

## DragonflyHill Urban Farm

Cultivating Community

### Finding the Win Win in the Home Sharing Ordinance

Posted on April 29, 2018

By Emma Rosenthal

If the current proposed home sharing ordinance in L.A. goes through, THOUSANDS of people will lose their jobs and just as many may lose their homes. What is needed is a whole new ordinance that focuses on housing rights in whole house listings that preserves home sharing in primary residences. There are some simple win/win solutions even if the L.A. City Council decides to pass this draconian proposal in order to at least preserve the housing stability and jobs current home sharing empowers.

Home sharing is a social movement that came out of the housing and jobs crisis of the last ten years where more and more people were finding themselves outside of the mainstream workforce and displaced from their housing either via foreclosures, evictions or rising rents and decreasing income streams and job opportunities. Home sharing provided many people with the means to keep their homes and provide income for their households. Home sharing is quite literally a cottage industry made up mostly of home based hosts renting out rooms in their homes, sometimes the sofa in the living room, to people who are traveling or in search of transitional housing. In Los Angeles, home sharing is the only alternative between the 12 month lease and the \$300 hotel room, providing affordable temporary housing not only to tourists, but also to people on temporary work or business travel, conventioners, students, temporarily displaced locals, visiting family members of current city residents. Many of these guests report that they would not be able to afford a decent hotel room in this city.

It is unknown how vast and devastating the impact of this ordinance would be on the local economy because this industry has developed without the assistance, planning or direction of the city government. This cottage industry provides employment and housing to not only hosts, but to the thousands of small businesses and their employees as well as contractors and subcontractors and local businesses that rely on home sharing and serve home sharing hosts including local restaurants and shops, house cleaners, house cleaning businesses, street vendors, gardeners, landscapers, exterminators, delivery services, repair people, handy workers, etc. Meanwhile, this city has done more for the hotel industry and developers than it has in response to the crisis of foreclosure, eviction and loss of jobs.

In the last few months the Planning Department has produced three reports on home sharing. The first report demonstrated:

- that the number of units that are currently available as short term housing amounts to less than 1% of the available housing stock and has no measurable impact on housing availability and affordable rental stock.
- That the number of nuisance complaints are minimal, and that of the 419 complaints opened from March 2015-September of 2017, regarding short term rentals in apartments, only 133 cases have been closed and a 286 remain open with only 12 cases referred to the City Attorney's office.
- In single family homes in a 4 year period there were less than 200 STR-related complaints city wide.
- That host occupied listings have few if any complaints and that the problems that do exist, are for the most part, in whole unit listings.
- That any registration process should be as simple, affordable and accessible as possible for hosts to register their listings with the city so as to allow for the greatest of compliance among short term rental hosts.
- To coordinate and use existing offices HCIDLA, LADBS, Office of Finance and the City Attorney's office in the registration and enforcement process.

That is to say that the two main concerns related to home sharing:

- impact on housing stock and rents, and
- nuisances in the community,

are for the most part unfounded. They are the imagination of the hotel industry lobby, which has by far a much more significant impact on housing availability and rising housing costs, and those Angelenos who don't want to share their city; often the same wealthy landowners that have lobbied to keep the public off of public beaches, public hiking trails and public street, and the few NGOs who are tightly aligned with these interests, including NGOs who receive hundreds of thousands of dollars to inspect rental units. There is only one union on record, opposing home sharing: the company union of the hotel industry, while many of the hosts represent retired union and nonunion workers, often retired teachers who served generations of L.A. children, and film industry workers who need to be able to rent their homes out short term, while they are away on location.

Nonetheless, the subsequent reports from the same office, developed more stringent recommendations including:

- Expensive and complicated registration processes that would make home sharing tougher for low income hosts in less luxurious listings.

- Strict enforcement criteria that doesn't exist for any other business model in the city including the thousands of home based businesses that are not involved in home sharing.
- A snitch program where neighbors are encouraged to report and even give approval for the establishment and continued licensing of home sharing businesses, a process not applied to any other business model (with the exception of the yet unpassed recent proposals for street vendors, making the "snitch" clause a cause for concern that could leave low income, small businesses subject to extortion and abuse.)
- A cap on the number of days hosts could operate their listing and "break even" algorithms to discourage home sharing and encourage renting out space long term (Algorithms that don't take into account labor and expenses or apply to less expensive, less luxurious listings). Such caps and "break even" limitations are not part of any other existing business model. (Additionally, coercing people into long term cohabitation arrangements is cruel and dangerous especially since so many hosts are elders, women, low income families with small children, Disabled people and people with chronic health conditions. all groups that are targets for domestic abuse.)
- Huge fines and penalties that are not applied to any existing business model or license in the city.

Once this current proposal is passed, once that bell is rung, it cannot be unring. Destroyed lives, displaced residents, lost jobs and housing will not be recuperated months or years later when the city reconsiders its choices, once the damage becomes apparent. According to the city's own report, the current impact of home sharing on housing stock and neighborhoods is minimal. The city already has a procedure for providing business licenses through the finance office. There are many legal home based business that already exist and operate in the city in residential areas. There is no reason for the city to develop new top heavy, expensive administrations and expensive licensing when the structures already exist to allow for new businesses.

Instead the city should either develop an entire new proposal that recognizes the value of home sharing and puts no more limitations on home sharing than it puts on any other home based and small businesses, or at the very least amend the current proposal to assure that existing jobs, businesses and housing that depend on home sharing are not lost.

- By grandfathering in all existing home sharing hosts through a simple mechanism that is affordable and accessible and is consistent with existing business licensing procedures. This would prevent any harm to existing businesses while the city enacts, administers and tests the new ordinance.
- Fund existing departments and mandate them to provide services to the residents of the city, especially in the area of tenants' rights enforcement. The number of existing complaints, though small, that have remained unresolved is inexcusable.
  - Enforce tenants rights and respond to the existing complaints that have gone unresolved for years.
  - Use the Finance Department that already issues business licenses to issue the licenses for Home Sharing.
  - Use HCIDLA and the City Attorney's office to enforce tenants' rights.
  - Provide city wide tenants' rights education and empowerment.
- Use the millions of dollars in taxes collected from home sharing to provide vital services to the city.
- Work with hosts to provide emergency and transitional housing to homeless neighbors.
- Allow home sharing in all primary residences including the RSO units with caps only applied to whole unit listings, including in residences where there are other home based income streams. (a clause in the initial ordinance that it is so broad, it would disallow any other home based work or promotion even prohibiting sharing of restaurant recommendations or business travel in short term rentals.)
- Create various affordable housing options and job creation within the city.

There have been a few larger operatives who have turned long term lodging into short term rentals and who may have abused Ellis act evictions and other means of displacing long term tenants. Establishing huge obstacles to home based hosts as a means of addressing abusive landlords has all the shortcomings of broken (window) policing and will have devastating impact on the thousands of small businesses and their employees as well as contractors and subcontractors and local businesses that rely on home sharing and serve home sharing hosts. The scope of a crackdown on home based hosts could be far reaching, especially if limits are put on the number of listings per host (many hosts rent out more than one room) or the number of days home based hosts may operate. It will be impossible for example, to maintain full time and ongoing employment if forced to operate a minimum number of days or offer only one listing.

The revenue from taxes to home sharing could serve the needs of the larger community, and while short term rental taxes are higher than any taxes applied to any small businesses in this city, many hosts are eager to contribute to the city if those taxes can provide vital services to our neighbors.

Despite the stereotype of the home sharing host, most hosts are struggling to get by. Each host is an autonomous small business. Cities who did little to address issues of displacement, supported hyper development that often contributed to displacement and did little to provide long term jobs, should at the very least, not put huge impositions on small businesses who function on such a narrow margin that any expense or imposition would put many hosts out of business.

Home sharing provides stability, jobs and economic and social dynamic to our city. Hosts who are home based provide increased security in our neighborhoods because they are home during the day when other neighbors are away. Home sharing gives character to neighborhoods and most residents support or are indifferent to home sharing in their communities. It is labor intensive, honorable work and a lifestyle choice that has created thousands of jobs, relationships and homes in L.A and around the world

#### Links:

October 19, 2017 [http://clirep.lacity.org/online/docs/2014/14-1635-S2\\_rpt\\_PLAN\\_10-20-2017.pdf](http://clirep.lacity.org/online/docs/2014/14-1635-S2_rpt_PLAN_10-20-2017.pdf)  
REPORT BACK RELATIVE TO PROPOSED HOME-SHARING ORDINANCE (COUNCIL FILES 14-1635-S2, 14-1635-S3)

January 11 2018 Report: [http://clirep.lacity.org/online/docs/2014/14-1635-S2\\_rpt\\_PLAN\\_01-12-2018.pdf](http://clirep.lacity.org/online/docs/2014/14-1635-S2_rpt_PLAN_01-12-2018.pdf)  
SECOND SUPPLEMENTAL REPORT BACK RELATIVE TO PROPOSED HOME-SHARING ORDINANCE (COUNCIL FILES 14-1635-S2, 14-1635-S3) On  
October 24, 2017 PLUM Committee CFs 14-1635-S2, 14-1635-S3 Report by the Department of City Planning to the PLUM Committee

February 8, 2018 REQUEST FOR REPORT BACK [http://clirep.lacity.org/online/docs/2014/14-1635-S2\\_misc\\_02-08-2018.pdf](http://clirep.lacity.org/online/docs/2014/14-1635-S2_misc_02-08-2018.pdf)  
THIRD SUPPLEMENTAL REPORT BACK RELATIVE TO PROPOSED HOME-SHARING ORDINANCE (COUNCIL FILES 14-1635-S2, 14-1635-S3)

[http://okrep.lacity.org/online/docs/2014/14-1635-S2\\_rpt\\_PLAN\\_03-22-2018.pdf](http://okrep.lacity.org/online/docs/2014/14-1635-S2_rpt_PLAN_03-22-2018.pdf)

**Don't Blame Airbnb for Rising Rents**

<https://www.bloomberg.com/view/articles/2018-04-17/airbnb-plays-a-minuscule-role-in-rising-city-rents>

**The Sharing Economy and Housing Affordability: Evidence from Airbnb**

<https://poseidon01.ssrn.com/delivery.php>

ID=23209908712207412412601806400611606609701701006505305012100611506607206809911510202500600404912302401300100407907112306600609205800606

**The Sharing Economy and Housing Affordability: Evidence from Airbnb**

<https://poseidon01.ssrn.com/delivery.php>

ID=23209908712207412412601806400611606609701701006505305012100611506607206809911510202500600404912302401300100407907112306600609205800606

**Report: Airbnb restrictions could cost LA thousands of jobs and millions in revenue**

<https://www.pasadenastimes.com/2017/11/06/report-airbnb-restrictions-could-cost-la-thousands-of-jobs-and-millions-in-revenue/>

**LA Airbnb community generated \$40 million in taxes last year**

<https://www.airbnb.com/la-airbnb-community-generated-40-million-in-taxes-last-year/>

**Airbnb's economic impact in Los Angeles in 2017**

<https://www.airbnb.com/airbnbs-economic-impact-in-los-angeles-in-2017/>

**Broken Policing Policies & Home Sharing**

<https://dragonflyhill.wordpress.com/2018/04/29/broken-policing-policies-home-sharing/>

**Point by Point: Community Analysis of Home Sharing Ordinance**

<https://dragonflyhill.wordpress.com/2017/06/12/point-by-point-community-analysis-of-home-sharing-ordinance/>

Update 4/10/18: <https://dragonflyhill.wordpress.com/2018/04/03/latest-round-in-the-fight-for-home-sharing/>

Update 4/9/18 <https://dragonflyhill.wordpress.com/2018/04/15/latest-response-to-the-planning-committees-reports-on-home-sharing/>

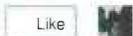
**STORIFIED:HOW THE HOTEL INDUSTRY GOT YOU TO HATE YOUR NEIGHBOR AND LOVE THE MULTINATIONAL CORPORATION**

<https://dragonflyhill.wordpress.com/2016/11/28/storifiedhow-the-hotel-industry-got-you-to-hate-your-neighbor-and-love-the-multinational-corporation/>

Advertisements



SHARE THIS:



One blogger likes this.

This entry was posted in **community education**, **Life on the farm**, **Save short term rentals!**, **Social Justice** by **emmarosenthal**. Bookmark the **permalink** [<https://dragonflyhill.wordpress.com/2018/04/29/finding-the-win-win-in-the-home-sharing-ordinance/>].

ONE THOUGHT ON "FINDING THE WIN WIN IN THE HOME SHARING ORDINANCE"



edcol52

on April 30, 2018 at 8:43 am said:

Another thoughtful and cogent article. Thanks, Emma. I may lift some of the talking points for my next council speech on Wednesday. It's interesting. The speech I wrote speaks exactly to many of the issues you raise about the unfair treatment of home sharing as a business. The City is proposing unique fines, fees, procedures, and limits that no other home-based business in LA has to deal with. Thanks for your tireless efforts.

↳

World Land-Bridge, New International Economic Order, American Credit System, London-Saudi Global Terror, Stop WWII

# The Empire Is Crumbling, But Not Dead, and Desperate for War

May 2, 2018

*President Trump and the First Lady at a state dinner with the President of France and Mrs. Macron. April 24, 2018 (Official White House Photo by D. Myles Cullen)*



Let us review: Every effort by the British to bring down the government of the United States under President Donald Trump has failed. MI6 agent Christopher Steele's dodgy dossier now stands exposed as the only basis for the launching of Trumpgate by the corrupt Obama intelligence team, and the perpetrators are themselves now facing criminal prosecution; the Skripal case has disappeared from the media, as the connections to the same Christopher Steele were coming to the fore; the Syrian chemical weapons fraud concocted by the British-run White Helmets has now been exposed internationally as a Nazi-like staged affair to justify a military assault. That assault, in which Trump was tricked into going along with the British and the French, effectively declared that the international law established after World War II, through the United Nations, to prevent another world war, was dead.

The Empire will not go quietly into the night. Bibi Netanyahu's antics — claiming "proof" that Iran is still developing nuclear weapons — is being ridiculed even by former Israeli intelligence officials as re-packaged news, already known by the IAEA, and proving nothing. But the British have always used the Israeli right-wing, and the Saudi Royal family, to provoke divisions and, when necessary, to start wars. With Trump having cooperated with Putin in defeating ISIS in Syria, and swearing that he wants to get the U.S. out of Syria altogether and "stop being the world's policeman," the British are desperately pulling every possible string to drag the U.S. into more wars.

The same situation exists in Ukraine. Poroshenko today launched his "Joint Forces" operation, consolidating the National Guard, the National Police, and the disparate neo-Nazi militias under central army control, committed to a military solution to the Donbas.

A new war in Syria or Ukraine could quickly explode into war with Russia, and a new world war, this time with nuclear weapons.

And yet, as demonstrated in Korea, when the United States works with China and Russia, miracles can happen. The "permanent crisis" in Korea, like the "permanent crisis" in the Middle East — both the Arab-Israeli conflict and the Sunni-Shi'a conflict — have been intentionally maintained by the British and their assets as cockpits for war between East and West, to keep the major powers divided, to the benefit of the British Empire which controls the financial system centered in the City of London and Wall Street.

But the New Silk Road is threatening that "divide and conquer" mentality. The win-win policy of China's Belt and Road Initiative, transforming the "Third World" into modern agro-industrial nation states through modern infrastructure development, has demonstrated that conflicts based on ethnicity, religion, territorial issues and the like can be overcome based on *advancing the common interests of all nations and all peoples*.

The role of the United States in this global crisis is determining. With Indian Prime Minister Narendra Modi's historic summit with Xi Jinping last week, the three great cultures of Russia, China, and India are now working together in creating a New Paradigm for mankind. Lyndon LaRouche has long insisted that the "Four Powers" of Russia, China, India and the United States is the necessary combination needed to end the world of Empire once and for all.

President Trump has repeatedly stressed that being friends with Russia and China "is a good thing, not a bad thing," which is the core reason that British intelligence launched the Russiagate coup attempt in the first place. If Trump is to survive, the American people must identify the British role, free Trump of the British coup attempt, and back his best impulses to join fully with America's natural allies in Russia and China, through full participation in the New Silk Road.

LaRouchePAC organizers across the country are reporting the strong response to this call to end the Empire, to join the BRI, and to end the containment of the American people by the Wall Street-controlled "two-party system." Trump has, in this case, shown the way, attacking Republicans and Democrats with equal vigor when they peddle the need to confront Russia and China. The new paradigm is not only within reach, but is absolutely necessary if the British war plan is to be defeated.

To: Mayor Garcetti and Councilmembers,  
From: Andy Griggs and Emma Rosenthal, DragonflyHill Urban Farm  
Re: Proposed Home-Sharing Ordinance, CF 14-1635 S2 and S3

RECEIVED  
MAY - 2 2018

BY: Recid AS

**Dear Policymakers:**

**In its current state this ordinance is a mess!** It does not address the issues from the initial motion, it is vague and unclear in many parts, it will exacerbate the problems its writers say it will alleviate, it will put many people out of their affordable homes rather than creating affordable housing, it does not utilize existing city structures and systems to address the concerns raised, and it will cost the city dearly through increased bureaucratization, lawsuits, the loss of tourism and tax dollars, and, importantly, it will create a huge cost to our community constitution and well-being.

***We need one of you, a few of you, or all of you to step forward and see and state the obvious. Take some leadership to demand that the problems with this proposed ordinance be addressed fully or be scrapped and a new ordinance be devised.***

The problems mentioned in the first paragraph are found throughout the proposed ordinance as well as in the subsequent reports made by Planning Department staff. Ideally, it needs to be scrapped and rewritten to truly address the issues the city is concerned about. One fix was in creating an entirely separate Party House ordinance.

**If this draft is not scrapped, here are some of the things that should alternatively be done:**

- **Remove any cap to number of days and limits on number of bookings for home-based hosts in primary residences**
- **Use existing city business registration, licensing, and enforcement procedures before creating new and unnecessary bureaucracies.**
- **Use TOT money for strengthening those procedures and create programs that encourage the maintenance of affordable housing such as housing vouchers and small landlord assistance.**
- **Grandfather in existing home-based hosts who home-share in their primary residence, including those who live in a separate building at their primary residence, or who live in RSO units.**

***This is a win-win solution that will allow many to keep their affordable primary residences, their jobs (home-sharing is a job) and the jobs of those they employ while allowing time to monitor how any regulation will affect city income, jobs, affordability, economic development and neighborhood character.***

**The Proposed Home Sharing Ordinance and three reports from the Planning Department**

- **Criminalize short-term rentals in RSO units, including those where owners are occupants.**  
*This is one of the most troubling and discriminatory clauses in the proposed ordinance, and opens the city to legal proceedings for discriminatory practices. It impacts the lowest income homeowners and renters. Many low income families and homeowners inhabit RSO buildings as their primary residence. So long as no one has been displaced, there should be no limit on home sharing in host occupied listings. Allowing owners who live in their RSO properties, especially properties of 4 units or less, to home share in their own homes would offset losses due to rent control. This also disproportionately affect those (especially in the entertainment industry) who travel for work opportunities for a few weeks or months at a time.*
- **Create a cap on all rentals including host-occupied rentals, and further, creates excessive barriers and fees to those who may need to exceed that cap.**  
*This cap, according to the Department's report, would only affect those hosts who use home-sharing in order to keep their homes. If a cap is created, the fees for applying to host beyond it*

*are also prohibitive. In either case, many hosts would lose their homes and be added to the pool of those looking for affordable housing!*

- Impose fines and fees that disproportionately impact low income host-occupied rentals even though the pretext for the ordinance is to support affordable housing and maintain existing housing stock.

*The same fines and fees are applied to all hosts for registration and violations. Fees and fines based on a percentage of income would be more equitable.*

- Set up an entirely new administrative bureaucracy with high administrative salaries instead of increasing funding to existing departments for tenants rights awareness, housing enforcement & business licensing.
- Create taxes, fines and fees to home-sharing hosts unlike those applied to any other business, including home-based businesses, while forbidding them to have other home-based businesses, though that is often what makes them ideal hosts.
- Regulate the personal relationships within one's home and with whom they can share their home, and coerces low income homeowners and renters into long term intimate housing situations that may be dangerous and hard to leave.

*The 10/19/17 Report reiterates that one purpose of this ordinance is to "encourage" people to rent out to long term tenants. Coercing the very vulnerable populations (women, elders, retirees, people on fixed incomes, people with disabilities and chronic illnesses) to enter into long term financial and intimate housing arrangements is dangerous and cruel. The protections afforded residents who provide short term rentals should either be protected, or extended to long term rentals within one's own home.*

**If an ordinance was to be devised to destroy home sharing without an outright prohibition, and grant an unfettered monopoly on accommodations to the hotel industry, this is that ordinance.**

**If the intent is to limit the number of whole house listings, preserve neighborhoods, protect housing stock, and enforce tenants' rights against landlord abuses, then enforce existing laws, and WRITE THAT ORDINANCE!**

**Again, we ask you as policymakers to take leadership, but in so doing, make sure any ordinance you create is equitable and does not contradict what you say your intent is. Keep in mind all your constituents, including those who are already marginalized, and those who are looking for ways to maintain their affordable homes.**

DragonflyHill Urban Farm  
Cultivating Community  
[dragonflyhill.wordpress.com](http://dragonflyhill.wordpress.com)  
[dragonflyhill345@gmail.com](mailto:dragonflyhill345@gmail.com)  
310.704.3217 or 818.404.5784

To: Mayor Garcetti and Councilmembers,  
From: Andy Griggs and Emma Rosenthal, DragonflyHill Urban Farm  
Re: Proposed Home-Sharing Ordinance, CF 14-1635 S2 and S3

**Dear Policymakers:**

**In its current state this ordinance is a mess!** It does not address the issues from the initial motion, it is vague and unclear in many parts, it will exacerbate the problems its writers say it will alleviate, it will put many people out of their affordable homes rather than creating affordable housing, it does not utilize existing city structures and systems to address the concerns raised, and it will cost the city dearly through increased bureaucratization, lawsuits, the loss of tourism and tax dollars, and, importantly, it will create a huge cost to our community constitution and well-being.

***We need one of you, a few of you, or all of you to step forward and see and state the obvious. Take some leadership to demand that the problems with this proposed ordinance be addressed fully or be scrapped and a new ordinance be devised.***

The problems mentioned in the first paragraph are found throughout the proposed ordinance as well as in the subsequent reports made by Planning Department staff. Ideally, it needs to be scrapped and rewritten to truly address the issues the city is concerned about. One fix was in creating an entirely separate Party House ordinance.

**If this draft is not scrapped, here are some of the things that should alternatively be done:**

- **Remove any cap to number of days and limits on number of bookings for home-based hosts in primary residences**
- **Use existing city business registration, licensing, and enforcement procedures before creating new and unnecessary bureaucracies.**
- **Use TOT money for strengthening those procedures and create programs that encourage the maintenance of affordable housing such as housing vouchers and small landlord assistance.**
- **Grandfather in existing home-based hosts who home-share in their primary residence, including those who live in a separate building at their primary residence, or who live in RSO units.**

***This is a win-win solution that will allow many to keep their affordable primary residences, their jobs (home-sharing is a job) and the jobs of those they employ while allowing time to monitor how any regulation will affect city income, jobs, affordability, economic development and neighborhood character.***

**The Proposed Home Sharing Ordinance and three reports from the Planning Department**

- **Criminalize short-term rentals in RSO units, including those where owners are occupants.**  
*This is one of the most troubling and discriminatory clauses in the proposed ordinance, and opens the city to legal proceedings for discriminatory practices. It impacts the lowest income homeowners and renters. Many low income families and homeowners inhabit RSO buildings as their primary residence. So long as no one has been displaced, there should be no limit on home sharing in host occupied listings. Allowing owners who live in their RSO properties, especially properties of 4 units or less, to home share in their own homes would offset losses due to rent control. This also disproportionately affect those (especially in the entertainment industry) who travel for work opportunities for a few weeks or months at a time.*
- **Create a cap on all rentals including host-occupied rentals, and further, creates excessive barriers and fees to those who may need to exceed that cap.**  
*This cap, according to the Department's report, would only affect those hosts who use home-sharing in order to keep their homes. If a cap is created, the fees for applying to host beyond it*

*are also prohibitive. In either case, many hosts would lose their homes and be added to the pool of those looking for affordable housing!*

- Impose fines and fees that disproportionately impact low income host-occupied rentals even though the pretext for the ordinance is to support affordable housing and maintain existing housing stock.

*The same fines and fees are applied to all hosts for registration and violations. Fees and fines based on a percentage of income would be more equitable.*

- Set up an entirely new administrative bureaucracy with high administrative salaries instead of increasing funding to existing departments for tenants rights awareness, housing enforcement & business licensing.
- Create taxes, fines and fees to home-sharing hosts unlike those applied to any other business, including home-based businesses, while forbidding them to have other home-based businesses, though that is often what makes them ideal hosts.
- Regulate the personal relationships within one's home and with whom they can share their home, and coerces low income homeowners and renters into long term intimate housing situations that may be dangerous and hard to leave.

*The 10/19/17 Report reiterates that one purpose of this ordinance is to "encourage" people to rent out to long term tenants. Coercing the very vulnerable populations (women, elders, retirees, people on fixed incomes, people with disabilities and chronic illnesses) to enter into long term financial and intimate housing arrangements is dangerous and cruel. The protections afforded residents who provide short term rentals should either be protected, or extended to long term rentals within one's own home.*

**If an ordinance was to be devised to destroy home sharing without an outright prohibition, and grant an unfettered monopoly on accommodations to the hotel industry, this is that ordinance.**

**If the intent is to limit the number of whole house listings, preserve neighborhoods, protect housing stock, and enforce tenants' rights against landlord abuses, then enforce existing laws, and WRITE THAT ORDINANCE!**

**Again, we ask you as policymakers to take leadership, but in so doing, make sure any ordinance you create is equitable and does not contradict what you say your intent is. Keep in mind all your constituents, including those who are already marginalized, and those who are looking for ways to maintain their affordable homes.**

DragonflyHill Urban Farm  
Cultivating Community  
[dragonflyhill.wordpress.com](http://dragonflyhill.wordpress.com)  
[dragonflyhill345@gmail.com](mailto:dragonflyhill345@gmail.com)  
310.704.3217 or 818.404.5784

Dear Mayor Garcetti and City Council members:

**Have you read the entire proposed ordinance and subsequent reports? Do you want to be known as the Council that passed a home-sharing ordinance that will have the following consequences?**

- Hundreds, maybe thousands, of elderly, retired, disabled, single parents, and workers losing their AFFORDABLE homes and thrown into the already overcrowded rental housing market?
- Hundreds, maybe thousands, of working people (generally paid at above \$15/hour) in the cleaning and maintenance field losing their jobs?
- Millions of dollars in TOT revenues lost to the city?
- Millions of tourist dollars lost to small and developing businesses in often-neglected small neighborhoods?

**If not, here are just a few suggestions on how to change (or entirely re-write) the ordinance—and make Los Angeles a model city that does all it says it want to—Stimulate economic development, maintain affordable housing, allowing aging in place, and maintain neighborhood character!**

**1. First of all, grandfather in current hosts of home sharing rentals in their primary homes and adjacent on-site buildings. Utilize existing infrastructure and models for licensing and fees.**

*You have heard from hosts that say hosting has allowed them to keep their homes and provide a stable environment for their families. Hundreds of those already hosting will lose their homes and force them into the rental market. **Streamlined Grandfathering** will assure that many workers in this small cottage industry will not lose their jobs and be able to provide for their families.*

**2. No caps on the number of days of rentals or number of listings in one home.**

*The original Planning Department report stated that the effect of home-sharing on the housing market has been negligible. Recent statistics have shown that owner-occupied short-term rentals of over 180 days number around 6000. These are the hosts who also provide thousands of well-paying livable wage jobs to Angelinos.*

**3. No ban on RSO primary home or host-based listings of short-term rentals.**

*Banning home sharing in RSO units does not preserve affordable housing but instead targets the most vulnerable in our city. It is a discriminatory policy that invites legal action. Many of those currently hosting in RSO units have their landlord's approval, and they and others are only able to keep their affordable homes due to hosting of a room in their primary dwelling. Many workers in the film industry get work outside of LA, and hosting allows them to keep their home (whether as owners or renters of RSO units) while out of town.*

**4. No ban on other home-based businesses in homes with short-term rentals.**

*.This extremely vague provision of the ordinance has not been addressed by either the PLUM or the Housing Committee. No other business in the city is thus restricted. Those that run home-based businesses, whether screenwriters, graphic designers, a seamstresses, tax-preparers or therapists (to name a few), make ideal hosts **because they are at home** to monitor guests and their activities, minimizing impact on the neighborhood.*

***Again, these are only a few suggestions. I have included below a point-by-point analysis of the original ordinance that was submitted to the PLUM Committee. Please make certain you have read the entire ordinance, and this point-by-point critique to address other concerns.***

***Finally, do not be the City Council that bows to the whims and the outright stealth advertising campaign of an out-of-control hotel industry that wants to create more and more hotel rooms (displacing entire affordable housing communities) and make more money than ever, only to send it out of the community to its international shareholders. If anything, let's ask the developers who are asking to build new hotels and luxury housing to provide at least one floor of affordable housing and another floor of transitional (or permanent) housing and support services for those without homes!***

Feel free to contact me for other ideas.

Andy Griggs,

Echo Park homeowner, home-sharer, business owner, union member, human rights and community activist  
310-704-3217

# DragonflyHill Urban Farm

Cultivating Community

## Broken Policing Policies & Home Sharing

Posted on **April 29, 2018**

Broken window policing is the kind of thinking that is being applied to home sharing in the proposed L.A. Home Sharing Ordinance.

While claiming to preserve housing stock, this ordinance would intrude into the private homes and private relationships of home based home sharing hosts, people who rent out rooms in their primary residence, or rent out the whole house when away for work or vacation. These hosts have no impact on housing stock or prices in L.A. and are part of a home sharing movement that grew out of the housing and jobs crisis of the last 15 years, where cities did little to counter massive foreclosures and decreasing affordable housing stock, or worse, passed policies that contributed to displacement, homelessness, unemployment and underemployment.

Home sharing was a community response to a growing problem, and was effective in providing income, jobs and housing stability to thousands of people both as hosts and as contractors and employees.

Those supporting the ordinance use the broken (window) policing argument that in order to enforce a "fair" home sharing policy and keep abusive landlords from decreasing available housing stock, a draconian ordinance with huge impositions and intrusions into private homes and a heightened criminalization of the work of home sharing.

But this city has never seriously gone after abusive landlords and with all probability will simply use the scope of this ordinance as an excuse for why it doesn't have time to go after these bad actors, since the ordinance mandates massive enforcement protocols.

It's the same rationale that went into the war on drugs whereby people possessing one joint were incarcerated under the pretext of going after the larger dealers, or where nonviolent crimes were included in three strikes provisions