeles, I rely on home sharing as an important source of income that allows me to maintain my home in this city. Like many other Angelenos, I have found that hosting visitors through platforms like Airbnb provides significant financial relief and makes it possible for me to continue living in a city where housing costs are rising rapidly. The Extended Homesharing Permit offers flexibility that is critical for residents like me who rely on renting out part of their home to make ends meet. Eliminating this permit would not only affect my ability to stay in my home but also negatively impact the broader community, including local businesses that benefit from visitors, the tax revenue generated by short-term rentals, and the ability of Angelenos to continue living in the city they call home. Home sharing has allowed me to contribute to the local economy and to provide guests with unique, affordable accommodations while fostering a sense of community. It is my hope that the City Council will recognize the value of home sharing, especially during times of financial strain, and preserve the Extended Homesharing Permit. Thank you for your time and consideration. I look forward to your support in ensuring that Angelenos like me can continue to share our homes responsibly and sustain our livelihoods in Los Angeles. Sincerely,
Alexandra Cohen

Communication from Public

Name: Timothy

Date Submitted: 12/02/2024 03:11 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Council Members, I am writing to express my concern regarding the proposed changes to the Short-Term Rental (STR) ordinance, specifically the elimination of the Extended Homesharing Permit. My wife and I are proud homeowners in Los Angeles (Glassell Park), and we host short-term rentals to help make ends meet. Our property includes a permitted Additional Living Quarters (ALQ), which was originally intended to provide space for visiting family members. Due to the irregular nature of these visits, it is not practical nor desirable for us to rent the space long-term to permanent tenants. Short-term rentals provide the perfect solution for this unique setup, enabling us to utilize the space efficiently while sharing our home with visitors who contribute to the local economy. The income we generate from STRs is modest but critical—it helps us afford our mortgage amidst economic hardship. Eliminating STR opportunities would not only jeopardize our ability to maintain homeownership but also impact the livelihoods of those we employ locally, such as cleaners and gardeners. These professionals, along with other local businesses, benefit significantly from the presence of short-term guests. Beyond the financial impact, STRs play a broader role in supporting the city's economy. Guests often patronize local restaurants, shops, and cultural attractions, driving revenue and helping to sustain businesses in our community. I urge you to consider the diverse needs of homeowners like us, who rely on STRs as a lifeline to maintain financial stability while supporting local economic growth. The flexibility that STRs provide is essential, especially in a city as vibrant and diverse as Los Angeles. Please prioritize solutions that balance regulation with the needs of responsible hosts, rather than eliminating this vital resource outright. Thank you for your time and consideration. Sincerely, Tim and Amy (Los Angeles Homeowners and STR Hosts)

Communication from Public

Name: Gideon Spitzer-Williams

Date Submitted: 12/02/2024 03:14 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Councilmembers Raman, Blumenfield, Padilla, de Leo'n, and Rodriguez: We ask that you: OPPOSE Planning's proposed amendment to the HSO to prohibit Home-Sharing in ADUs. OPPOSE Planning's proposed amendment to the HSO to disallow the Extended Home-Sharing permit. AGREE that the Registration process is in dire need of streamlining. We'd like to remind Ms. Raman that an email sent Feb 26, 2024 from her Planning Deputy Mashael Majid to HALA hosts on her behalf said "Our goal at this time is to improve enforcement of our existing laws, not to further narrow where home-sharing is currently allowed." Homesharing is crucial to affording the mortgage on my home in West Los Angeles and I simply wouldn't be able to live here without it. Taking away this right will put significant financial implications on myself and many others throughout the city of Los Angeles who abide by and respect the current Home Sharing rules. Sincerely, Gideon Spitzer-Williams Airbnb Superhost Proud Angelino HALA Member

Communication from Public

Name: Carine

Date Submitted: 12/02/2024 03:15 PM

Council File No: 14-1635-S10

Comments for Public Posting: Why are people constantly trying to stop we homeowners from being able to do what we want with our properties? We are retired and count on short term rental of a space in our home to make ends meet. Why isn't the council going after building owners who turn their entire buildings into short term rentals, instead?? They are the real factor impacting lack of affordable housing in Los Angeles. Stop harassing those of us who live in and rent part of our properties! This is abuse! Whichever council members approve this bill will never get my vote again. You can count on that.

Communication from Public

Name: Stacie Jaye meyer

Date Submitted: 12/02/2024 03:16 PM

Council File No: 14-1635-S10

Comments for Public Posting: My husband and I own a two story single family home in Glassell park. We rent out a bedroom with en suite bathroom located in the lower level (the space is just under 200 sq feet). Previous to sharing our home, this space was part of our living space and used for a home office and guest room, it was never a part of any rental market. Without the income from this home-share rental we would not have been able to pay our mortgage over the last 6 years. We started renting this space on Airbnb as a result of me loosing my job in 2018 . At that time we had a young daughter who is now nearly 11 years old. Because we are a family residing in the same home, we feel more comfortable with having a closed off room that we can rent rather than living with a roommate. As cost of living continues to rise, the Home share income has really worked out for family and is a vital way we can continue to reside in Los Angeles. We understand that there is a housing shortage but we are not part of the problem. We offer an affordable place for professionals visiting LA for short term job or for folks visiting there family in our area. We are good taxpaying citizens who live on site and share our home for vital income . We are not taking away rental properties from the market . This type of rental , our type of rental needs to stay legal . Air BnB is a platform that provides us with a client base and also insurance. We have had a good experiece with them over all . The problem is big companies , not us . Thank you , Stacie Meyer and Brian Foote

Communication from Public

Name: Shanice

Date Submitted: 12/02/2024 03:18 PM

Council File No: 14-1635-S10

Comments for Public Posting: Hello, I am writing on behalf of myself and my fellow coworkers. I'd like to start by saying how much I love hosting guest and helping people find homes to stay in for a temporary period of time while feeling welcome in the busy city of Los Angeles. I get a lot of foreign guest that are interested in moving to Los Angeles and adding to the thriving culture here. These guest love the ability to feel welcome in someone's home and get advice from another regular genuine person about where to go and what to do. I make it my goal to provide an amazing stay to help ensure guest come back and new guest travel to this beautiful city I call home. Hosting for Airbnb allows me to raise my child, feed my family and provide shelter. Airbnb has completely changed my life in an amazing way and I'm so thankful to the city and the platform. As you know, short-term rentals support the local economy, provide significant tax revenue for the city, and enable many residents to afford to stay in their homes. The extended homesharing permit is an important resource that gives Angelenos the flexibility of sharing their home when needed, especially for those who rely on home sharing to remain in the city. We need the ability to help the community and give back to this beautiful city by welcoming people into our homes. Let's keep the culture and make LA better.

Communication from Public

Name: Arnaud Massonnat

Date Submitted: 12/02/2024 03:27 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Committee, The last few months the city of Los Angeles made it more difficult for Citizens to rent their house on a short term base; having to file many paper works with the City, obtaining police permits... The cost of living in our beautiful city is extremely high and we need the extra income to meet our daily challenges. We all understand that hotels are not happy with the competition but if they were not so expensive, travelers would prefer to stay in them rather than looking for short term rental options. We help people and they help us. We are for the common good and should not punished for our noble action. Please let Los Angelinos decide what they want to do with their homes. We do not always like to have strangers in our homes but we need the extra income. Thank you very much Arnaud Massonnat

Communication from Public

Name: Megan McCord Knypstra

Date Submitted: 12/02/2024 03:30 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear City Council, Please continue to allow residents to obtain extended homeshare permits. Many of us rely on this income to remain in our homes and make ends meet. Many of us are sharing spaces that would not be desirable as full time residences. We are not taking housing stock off the market. Many of us make recommendations to local businesses and sites where our guests spend money, contributing to the local economy. We all pay taxes and most of us follow the rules and do not abuse the system. Many of us are over 50 and need this rental income in a marketplace that no longer hires us. Do not take income we rely on away. Thank you, Megan McCord Knypstra

Communication from Public

Name: William Langworthy

Date Submitted: 12/02/2024 03:31 PM

Council File No: 14-1635-S10

Comments for Public Posting: Hello - I am a television producer who has run shows and employed a lot of people in Los Angeles for many years. In the past few years the entertainment industry has changed dramatically. As more productions and shoots move out of Los Angeles, it has become increasingly difficult to justify the high costs of living in Los Angeles. The Extended Homesharing Permit is essential to being able to afford to live in Los Angeles. I love Los Angeles and want to continue to live and work here, but changes to the STR ordinance that could affect my ability to host could be the factor that forces me to exit Los Angeles and set up my business elsewhere.

Communication from Public

Name: Vlad Gold

Date Submitted: 12/02/2024 03:42 PM

Council File No: 14-1635-S10

Comments for Public Posting: Hello. We are a family of 5 (3 adults and 2 small kids) who are renting out our home on Airbnb at 2438 Riverside Pl, Los Angeles, 90039 using extended home sharing permit. This is our lifeline and we heavily rely on this income to pay mortgage for this property. Without this income, we will lose our home in foreclosure; this is a certainty as we are barely making ends meet even with this income. We just became aware that City Council is going to consider changes to STR ordinance that will eliminate Extended Homesharing Permit. We strongly oppose this change as it will cause immediate irreparable financial harm to our family. We have worked hard for decades to buy this property and it will be a great injustice if City Council decides to adopt this change. Thank you for your consideration. Vlad and Natalia Gold.

Communication from Public

Name: Luisa Penapatt

Date Submitted: 12/02/2024 03:47 PM

Council File No: 14-1635-S10

Comments for Public Posting: City Council, Short-term rentals support the local economy, provide significant tax revenue for the city of Los Angeles, and enable many residents like us to afford to stay in our homes. The extended homesharing permit is an important resource that gives us Angelenos the flexibility of sharing our home for vacations, business opportunities, and visiting relatives. We rely on home sharing to remain in the city. Please keep the extended homesharing as it helps to make ends meet. Thank you so much in advance. Luisa

Communication from Public

Name: Charles Martinez

Date Submitted: 12/02/2024 03:01 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Esteemed Council Members, I respectfully ask that the council DOES NOT eliminate the EXTENDED HOME SHARING PERMIT option for Airbnb/VRBO Home Sharing operators, such as myself. I have always operated my home share property within the published rules of the City of Los Angeles and my EXTENDED HOME SHARING PERMIT allows me to continue my home ownership. Also, there is a proven need for a home rental option of my type of house in my neighborhood. Thank you for your kind attention. Yours, Charles Martinez, a Los Angeles homeowner and property tax payer

Communication from Public

Name:

Date Submitted: 12/02/2024 05:46 PM

Council File No: 14-1635-S10

Comments for Public Posting: This is in support to keeping the extended home-sharing permit rules as they are: Many of us rely on short-term rentals to be able to afford to keep our homes. We also pay high occupancy taxes that support the city, and our guests spend their money on local businesses. Making home-sharing more difficult or costly will be financially devastating to me and many others struggling to live in this city!

Communication from Public

Name: MICHAEL NADER

Date Submitted: 12/02/2024 05:50 PM

Council File No: 14-1635-S10

Comments for Public Posting: Short term rental support the local economy, provide significant tax revenue for the city .and enable many residents to afford to stay in their homes.the extended home sharing permit is an important resource that gives angeleno the flexibily of sharing their home when needed, especially for those who rely on home sharing to remain in the city Large company like AIRBNB and others paying their share and Tax also Host are paying their share by paying registration Evrey year ,and Filing Report their share pay every month , Must be register o loa Angeles Office of Finance and Repair monthly and pay , bringing Tourist from all over the world and united state and posting up the financialy and economically, There is a lots of reason to keep the Extended Home Sharing to be active , Appreciate to Hear our voice and Looking forward to keep the Extended Home Sharing Permit for City Of los Angeles , people . economy, financialy ,



CITY OF LOS ANGELES

EXTENDED HOME-SHARING REGISTRATION CERTIFICATE

Extended Home-Sharing Registration Number: **HSR19-002424**

Date Issued: **Feb 27, 2024**

Expires On: **Oct 18, 2024**

Host Name(s): **Michael Nader Sirefey**

Host Phone: **424-302-1484**

Property Address: **22740 MacFarlane Dr, Woodland Hills, CA 91364**

24/7 Local Contact: **Michael Nader Sirefey**

Contact Phone: **424-302-1484**

Maximum Occupancy: **4**

Very High Fire Hazard Zone: **Yes**

IMPORTANT: All Hosts are required to provide the Home-Sharing Guest Code of Conduct to all Home-Sharing Guests.

City of Los Angeles – Home-Sharing Unit
Department of City Planning – Development Services Center
201 N. Figueroa Street, 5th Floor
Los Angeles, CA 90012



Phone: (213) 202-5464
24/7 Hotline: (213) 267-7788
planning.home-sharing@lacity.org
planning.lacity.org/HomeSharingOrdinance

The Registered Host(s) have submitted a Home-Sharing Application and the Property Address above has been approved to participate in the Home-Sharing program as outlined in the Department of City Planning's Home-Sharing Ordinance (Ordinance No. 185,931) pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.32.

Communication from Public

Name: John Blevins

Date Submitted: 12/02/2024 03:57 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear City Council Members, As a homeowner who utilizes my property for short-term rentals through platforms like Airbnb, I would like to express my strong support for this important and beneficial practice in our community. Short-term rentals are not just a source of supplemental income for homeowners but also a vital contributor to the local economy and an enhancement to our city's tourism offerings. I urge you to consider the numerous benefits short-term rentals bring and advocate for policies that allow responsible hosting. First and foremost, short-term rentals provide a flexible and sustainable source of income for homeowners. In an era where housing costs, utility expenses, and taxes continue to rise, many families struggle to make ends meet. Short-term rentals offer a practical solution, allowing homeowners to offset these costs without having to sell or permanently rent out their homes. For some, this income helps pay mortgages, maintain properties, or fund important life goals such as education or retirement. For me personally, the extra income has been crucial in covering property improvements that not only benefit my home but also contribute to the neighborhood's overall appeal. Moreover, short-term rentals boost the local economy by attracting visitors who might not otherwise choose traditional accommodations like hotels. Travelers often prefer short-term rentals because they provide a unique and personal experience that hotels cannot replicate. These guests spend money at local restaurants, shops, and attractions, directly supporting small businesses and fostering economic growth. In our city, small business owners and community events benefit significantly from the increased foot traffic generated by short-term rental guests. Short-term rentals also enable our city to accommodate a diverse range of visitors. Whether it's families seeking a cozy home for a vacation, professionals attending a conference, or individuals visiting loved ones, short-term rentals meet a variety of needs. This flexibility not only enhances the city's reputation as a welcoming and accessible destination but also supports local culture and community engagement. It's important to acknowledge concerns about short-term rentals, such as noise or property misuse. However, these issues can be effectively managed with clear regulations and accountability measures. Responsible hosts like myself prioritize maintaining

good relationships with neighbors and ensuring our properties are well-maintained and respectful of community norms.

Implementing reasonable rules, such as occupancy limits, noise ordinances, and licensing requirements, can address potential challenges while allowing homeowners to continue contributing to the community through short-term rentals. By supporting short-term rentals, the city council has the opportunity to foster a forward-thinking and inclusive community that embraces innovation and economic opportunity. Cities around the world have successfully integrated short-term rentals into their housing strategies, demonstrating that these practices can coexist harmoniously with long-term housing and community values. In conclusion, short-term rentals bring undeniable benefits to homeowners, the local economy, and the broader community. As a homeowner and community member, I strongly encourage the council to support policies that enable responsible hosting. By doing so, you will not only empower residents like me to thrive but also strengthen our city as a vibrant and welcoming place for visitors and locals alike. Thank you for your time and thoughtful consideration regarding council file number 14-1635-S10.

Sincerely, John Blevins

Communication from Public

Name: Shawn Esrawi

Date Submitted: 12/02/2024 04:13 PM

Council File No: 14-1635-S10

Comments for Public Posting: I am writing to you as a concerned resident of Los Angeles who is currently navigating a challenging financial situation. I wish to urge you to reconsider the potential impact of not extending the home-sharing permits for platforms like Airbnb, especially for individuals like myself who rely on these permits as a lifeline during transitional periods. I am currently facing significant financial challenges due to a combination of personal circumstances, including the high interest rates on my home loan. As a result, I am unable to afford my mortgage payments on my own without the additional income generated from short-term rentals. The revenue from Airbnb has been a crucial part of my financial strategy to stay afloat while I work through my current situation. The ability to continue hosting through Airbnb has allowed me to maintain my property, avoid the distress of potentially selling it, and preserve the stability I have worked hard to build. If the extended home-sharing permits are not renewed, I, along with many others in a similar situation, will be forced to sell my home—a difficult decision that could have long-lasting financial consequences. Selling would not only affect my immediate living situation but could also place additional strain on the local housing market and exacerbate the ongoing affordability crisis in Los Angeles. I kindly ask that you consider the broader impact of this decision on homeowners who, like myself, are using the home-sharing system responsibly to maintain financial stability during a period of transition. Extending the permits would provide me and many others the opportunity to weather this storm and avoid forced sales, which could have both personal and economic repercussions. I urge you to take into account the importance of home-sharing permits for residents in situations like mine and to support the extension of this law. I believe this extension would benefit not only individuals like myself but also the community and the local economy as a whole. Thank you for your time and consideration. I would appreciate the opportunity to discuss this matter further with you, should you be interested.

Communication from Public

Name: Felipe

Date Submitted: 12/02/2024 04:13 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Members of the Housing and Homelessness Committee, I am writing to express my strong opposition to the proposed changes to the City's Home-Sharing Ordinance, particularly the elimination of the Extended Homesharing Permit. As a resident of Woodland Hills, I have hosted a bedroom in my home for several years under this permit, allowing me to support my family while following all city regulations. My wife, three children, and I live in our home full-time. The income we generate from hosting one bedroom helps us pay our mortgage, cover bills, and afford the high cost of living in Los Angeles. This is not a business endeavor or an investment scheme—we live in and care for our home, and this permit has allowed us to remain in the community we love. Hosting short-term allows us the flexibility to use this space for visiting friends and family when needed—something that wouldn't be possible if the room were rented out long-term. We strictly follow all rules, pay our taxes, and work hard to contribute positively to our neighborhood and the local economy. I understand and support the need to prevent abuse of the system by large investors or corporations purchasing homes for the sole purpose of profiting from short-term rentals. However, penalizing responsible homeowners like me, who rely on this supplemental income to make ends meet, is not the solution. A better approach would be to restrict permits to homeowners and primary residents while ensuring proper enforcement of these rules. Eliminating the Extended Homesharing Permit would place an undue financial burden on my family and many others like us. I urge the City Council to reconsider this proposal and instead focus on fair regulations that protect genuine home-sharers while addressing non-compliance and corporate misuse. Thank you for your time and consideration. I hope you will support families like mine who are simply trying to stay in their homes and continue contributing to our community. Sincerely, Felipe

Communication from Public

Name: Krissia Zetino

Date Submitted: 12/02/2024 04:21 PM

Council File No: 14-1635-S10

Comments for Public Posting: Subject: Comment on Council File Number 14-1635-S10 – Support for Extended Homesharing Permit Dear Members of the Housing and Homelessness Committee, I am writing to express my concern about the proposed changes to the Short-Term Rental (STR) ordinance, particularly the potential elimination of the Extended Homesharing Permit. As a member of the Los Angeles community, I believe preserving the Extended Homesharing Permit is essential for residents like myself who rely on short-term rentals to make ends meet. Short-term rentals provide a critical source of income for homeowners and tenants while also significantly contributing to the local economy. They boost tourism, dining, and shopping, generating substantial tax revenue for the city, including an increase in transient occupancy taxes that provide vital additional funding. These rentals position Los Angeles as a global destination, offering visitors an opportunity to experience the city like locals, fostering cultural exchange, and strengthening ties between travelers and residents. Additionally, STRs stimulate local businesses, revitalizing neighborhoods and increasing demand for locally produced goods and services. They also create job opportunities in cleaning, property maintenance, landscaping, and laundry services, further contributing to the economy. Importantly, they offer travelers affordable accommodations that meet diverse needs, ensuring Los Angeles remains accessible to visitors from all backgrounds. Eliminating the Extended Homesharing Permit would disproportionately impact individuals and families who rely on this flexibility to afford living in Los Angeles, especially given the city's high cost of living. Furthermore, STRs can play a vital role in revitalizing neighborhoods and enhancing the overall city environment when managed responsibly. I urge the committee to consider the real-life consequences these changes would have on Angelenos and to explore balanced regulations that support both the hosting community and the city's broader housing goals. When properly regulated, short-term rentals can provide numerous benefits, including economic growth, job creation, urban development, and neighborhood revitalization, while addressing concerns around housing affordability and neighborhood integrity. Thank you for your attention to this matter. I hope the committee will work to ensure that home sharing remains a viable and sustainable option

for residents. Sincerely, Krissia Zetino Registration number:
HSR23-002622

Communication from Public

Name: LISA SPIKERMEN FRANCHOT

Date Submitted: 12/02/2024 04:32 PM

Council File No: 14-1635-S10

Comments for Public Posting: I rely on Airbnb and the extended home sharing to be able to afford the home my boys grew up in while paying for 2 of them to attend college. Cutting this option for people to share/rent their homes on a short term basis is not going to solve the homeless housing crisis. It's not that I will open up my home to house homeless people. The city needs other manageable options like affordable housing for lower income families and more homeless options like building more affordable shelters/ and housing. Not by removing or cutting our ability to short term rent in order to help keep our homes.

Communication from Public

Name:

Date Submitted: 12/02/2024 04:42 PM

Council File No: 14-1635-S10

Comments for Public Posting: I am not able to attend the meeting in person

Communication from Public

Name: Tami Smith
Date Submitted: 12/02/2024 04:46 PM
Council File No: 14-1635-S10

Comments for Public Posting: I am writing you today as I am severely concerned at the fact that you're looking to stop short-term rental. I'm 65 years old and I rely on this money to pay my bills. I'm a homeowner and I rent a room in my home on Airbnb. Denying me an opportunity to continue to rent on the Airbnb platform for 365 days of a year will hurt me immensely. I am retired and I need that income to help with, the rising cost of food, gas, and just about everything. My home services my community. Grandparents stay at my home to visit their grandchildren as they can't afford the hotels because they are on a fixed incomes. I Rent to young college students with astronomical college debt, who can't afford to stay at a hotel when they're here, to explore our city. I recently had someone from the UK stay with me that said "if it wasn't for AirBNB, there's no way he could afford to come here." If it wasn't for AirBNB they may not come here at all. What I don't understand is Why aren't you focusing on the -commercial operators, -absentee owners, -speculators and -investors who have exploited home-sharing for their personal economic gain. I also understand that the hotel industry with their big pocketbooks are putting pressure to initiate more regulations for home sharing & it's not right. A lot of these hotels are headquartered overseas, or in other states For example -The Beverly Hills Hotel & -The hotel, Bel Air are owned by the Sultan of Brunei, Hassanal Bolkiah -Beverly Wilshire Beverly Hills is owned by a Hong Kong-based private equity firm. Lai Sun Group based in China. -Intercontinental hotel headquarters is based in the UK -The Peninsula Beverly Hills owned by Hongkong and Shanghai Hotels. -Viceroy L'Ermitage Beverly Hills was owned by Raffles Holdings; A Singapore based Hotel until they were indicted for money laundering. Now a New York base company owns them, EOS Investors LLC -Marriott corporation is based in Bethesda, MD -Cameo hotel -Embassy suites -Waldorf Astoria All owned by Hilton hotel based in McLean Virginia -Best western based in Phoenix, Arizona -Omni Hotels & Resorts based in Dallas, Texas. -Carlisle Inn based in Sarasota, Florida So I implore you to please allow me and other hosts to rent on Airbnb's for 365 day a year. Please don't force us to sell my home that I have lived in for the past 25 years. Thank you for your time. You're constituent Tami Smith

Communication from Public

Name: Christine Hine

Date Submitted: 12/02/2024 04:59 PM

Council File No: 14-1635-S10

Comments for Public Posting: As a senior home owner of 46 years the only way I can stay in my home is through short term rentals - and in my case - living in Eagle Rock thus a college town I am lucky to have robust rentals which I have done for 9 years. I have an extended permit - I have always paid my permit fees and any fees not associated with Airbnb. If you rule against the extended permit then you lose the taxes my rental generates for the city and then I have to move and we all lose. I know there are people in my immediate area that rent out rooms - not ADU's and never pay a fee, a tax to the city or otherwise - Building and Safety doesn't seem to monitor that but my fully disclosed fee paying residence is at risk. The city of my birth seems to be making laws/rules against it's best interest.

Communication from Public

Name: Marina Blumenthal

Date Submitted: 12/02/2024 05:13 PM

Council File No: 14-1635-S10

Comments for Public Posting: Hello everyone I'm writing you here because is personal now. My health is being affected and probably the health of many many more. Im not sure why you want to end year round airbnb to fair hosts like us. You talk about homelessness but the house i host would never be able to be affordable for anything but this type of sharing. Airbnb allowed me and my old landlord to keep his only investment after he went through lot of issues. If he loses the ability to host he will loose the house ...the only thing he has left and I WILL BE HOMELESS. Hosting helps me to take care of my child and my elderly mother since i live there. I beg you not to eliminate year round. My health is starting to compromise and my little one has no one else. I know hotels are pushing but don't let them win...this is all about them making money not us doing anything wrong. Please help. AGAIN WE HAVE NOTHING TO DO WITH HOMELESSNESS. PLEASE BE FAIR AND ADMIT IS HOTELS TRYING TO DESTROY MOM AND POP BUSSINES

Communication from Public

Name: Alfonso Sanchez

Date Submitted: 12/02/2024 05:57 PM

Council File No: 14-1635-S10

Comments for Public Posting: Year after year after year, I must write a letter to the City Council in my effort to try and keep myself and my family in my home by supplementing our income with a short-term rental on Airbnb. Rather than work for and help your working class, tax-paying constituents, it has been a constant battle with all of you to try and protect a small business that has helped me stay alive and keep from foreclosing. The loss of my Extended Homesharing Permit will mean the loss of a critical part of my income, which in turn will mean the loss of my home.

Communication from Public

Name:

Date Submitted: 12/02/2024 06:13 PM

Council File No: 14-1635-S10

Comments for Public Posting: Please vote to allow continuing extended home sharing. I'm using my boys bedroom for Airbnb and pay over \$1000/year to city for extended home sharing in the house where I live. It's usually guests for 2-3 nights but all thru the year. It's the only income outside of SS that helps me maintain my historic home. Hotel tax 14% is also paid to city. Please vote to allow this to continue. Many senior empty nesters like me need this critical Airbnb income which doesn't remove rental housing. I've hosted guests from all over the world. I help them see the best of LA and spend money here as tourists. Thanks for your consideration.

Communication from Public

Name: Anthea M Brown

Date Submitted: 12/02/2024 05:40 PM

Council File No: 14-1635-S10

Comments for Public Posting: I am 76 years old and have been an LA Airbnb host in good standing since 2017 and currently hold an extended Home Sharing permit. Hosting enables my husband and I to stay in our home and also house our 47 year old disabled son. Short term hosting for 120 days would not cover our expenses. We are not making a profit, we are just maintaining the home we have owned and lived in since 1981. Doing away with Extended Home Sharing will not benefit the homeless or bring down the cost of apartments in our area. It will only bring hardship and home insecurity to elderly hosts like us. We were told that the taxes LA city charge our guests and the fees we pay for our license would be used to help the homeless. Airbnb hosts bring tourists to LA who support local business. There are already laws in place to prevent landlords from turning apartments into Airbnb rentals. Home Sharing hosts are not landlords. Please don't make us scapegoats in your attempt to solve the homelessness crisis in LA.

Communication from Public

Name: Edna Barnston
Date Submitted: 12/02/2024 06:34 PM
Council File No: 14-1635-S10
Comments for Public Posting: Help To keep extended home sharing

Communication from Public

Name: Jennifer Bjorklund Lloyd

Date Submitted: 12/02/2024 06:40 PM

Council File No: 14-1635-S10

Comments for Public Posting: I'd like to encourage this committee to reject the proposal to eliminate the Extended Homesharing permit. Airbnb guests pay my mortgage and my property tax; my main source of income since I lost my full time job and am working freelance and cobbling together as much work as I can. I work from home as a news writer and editor, so my guests are always well looked after, and offering a one-room suite with me on the other side of the wall, I've never had to break up a party or worry about neighbors dealing with something bad going on that I don't know about first. In fact, my neighbors are my best customers when they have out-of-town visitors. My STR space is a guest room in the front half of my home with no kitchen, and will never be a medium or long-term rental/displaced housing that's lost to tourists. It started as a wheelchair accessible suite for my mom and she still comes to visit so I like the flexibility of having short term stays. Most of my guests come for a day or two, visiting family in the neighborhood or working on one of the nearby studio lots. The City of Los Angeles HSR permit system is already strict, and eliminates the parasitic career property managers who take affordable housing and turn it into hotels. I support your efforts to enforce the rules you have on the books that have been effective in culling the bad operators before eliminating the ability to operate full time for the hosts like me, who have followed all those rules and worked hard to maintain the integrity of our neighborhoods. Tipping the scale too far in the other direction, I'm afraid, would backfire and have hosts looking for loopholes to stay financially afloat that would then have to be chased down in an enforcement nightmare. There are two other hosts in my neighborhood who have a similar setup to mine, one of whom who did it as an alternative to selling and leaving the state. Studio City is full of underemployed creatives, and hosting gives us the ability to make ends meet while between projects, and offer visitors to our neighborhoods a chance to walk to our favorite local shops and restaurants. Please don't take that away.

Communication from Public

Name:

Date Submitted: 12/02/2024 07:03 PM

Council File No: 14-1635-S10

Comments for Public Posting: Please see attached SAJE's letter regarding Council
File:14-1635-S10



December 3rd, 2024

Re Council File: 14-1635-S10

Dear Members of the Los Angeles City Council Housing and Homelessness Committee,

Strategic Actions for a Just Economy (SAJE) writes to you in support of five proposed recommendations to Los Angeles' Home-Sharing Ordinance (HSO) that aim to improve enforcement. For almost 30 years, SAJE has worked to accomplish our mission of building community power and leadership for economic justice. We believe that a strong enforcement of the HSO is vital as the state's homelessness crisis continues to worsen and we ask the Housing and Homelessness Committee to take the necessary precautions to enforce the HSO and protect housing stock in Los Angeles. The goal of these recommendations is to update the registration, renewal, and fine process to minimize common violations, including the use of fraudulent registration numbers and exemptions.

Hosts Claim Fraudulent Exemptions. Better Neighbors LA found that STR hosts list dubious exemptions to skirt registration requirements. According to public records obtained through a California Public Records Act Request, as of June there were only 601 properties in the City eligible for one of three legitimate HSO exemptions: hotel or motel, bed and breakfast, and Transient Occupancy Residential Structure (TORS). However, in July 2024, 2,187 listings claimed such an exemption, which means at least 1,586 of these listings are likely fraudulent.¹ For example, there were 535 listings claiming to be bed and breakfasts, despite only 5 legitimate bed and breakfasts operating in the City. With so many instances, it is clear that some hosts are fraudulently claiming to be exempt from HSO regulations to evade oversight.

Hosts Use Deceptive Registration Numbers. According to Better Neighbor LA's analysis of Inside Airbnb data, in July of 2024 there were 1,638 listings on Airbnb without valid registration numbers. Of these, 1,062 were clearly fraudulent. For example, 539 listings have duplicate registration numbers, and 523 listings have fake registration numbers. The other 578 listings are either missing a registration number or listing expired registration numbers.² Hosts using duplicate or fake registration number are committing fraudulent activity in order avoid City oversight. Both fraudulent registration numbers and false exemptions allow operators to circumvent the HSO for their own profit, while long-term residents continue to face a housing affordability crisis.

As discussed, hosts and short-term rental platforms continue to violate the HSO. Changes to the registration requirements in the HSO alone will not be enough to stop violations; stronger penalties for egregious violations must also be implemented. We urge the committee to move forward with the

¹ Data on file with Better Neighbors LA. Inside Airbnb: <https://insideairbnb.com/> .

² Data on file with BNLA, Inside Airbnb: <https://insideairbnb.com/>.

recommendations that Better Neighbors Los Angeles outlines in their August monthly enforcement report.

We recommend the following:

1. Create registration numbers for exemptions (hotels/motels, bed and breakfasts, TORS) to make it harder for operators to falsely claim exemptions. Hosts who list legitimate exempt properties on short-term rental platforms would be required to display a registration number on the listing, making it easier for the City to determine whether the property advertised is truly exempt from the HSO. The City and platforms could then efficiently enforce the HSO against listings that claim false exemptions.
2. Limit registration numbers to one listing. This would make it more difficult for operators to use the same registration number on multiple listings or use other people's registration numbers.
3. Amend the primary residency requirement to require a homeowner's exemption or a notarized letter from a landlord affirming residency, and eliminate voter registration as proof of proving primary residency. This would make it more difficult for hosts to falsely claim their short-term rental property is their primary residence.
4. Improve the fine structure. A fine of \$605 might work to correct inadvertent errors, but it does not deter fraudulent behavior intended by hosts and platforms to evade the laws. We recommend two new fines:
 - a. Create a new \$50,000 fine for fraudulent behavior by egregious violators. The fine would be a one-time fine per unit, rather than a per day fine, and would be for:
 - i. Falsely claiming an exemption;
 - ii. Using another person's registration number;
 - iii. Using a false registration number;
 - iv. Using a false address;
 - v. Using the same registration number for more than one unit on multiple listings;
 - vi. Falsely claiming primary registration; or
 - vii. A landlord providing a letter for a tenant who does not live in the unit.
5. Create a new \$1,000 fine per listing for a platform's failure to share data every month. Currently, the HSO requires platforms without a Platform Agreement to send Planning a



list of all listings with the registration number, host name, address, and number of days booked. Only Airbnb has a Platform Agreement with the City, however there are many more short-term rental platforms advertising listings within the City of Los Angeles. If platforms were required to pay a fine per listing, then they would be much more likely to ensure the compliance of their listings with the HSO.³

Moving forward with these amendments to the HSO is an opportunity for the Committee to take another step in protecting and preserving housing and long-term tenants in Los Angeles. By pairing registration and listing requirements with a more robust fine schedule, these recommendations will increase the efficiency of the City's enforcement efforts and make evading the HSO more difficult for especially egregious violators. For these reasons, we encourage the Committee to move forward with this set of pivotal recommendations. Should you have any questions, please contact mpatino@saje.net

Best,

Maria Patiño Gutierrez

Director of Policy and Advocacy, Equitable Development and Land Use

Strategic Actions for a Just Economy (SAJE)

³ <https://www.betterneighborsla.org/s/Better-Neighbors-LA-August-2024-Enforcement-Report-FINAL.pdf>



Communication from Public

Name: Sheila M. Robinson

Date Submitted: 12/02/2024 07:41 PM

Council File No: 14-1635-S10

Comments for Public Posting: Good evening, My name is Sheila M. Robinson. I'm a single mom, living in Winnetka. In 2020, I went through a very bad divorce and custody battle for my now 12-year old son. My ex was a Registered Nurse, who was caught stealing Fentanyl from an IV from one of the patients she was entrusted to care for at a hospital. After two years of lawyers and court battles, I was awarded full custody of my son, the home and other things. Now mind you, when I was awarded my home, I had no idea what I was going to do to keep it. I am an actor here in the LA Area. I also work with Autistic Children for the LAUSD school district. And we don't paid on holidays or summer break. I am forced to drive for companies like Grubhub, Doordash and UberEats to help pay my mortgage and keep a roof over the head of myself and my son. In 2020, I applied for a Home-sharing Permit with the city of Los Angeles, Host Compliance. And I immediately started booking my single room in my home to help make ends meet. And the ability to book my room on sites like Airbnb and Booking.com took a load off my mind when it came to paying bills and keeping my home. Then, in early 2024, the Host Compliance refused to renew my permit because they "claimed" that I was not reporting all of my bookings. But I did! I reported every single dime I had earned and was hoping to keep "a permit" so that I can continue renting the room in my home and keep a roof above my head. I was denied. I requested for Host Compliance to show me where I was wrong, to report to me what income I was giving them and they told me nothing. I have yet to hear from them to this day, yet they took my \$190 that I paid them to renew my permit and never gave me a reason for the denial. I lost \$190 that I did not have to give. I have been struggling all of 2024, just to pay my mortgage. Summers are hard for me because we don't work during summers. This Christmas I have no money to buy my son Christmas gifts. This Airbnb income would have help me a lot. I worry all the time that I will lose my home. It's not fair that those of us who are just trying to keep a roof over our heads are taken advantage of, by the Host Compliance office. They take our money and don't give us permits. It's criminal!! They shouldn't be allowed to do this anymore. If Host Compliance went away and these fees went away, then homeowners like myself and my son, can make honest

living with added income to help keep us out of the the welfare system and needing resources. Home-sharing gives me the independence to keep living. Home-sharing was something that I loved to do and I miss having those guest. Airbnb and Booking.com are a life saver when it comes to remaining independent and paying my mortgage. Please help us to gain our independence back by allowing us to use our homes to invite people in again who may be looking for an affordable option while visiting the LA.Area. Thank you for taking the time to listen and I hope this helps. ~Concerned homeowner, Sheila M.
Robinson 20513 Gresham Street Winnetka, CA 91306
310-748-7794

Communication from Public

Name: Rick Frazier

Date Submitted: 12/02/2024 09:52 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear City Council Committee Members, My husband and I have lived in the Toluca Woods Neighborhood for 18 years and for the last 7 years we have been hosting short term renters in our small guesthouse. This supplemental income enables us to continue to afford to stay in our home and ensure we can pay our bills and for the upkeep of the property in which we take so much pride. We have never had any complaints from neighbors nor any issues with short term guests. Our guesthouse is only 250 square feet, so it really isn't suitable for longer term renters. We implore you not to discontinue the extended homesharing permit option as that would significantly impact our income. Our understanding is that the city takes in considerable funds in taxes and fees from the home sharing program, so if the enforcement team needs additional resources then you should be able to fund them. Thank you for your consideration and concern for the harding working property owners of Los Angeles. Sincerely, Rick Frazier & Paul Sessa

Communication from Public

Name: Andrew Pifko

Date Submitted: 12/02/2024 10:04 PM

Council File No: 14-1635-S10

Comments for Public Posting: To members of city council: My name is Andrew Pifko. Regarding the potential elimination of the Extended Home Share Permitting Program, I'd like to underscore that the space I share would never have been rented long term – it has its own bathroom and door to the outside, but no cooking or laundry facilities and like many short term rooms, does not deprive the city of rental stock. Since 2016, between Occupancy Tax and permitting, this space has generated over \$40000 for city services. That's from one Airbnb. No street parking is taken, there have been no noise complaints. I file monthly with the city, and maintain all safety and regulatory stipulations. Nearby hotels charge 250% more. Reducing availability of short term rental makes budget travel to LA almost impossible. Please also know that I was able to buy my home because extended short term rental allowed me to cover the additional mortgage, property, and insurance costs. I very much hope we continue the extended home share program, but at the very least grandfather those who've been permitted in good standing and with no complaints, as they've made substantial investments on the basis that this income stream would exist. Spaces like mine do not remove rentals from the market, provide extra revenue for the city, allow residents to use their homes without disturbing neighbors, and provide a lower cost alternative to hotels for all travelers – increasing spending in all areas of travel, restaurants, and help support local entertainment and small business. Thank you for your consideration. Andrew Pifko

Communication from Public

Name: Sheena Malhotra

Date Submitted: 12/02/2024 10:08 PM

Council File No: 14-1635-S10

Comments for Public Posting: I am writing to say that I hope LA City Council will continue to allow homeowners to host people short-term as this greatly supplements our income as educators and other professionals in the city who often have project based income or travel a lot and use the rentals to supplement our earnings while away. This kind of rental does not take away from the housing supply in LA as I live in my home and it would not be an available unit to anyone else. Thanks for your consideration.

Communication from Public

Name: Diana

Date Submitted: 12/02/2024 10:30 PM

Council File No: 14-1635-S10

Comments for Public Posting: Greetings to our Council and Committee Members, In regards to the December 4th hearing and discussion of possible changes to the STR ordinance and the elimination The Extended Home Sharing Permit, we sincerely and seriously ask that you consider the ramifications and the severe life changing conditions that this potential discussion and actions would have on the entire Home Sharing Community. We are a 74 and 80 yrs old couple, married for 54yrs. Living 13.5 years in Venice and 41 years in Mar Vista our entire married life in the same homes. We have supported Airbnb in all community meetings before the Council, dating back to the service of our beloved Councilman, Bill Rosendahl. Unfortunately, due to our ages, our health and the recovery of recent knee replacement surgeries, X2, we can't appear personally in the Chamber to voice our concerns and plead with each of you to recognize the position your decision has on the Home Sharing Community, Now and in the future of all of your constitutes. We will NOT SURVIVE WITHOUT the Home Sharing ability. Neither will thousands of other Airbnb hosts. We All have compiled with ALL of your conditions and requirements. We ALL have paid your required and accessed fees. Unfortunately, the City was extremely short staffed and unable to process all Extending Home Sharing Application timely, thus resulting in very critical and chaotic situations to thousands of hosts and guests . The failure of the City generates immense stress, lack of income and additional fees to retain the necessary permits. Pertaining to the City's failure, we personally paid \$1085.00 in July, 2023 for the Extended Stay Permit due to expire November 2023. Our payment to the City was processed within 24 hours of our submission of our application and attached payment. The Planning Department/Home Sharing section FAILED to process our (along with hundreds of other), applications during a 6 month period. The City phone service went to voice mail..1000s of messages were left, with no response from the City. The City cancelled our Permit.. FOR NOT COMPLYING PRIOR TO OUR EXPIRATION DATE. We complied 6 months in advance. The City's computer generated Failure to Comply Notice was never sent to us. No communication was ever received. The City of Los Angeles blocked our listing on the Airbnb Platform for over a month. I contacted my Council member, Tracie Park's

office, District 11 daily for intervention. They were useless...stating that all City employees were overworked, and under paid, people were fired, or quite due to the misguided abilities and inability to address problems within the City. People were working from home using one computer to access multiple question and complaints. Ours had been ignored for months . Although we had paid the renewal fees, The Planning Department allowed several Extended Renewal Applications to expire without processing the paperwork and the without notification to the applicant, or returning the money to us. The City canceled our permit with Airbnb. Airbnb blocked our account from taking any reservations for over a month while we attempted to obtain any information from the Home Sharing Department. We left daily messages on the only telephone number associated with the department, which were never returned. We sent daily e-mails requesting someone, anyone to acknowledge, which were also never returned. To right the City's wrong and damages to us it was necessary to I reach out to numerous City Department Officials and leaders for intervention, restitution and resolutions. These requests were made, but not limited to the offices of Mayor Karen Bass, to the planning.home-sharing.registration@lacity.org, to The Los Angeles City Home Compliance support, Granicus com and 3 Offices of my Council member Tracie Park's to name a few. Although it took over 2 months and 43 telephone calls, 26 email exchanges and copies if several documents, Tracie Park's staff connected with The Planning. HOME SHARING Registration Support staff. After weeks of continuous procrastinations and without success, they told me to apply for a new Home Sharing Permit and pay a non refundable \$198.00 to process our new application, and I would be able to rent my unit again. We did that immediately. The \$198 payment was taken from our bank account within 24 hours. UNFORTUNATELY, the City requested us to pay another \$1085.00 for an Extended Home Sharing permit, although they still had the money we had already paid. A week later they denied our new application, stating that we already had a permit for our address, which was NOT processed and had expired due to insufficient staff..working from home. We still have NOT received the refund from the City. We rely on the Airbnb Home Sharing Platform income to subsidize our minimal Social Security income. This income allows us the bare necessities of life, not frills.The City receives hundreds of thousands of dollars. Help

Communication from Public

Name: Mariano Miguel
Date Submitted: 12/02/2024 11:18 PM
Council File No: 14-1635-S10
Comments for Public Posting: We need to keep hosting our homes year round or else we would lose are homes This is not a bussisnes this is our life Don't let the hotels brive you

Communication from Public

Name: Adela Lavin

Date Submitted: 12/02/2024 11:20 PM

Council File No: 14-1635-S10

Comments for Public Posting: "As an Airbnb host, I provide short-term housing that caters to tourists, not long-term renters. This helps boost the local economy without affecting the availability of homes for those in need. Restricting hosting would hurt small business owners like me who rely on this income to make ends meet."

Communication from Public

Name: AGUSTIN MIG
Date Submitted: 12/02/2024 11:27 PM
Council File No: 14-1635-S10
Comments for Public Posting: "We need to continue hosting on Airbnb year-round because it directly supports our ability to live in this city. The properties used for short-term rentals aren't competing with affordable housing, and removing this option would hurt many residents who rely on it to stay afloat."

Communication from Public

Name: Naheed Yousaf

Date Submitted: 12/02/2024 11:43 PM

Council File No: 14-1635-S10

Comments for Public Posting: My husband and I have an Airbnb. I am a retired elementary school teacher and my husband is a high school teacher. We could not afford to pay our mortgage if we did not have Airbnb rental income. We would be forced to sell our home and either leave LA or rent, adding to the rental shortage issue. We rent a spare bedroom and bathroom to travelers that typically stay 1-3 days and do not allow stays longer than 2 weeks, which has only happened a few times in 7 years. If our Airbnb did not exist it would not help to solve the rental or unhoused issues in any way. 100% of the people who stay at our Airbnb are travelers. We offer advice so they can better enjoy their stay in Los Angeles. We love living in this city and we want to help others enjoy the city as much as we do. I honestly believe that travelers spend more money in Los Angeles because Airbnb makes it easier for them to visit. The restrictions that are placed on short-term rentals require that Airbnb operators live at the site of their Airbnb, have only one Airbnb per person per address, and only 2 people per bedroom can stay overnight. These restrictions mean that Airbnb short-term rentals are not depleting the supply of available rental housing for people looking for actual housing. It is simply providing a service for people looking to travel to LA. It is strictly an alternative to a hotel. Airbnb also raises a huge amount of tax revenue for the city/county. I believe travelers pay over a 20% tax to the city for every Airbnb stay. I don't know the exact figures, but this must result in millions of dollars in revenue for the city. If Airbnb's were to be eliminated other services would have to be eliminated to pay for this loss in revenue. Bottom line, Airbnb provides revenue to the city, helps to attract travelers, and does not in any material way reduce the supply of housing available to residents of the city. I believe placing the blame on Airbnb operators will only harm individuals such as myself and result in me not being able to afford my mortgage. Thank you for your time.

Communication from Public

Name: Ground Game LA
Date Submitted: 12/02/2024 08:07 PM
Council File No: 14-1635-S10

Comments for Public Posting: Dear Members of the Los Angeles City Council Housing and Homelessness Committee, Ground Game LA writes to you in support of five proposed recommendations to Los Angeles' Home-Sharing Ordinance (HSO) that aim to improve enforcement. As the state's homelessness crisis continues to worsen, it's vital that the Housing and Homelessness Committee takes the necessary precautions to enforce the HSO and protect housing stock in Los Angeles. The goal of these recommendations is to update the registration, renewal, and fine process to minimize common violations, including the use of fraudulent registration numbers and exemptions. Changes to the registration requirements in the HSO alone will not be enough to stop violations; stronger penalties for egregious violations must also be implemented. We urge the committee to move forward with the recommendations that Better Neighbors Los Angeles outlines in their August monthly enforcement report. We recommend the following:

Create registration numbers for exemptions (hotels/motels, bed and breakfasts, TORS) to make it harder for operators to falsely claim exemptions. Hosts who list legitimate exempt properties on short-term rental platforms would be required to display a registration number on the listing, making it easier for the City to determine whether the property advertised is truly exempt from the HSO. The City and platforms could then efficiently enforce the HSO against listings that claim false exemptions. Limit registration numbers to one listing. This would make it more difficult for operators to use the same registration number on multiple listings or use other people's registration numbers.

Amend the primary residency requirement to require a homeowner's exemption or a notarized letter from a landlord affirming residency, and eliminate voter registration as proof of proving primary residency. This would make it more difficult for hosts to falsely claim their short-term rental property is their primary residence. Improve the fine structure. A fine of \$605 might work to correct inadvertent errors, but it does not deter fraudulent behavior intended by hosts and platforms to evade the laws. We recommend two new fines: Create a new \$50,000 fine for fraudulent behavior by egregious violators. The fine would be a one-time fine per unit, rather than a per day fine, and would be for: Falsely claiming an exemption; Using another person's

registration number; Using a false registration number; Using a false address; Using the same registration number for more than one unit on multiple listings; Falsely claiming primary registration; or A landlord providing a letter for a tenant who does not live in the unit. Create a new \$1,000 fine per listing for a platform's failure to share data every month. Currently, the HSO requires platforms without a Platform Agreement to send Planning a list of all listings with the registration number, host name, address, and number of days booked. Only Airbnb has a Platform Agreement with the City, however there are many more short-term rental platforms advertising listings within the City of Los Angeles. If platforms were required to pay a fine per listing, then they would be much more likely to ensure the compliance of their listings with the HSO. Moving forward with these amendments to the HSO is an opportunity for the Committee to take another step in protecting and preserving housing and long-term tenants in Los Angeles. By pairing registration and listing requirements with a more robust fine schedule, these recommendations will increase the efficiency of the City's enforcement efforts and make evading the HSO more difficult for especially egregious violators. For these reasons, we encourage the Committee to move forward with this set of pivotal recommendations.



December 2, 2024

Dear Members of the Los Angeles City Council Housing and Homelessness Committee,

Ground Game LA writes to you in support of five proposed recommendations to Los Angeles' Home-Sharing Ordinance (HSO) that aim to improve enforcement. As the state's homelessness crisis continues to worsen, it's vital that the Housing and Homelessness Committee takes the necessary precautions to enforce the HSO and protect housing stock in Los Angeles. The goal of these recommendations is to update the registration, renewal, and fine process to minimize common violations, including the use of fraudulent registration numbers and exemptions.

Ground Game LA empowers the residents of Los Angeles through civic education and community building. By organizing door to door and block to block, we connect residents to established advocacy groups and build grassroots power. The housing and homelessness crisis is one our members are deeply familiar with and devoted to improving outcomes for all those affected.

Hosts Claim Fraudulent Exemptions. Better Neighbors LA found that STR hosts list dubious exemptions to skirt registration requirements. According to public records obtained through a California Public Records Act Request, as of June there were only 601 properties in the City eligible for one of three legitimate HSO exemptions: hotel or motel, bed and breakfast, and Transient Occupancy Residential Structure (TORS). However, in July 2024, 2,187 listings claimed such an exemption, which means at least 1,586 of these listings are likely fraudulent.¹ For example, there were 535 listings claiming to be bed and breakfasts, despite only 5 legitimate bed and breakfasts operating in the City. With so many instances, it is clear that some hosts are fraudulently claiming to be exempt from HSO regulations to evade oversight.

Hosts Use Deceptive Registration Numbers. According to Better Neighbor LA's analysis of Inside Airbnb data, in July of 2024 there were 1,638 listings on Airbnb without valid registration numbers. Of these, 1,062 were clearly fraudulent. For example, 539 listings have duplicate registration numbers, and 523 listings have fake registration numbers. The other 578 listings are either missing a registration number or listing expired registration numbers.² Hosts using duplicate or fake registration number are committing fraudulent activity in order avoid City oversight. Both fraudulent registration numbers and false exemptions allow operators to circumvent the HSO for their own profit, while long-term residents continue to face a housing affordability crisis.

¹ Data on file with Better Neighbors LA. Inside Airbnb: <https://insideairbnb.com/> .

² Data on file with BNLA, Inside Airbnb: <https://insideairbnb.com/>.



As discussed, hosts and short-term rental platforms continue to violate the HSO. Changes to the registration requirements in the HSO alone will not be enough to stop violations; stronger penalties for egregious violations must also be implemented. **We urge the committee to move forward with the recommendations that Better Neighbors Los Angeles outlines in their August monthly enforcement report.** We recommend the following:

1. **Create registration numbers for exemptions (hotels/motels, bed and breakfasts, TORS) to make it harder for operators to falsely claim exemptions.** Hosts who list legitimate exempt properties on short-term rental platforms would be required to display a registration number on the listing, making it easier for the City to determine whether the property advertised is truly exempt from the HSO. The City and platforms could then efficiently enforce the HSO against listings that claim false exemptions.
2. **Limit registration numbers to one listing.** This would make it more difficult for operators to use the same registration number on multiple listings or use other people's registration numbers.
3. **Amend the primary residency requirement to require a homeowner's exemption or a notarized letter from a landlord affirming residency, and eliminate voter registration as proof of proving primary residency.** This would make it more difficult for hosts to falsely claim their short-term rental property is their primary residence.
4. **Improve the fine structure.** A fine of \$605 might work to correct inadvertent errors, but it does not deter fraudulent behavior intended by hosts and platforms to evade the laws. We recommend two new fines:
 - a. Create a new \$50,000 fine for fraudulent behavior by egregious violators. The fine would be a one-time fine per unit, rather than a per day fine, and would be for:
 - i. Falsely claiming an exemption;
 - ii. Using another person's registration number;
 - iii. Using a false registration number;
 - iv. Using a false address;
 - v. Using the same registration number for more than one unit on multiple listings;



- vi. Falsely claiming primary registration; or
 - vii. A landlord providing a letter for a tenant who does not live in the unit.
5. **Create a new \$1,000 fine per listing for a platform's failure to share data every month.** Currently, the HSO requires platforms without a Platform Agreement to send Planning a list of all listings with the registration number, host name, address, and number of days booked. Only Airbnb has a Platform Agreement with the City, however there are many more short-term rental platforms advertising listings within the City of Los Angeles. If platforms were required to pay a fine per listing, then they would be much more likely to ensure the compliance of their listings with the HSO.³

Moving forward with these amendments to the HSO is an opportunity for the Committee to take another step in protecting and preserving housing and long-term tenants in Los Angeles. By pairing registration and listing requirements with a more robust fine schedule, these recommendations will increase the efficiency of the City's enforcement efforts and make evading the HSO more difficult for especially egregious violators. For these reasons, we encourage the Committee to move forward with this set of pivotal recommendations. Should you have any questions, please contact amy@groundgamela.org.

Best,

Amy Gatto

A handwritten signature in black ink, appearing to read "Amy Gatto". The signature is fluid and cursive, written over a white background.

³ <https://www.betterneighborsla.org/s/Better-Neighbors-LA-August-2024-Enforcement-Report-FINAL.pdf>

Communication from Public

Name: Derek Rath

Date Submitted: 12/02/2024 08:07 PM

Council File No: 14-1635-S10

Comments for Public Posting: Dear Council Member, The Housing and Homeless Committee, though founded on worthy principals, has the potential to do more harm than good by falsely attributing the homeless problem, or mitigation of it, at the doorstep of short term rentals. In obedience of the rules and regulations governing such rentals that were discussed and agreed on by the city and us renters (I addressed you all many times at city hall many times as a renter), we pay considerable taxes, much of which should be going to help the homeless situation- definitely a major problem. But we did not cause it. If the city would only recognize that short term renters are not a monolith and tailor their administration of STR more efficiently it would help. I suggest the city spends its resources, in collaboration with the rental platforms, on identifying those with multiple apartments who, as absent landlords, are acting as virtual hotels Identify any bad actors (and there are some) and rescue homeowners who rent out part of their property from potentially losing that income and becoming homeless themselves or be forced to leave the city or even the state. I am sure that is not a purpose the Housing and Homeless Committer was set up to do. It is not lost on many of us voters that this ‘discussion of changes’ to the ordinance is yet another rehash of the motions brought by the actual hotel industry who saw STR as a threat to their business, something that has been debunked many times by many researchers as having no basis in fact. Come the Olympics they, and the city, are going to need all the help they can get to handle the overflow of visitors. The City should look to improving the efficiency and integrity of the manner in which they use the considerable amount of our tax dollars in the quest for solutions to homelessness, not trying to squeeze out and punish those of us who are in fact part of the solution with our STR taxes and the fact we are adding to- and relieving- the accommodation base by opening up our houses to visitors to Los Angeles. I urge you to see the common sense approach. Sincerely. Derek Rath