

## Communication from Public

**Name:**

**Date Submitted:** 12/04/2024 11:22 AM

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

**Comments for Public Posting:** The cost of living has significantly increased in LA, making it a challenge to live comfortably without having multiple jobs. The extra income renting rooms in my house helps me to pay property tax, the increasing cost of utilities, food, home repairs and unanticipated future expenses. The taxes the city imposes on Airbnb guests, the daily tax and income tax on property owners is excessive! The city complains about housing shortage yet designates taxes collected from short term housing to the general fund, rather than using the tax revenue toward building affordable housing. Airbnb makes it possible for me to generate income producing revenue. It gives me flexibility to host family, friends and out of town guests. My short term guests are frequently in LA for temporary work, health care or visiting family. Before the city got involved Airbnb helped make travel more affordable and helped local business. Short term housing should be available year round to homeowners without homeowners having to pay exorbitant fees to rent out their own space. Please support short term housing. It's good for the economy and helps people get ahead . Thank you for your consideration.

## Communication from Public

**Name:** paul cameron gray

**Date Submitted:** 12/04/2024 12:49 PM

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

**Comments for Public Posting:** Dear Los Angeles City Council Members, I am writing to urge you to maintain the extended home sharing permit for short-term rentals in Los Angeles. As a 24-year Venice residents, my family has responsibly managed our home as a short-term rental for the past 12 years, temporarily relocating to family members' homes during guest stays. This arrangement has been crucial for our financial stability while maintaining our commitment to our Venice community. We have demonstrated that home sharing can be done respectfully, without disrupting neighborhood dynamics. The income from hosting more than 120 days annually has allowed us to remain in our increasingly expensive neighborhood while contributing to local businesses through our guests' spending. The current permit system effectively balances neighborhood preservation with homeowners' needs for supplemental income. Restricting these permits would force many long-term residents like us to consider leaving the community we've helped build over two decades. I respectfully request that you consider the positive impact of responsible home sharing on both residents and our local economy when making your decision. Sincerely, Paul Gray

## Communication from Public

**Name:**

**Date Submitted:** 12/04/2024 01:01 PM

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

**Comments for Public Posting:** I live on a street that has had significant problems with a short term rental property; loud parties, trash piling up outside the house, unsafe conditions with hillside streets blocked by parked cars are some of the issues to name a few. That said, there has been no effective regulation by the City of LA, only a pending lawsuit with neighboring property owners have seemed to control some of these problems. Our experiences in filing complaints with the Home Share Hotline and having group meetings with our council office, LAPD, LADBS, LACP & LA City Attorneys office and others have led us to see that no one agency is responsible for enforcing the short term rental ordinance, and therefore no one is ultimately responsible. What enforcement there is seems to rely on monitoring online short term rental platforms, but what happens when the rentals are made by not using online platforms? Who comes out and investigates? There needs to be a dedicated field enforcement arm to quickly respond to site conditions, especially during nighttime hours. Someone who could witness problems, issue tickets and work with LAPD and LADB and LAHD on larger issues. That said, LADBS has stated they cannot enter a property without the owner's permission. Shouldn't that be a condition of getting a short term rental permit? With regard to the issuance of permits in the first place, why isn't LACP cross referencing LA county Assessors homeowners exemptions? If a permit applicant claims a homeowners exemption at an address that is not the address for the STR application, the permit should be denied as claiming an Assessors Homeowner Exemption one must swear that it is your primary residence. It also appears that no one from LACP looks at online platform listings after permits are issued. While host requirements and prohibitions state that there should be no more than 2 overnight guests in one room, online listings often advertise studio apartments or one room guesthouses for sleeping more than 2. The reality is that no one enforces this rule, and it is often ignored.

## Communication from Public

**Name:** Teada

**Date Submitted:** 12/04/2024 01:04 PM

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

**Comments for Public Posting:** To whom it may concern, we have been hosting with Airbnb for a while. And have been recently paying the LA fee even though we already feel that owning our home in Los Angeles we pay almost \$10,000 in property taxes each year. We do not agree with having to pay Additional fees to host our home, especially, since our property taxes are already so high & increased in 2024 for unknown reasons. We also can't allow our children to attend LAUSD elementary schools because of the extreme subjects & early exposure to sex education. So, we have to put them in private Christian schools to protect our religious values. The property taxes that we pay help go to pay schools and other things that the city needs to pay for... However, it does not help our family financially therefore, we must host on Airbnb to make enough money to pay the bills, mortgage, and property taxes each year. In Addition, with inflation at an all time, high our family of five have been struggling financially to pay for everything. In conclusion, if we did not have to pay the Airbnb fees to Los Angeles it would financially help us get ahead. We aren't even sure why these fees were imposed then increased in the first place. CA already has the most taxes in the country! Please seriously consider eliminating the fees because we already pay too much in LA property taxes which don't even benefit the quality of our children's education. Thank you, the Dilullo family

## Communication from Public

**Name:** Mercedes

**Date Submitted:** 12/04/2024 01:21 PM

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

**Comments for Public Posting:** We are small owners of a 3 unit and have an apartment unit set aside for our elderly parents. The short term rental helps us while it's not in use. We have rented it to doctors, professionals working in LA, and family relatives to neighbors. If the city cancels or elimination of the Extended Homesharing Permit, we will have to leave the apartment vacant as we don't have/can't afford a housing solution for our senior relatives. Also, the additional income is a huge help to our cleaners and gardeners in this expensive LA. This doesn't solve any issues related to homelessness. Please do not cancel a good program that works, supports workers and small homeowners.

## Communication from Public

**Name:** Alina T

**Date Submitted:** 12/04/2024 02:43 PM

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

**Comments for Public Posting:** The decision to possibly eliminate the Extended Homesharing Permit threatens to undermine the livelihoods of responsible hosts and the diverse economic environment that platforms for short term rentals have helped build and promote. Extended homesharing has provided countless families, retirees, and individuals like myself with a vital source of income, enabling us to offset rising living costs, maintain our homes, and contribute to our communities. This change not only jeopardizes hosts like myself but also limits options for travelers seeking authentic, affordable, and flexible accommodations. By removing this option to rent out our homes for short term rentals, while still being able to live in them, the City of LA risks alienating us, people who have been supporting local economy. This would be a disregard for the local communities that benefit from the influx of visitors to neighborhoods often overlooked by traditional lodging options. Moreover, the elimination of this permit could push many hosts into informal or unregulated short-term rental markets, creating greater challenges for oversight and enforcement while reducing the transparency that the license system helps uphold. I urge the City of LA to reconsider this decision, engage with its host community, and prioritize sustainable, collaborative solutions that support both hosts and their neighborhoods. Eliminating the Extended Homesharing Permit is not the answer—it's a step backward for both fairness and innovation.

## Communication from Public

**Name:** Jennifer Ciappetta

**Date Submitted:** 12/04/2024 03:16 PM

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

**Comments for Public Posting:** Although I live in New York, I purchased my apartment because my business brings me out to L.A. so often that renting hotels would be prohibitively expensive. Since my building allows for short-term rentals, I decided to rent my apartment in times when I am not in L.A. My apartment employs cleaners, handymen, and a manager, all of whom are full-time L.A. residents. I am writing to express my opposition to the proposed motion to eliminate extended home sharing licenses in Los Angeles. As a resident and owner of an apartment in downtown LA, I have seen firsthand how home sharing contributes to our community and the city's economy. My apartment provides an affordable and family-friendly option for visitors, particularly those who cannot afford the high costs of hotels or require accommodations that better suit their needs, such as multiple rooms or kitchen facilities. This flexibility not only encourages tourism but also brings business to local restaurants, shops, and attractions—injecting vital revenue into our economy. Eliminating extended home sharing licenses would make it harder for families and budget-conscious travelers to visit LA, potentially discouraging tourism and reducing the economic benefits these visitors bring to our city. Home sharing also fosters a sense of community and allows visitors to experience LA in a more personal, authentic way.

## Communication from Public

**Name:** Elizabeth Dang

**Date Submitted:** 12/04/2024 04:47 PM

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

**Comments for Public Posting:** Dear City Council's Housing and Homelessness Committee, Please do NOT eliminate the Extended Homesharing Permit for Airbnb hosts, for that will have the complete opposite effect of your mandate. Hard-working taxpaying homeowners, such as myself, rely on this as income to keep my family housed. Do not undo any good that you have done. Please continue to focus on and take swift action to help provide mental and physical help to our homeless neighbors. Thank you. Sincerely, Elizabeth Dang

## Communication from Public

**Name:** Melanie Algas

**Date Submitted:** 12/04/2024 09:51 AM

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

**Comments for Public Posting:** I have been an Airbnb host in the San Fernando Valley since 2016. We rent out a bedroom in our owner-occupied home. I oppose stricter regulations on short-term renting.

## Communication from Public

**Name:** Francisco Javier Andreano-Cortes

**Date Submitted:** 12/04/2024 10:02 AM

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

**Comments for Public Posting:** I am a home owner in Downtown Los Angeles and rely on sharing my home through the Airbnb platform to help ends meet. Without this important option, I would not be able to afford the mortgage payment.

## Communication from Public

**Name:** Carrick Moore Gerety

**Date Submitted:** 12/04/2024 10:05 AM

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

**Comments for Public Posting:** Eliminating the extended home-sharing permit would be a bad idea. Data has shown it would not lower rents, and would only be a handout to the Hotel lobby. The fact is, there is a huge market for short term vacation rentals in LA. People come here for work and pleasure for days and weeks at a time, and that's a good thing for our overall economy. What's more, the vast majority of STR are run by middle-class folks with a spare bedroom or ADU, who depend on that extra income. Bad actors and illegal hotels exist, but they can be shut down with surgical changes to the law. Eliminating the extended home-sharing permit paints with too broad a brush.

## Communication from Public

**Name:** Leor D.

**Date Submitted:** 12/04/2024 10:11 AM

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

**Comments for Public Posting:** Good afternoon Council Members My name is Leor, and I'm a homeowner and host in West Hollywood. It is currently my only source of income. I was recently approved for the EHS permit, and paid for this permit two days ago. After covering the mortgage, property tax, maintenance, and other expenses, it's already a challenge to produce a sustainable income. Removing the extended home-sharing permit will make it nearly impossible to keep up with these costs. Tourism is the backbone of the Los Angeles economy, and with the 2028 Olympics on the horizon, this city will see an unprecedented influx of visitors. While billions are being invested to prepare LA for this global event, limiting home-sharing options would diminish access to one of our most vital assets: affordable, community-driven accommodations that showcase the heart of our city. Additionally, the city benefits directly from home-sharing revenue through taxes collected on platforms like Airbnb—these taxes are paid by the tourists, not the host. By removing the extended home-sharing permit, the city will lose this income stream, impacting its ability to fund services and infrastructure. I urge you to consider the financial impact on small homeowners like myself, the broader implications for our city's economy, and the importance of keeping Los Angeles accessible and thriving for everyone. Thank you

## Communication from Public

**Name:** Anneliese Johnson

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

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

**Comments for Public Posting:** Please consider keeping the extended Home Sharing permit available to Airbnb hosts in the City of LA. This permit is so important for my family's well-being as well as covering the bills of my property... With inflation having gone as high as it is and all insurance premiums and utilities, etc. only increasing... This added income is everything to my family. I have two daughters and I am a single mom. I absolutely love hosting families at my home and the joy It gives them as well, is priceless. I implore you to please continue to allow this type of permit, especially to those of us who are amongst the highest rated hosts on the STR platforms. Additionally, I have a solid standing relationship with the city of LA and any TOT taxes paid as well as nightly fees submitted. Registration fees as well are paid in a timely manner, rules and regulations are completely respected by hosts like me for the exact reason that this is a part of my livelihood and the only way that I can remain in Los Angeles as a resident. PLEASE PLEASE keep the extended stay permit active and accessible for those of us who work very hard to provide only quality experiences to those people looking for short-term rentals. Truly appreciate your consideration to this side of the conversation...