

Subject: Housing Committee Hearing Letter in support of Home sharing. CF#14-1635-S2

In 2008 I lost my job due to the economic downturn. I then decided to change careers so that I could stabilize myself and pay my bills. I went to school for one year to become a L.M.T. Licensed Massage Therapist. After working in the field for two years I sustained a back injury leaving me unable to work any longer. I was then left with crushing bills and late mortgage payments. I began to go into foreclosure on my property when I discovered this new company called Airbnb. I was very excited at the possibility to "Save my home". I have been an Airbnb host now for two 2 1/2 and a half years. Airbnb has saved my home and saved me from living on the streets.

Airbnb has also been a great resource for me to travel locally when I need a place to stay at a reasonable price including all the resources of a home away from home.

I live in District 11. I am opposed to the portions of proposed ordinance that limit what people can do within their own primary residence. I am particularly concerned about the limiting of the number of days people can home share and how many listings within their home they can have active at one time. Also of concern are the clauses that would prohibit hosts from other work related activities and the limitations on rent controlled units within primary living spaces. I also oppose the prohibitions against home sharing in residences that have been converted to single-family dwellings and that such restrictions should not apply unless a tenant was removed by the current owner via an Ellis Act eviction.

I am also opposed to the criminalization of home sharing as proposed in the ordinance. Making home sharing a misdemeanor offense is an outrageous misappropriation of the court system and a violation of basic human rights.

I depend on home sharing as my main source of income.

If this ordinance were enacted it would mean homelessness for me.

Home sharing enriches my life by allowing me to keep the bills paid without having to go to the government for help.

Home sharing keeps people in their homes, provides jobs and stimulates the rest of the economy. We all benefit from this enterprise and it should be supported.

Sincerely,

Cristina L Hagan

Homeowner District 11.

Bianca Betancourt
Daughter of Angelica Campos
Homeowner and Airbnb Host
3822 Berryman Ave. LA Ca 90066

CF# 141635-S2

To whom it may concern,

Thank you very much for your time and attention!!

This letter is to Support Airbnb who has significantly helped us keep our Mortgage payments on track and our family secured while also affording us the opportunity to meet so many wonderful and interesting cultures from around the world. We have made so many friends and connections and have learned so much from other cultures and visitors who have visited with us. It has been immensely educating and refreshing to see all the positive experiences and long lasting memories we have made since we started. It is always heartwarming and reassuring to see how grateful our guest are and how much they want to do the same by welcoming us to come and visit them in their own homeland when we have the opportunity. This is always the case as we make great efforts to share with our guest the LA Experience that we have been so lucky to provide for others in contrast to the hectic hustle and bustle of traveling abroad. This is what makes Airbnb so Special and Awesome!! All of our guest agree that Airbnb has perfected this in ways they could not have imagined until experiencing it for themselves. I personally stayed at an Airbnb in the area for 3 days and honestly felt so at home it was hard to leave when we had to. This is what we hear from guest all the time!! They always insist they would stay longer if they could. We have a large property with a two-bedroom house and 2 detached studios located in the back of the property which makes it very easy for me to be easily found at all times and contacted for any help, instructions or information when needed. This also allows me to interact with guest on a constant basis, share special recommendations, directions to great locations and anything else they can possibly hope for in a 5 star experience. It is very rewarding to ensure our guests are always happy and excited to know that they do not have to go far to access these types of insider tips and special information that anyone local would know. It's very much the highlight of our day to see our guest's reactions to how beautiful it is here and how grateful they are for allowing them to stay here with us and being able to share the space with other guest makes it that much better to meet other fellow travelers to socialize with. Having the ability to accept reservations in two separate listings also makes it very much profitable for us and allows us to be available for our guest at all times without any distractions or time delays.

Because of Airbnb, we were also allowed to make long overdue repairs that we were unable to maintain after several different difficulties arising. We have lived in our home for over 16 years and we have always worked very hard to keep it and are trying very hard to continue to do so.

We have been able to start making full payments again solely because of Airbnb and their endless efforts to keep the website active year round. It would also be very important for us to stress the issue of allowing more than one listing on one property to be hosted simultaneously as we have been doing so with great success.

Because of Airbnb I have been able to work from home maintaining the property reservations while also maintaining a great reputation and high scores for "Great Services" and providing a constant high quality vacationing experience to our guest. We have several 5 star reviews on both our listings to show our efforts and effectiveness in providing these services!

Airbnb is continuing to help us pay our remaining mortgage and continued economic expenses. We had hoped to continue to use this steady income however; we were informed of the efforts to end, limit and change Airbnb, which would be devastating to my family and take away these positive experiences being provided and encouraged to other guest traveling into the country. Please understand I am working very hard to provide for my family. I am very worried about them and I know they are very much dependent on the assistance I am consistently providing for them.

If we can continue with Airbnb we know we can make it. It is most important to us to keep this home, provide for our guest and ensure our family is safe. Please put yourself in our position and try to help if you can. We thank you very much for any effort you can make!!

Sincerely Bianca Angelica Betancourt
310-439-0206

Councilman Bonin

I am writing to ask your opinion of the proposed home sharing ordinance.

I wanted to voice my opposition to the ordinance and give a resident's perspective. I understand that Los Angeles is complicated geography with several distinct pockets. However, for our neighborhood of West LA, AirBNB has been a huge blessing to my family.

AirBNB has been a way for my wife to contribute to the family income while still being able to stay home and care for our baby. Without AirBNB, we would not be able to afford to live here because my wife would need to work and pay for childcare.

AirBNB also is a huge boost to the local economy. Our guests eat out each meal and use the bus or Uber. Many have mentioned that they would not have come to LA if they had to pay a hotel rate. A critical distinction that I think is overlooked is that *AirBNB is not an alternative to hotels, it is an alternative to sleeping on a couch.*

Most of our guests are visiting friends or adult children in the area who live in small apartments. AirBNB allows them to sleep in the same neighborhood but not sleep on an air mattress in the kitchen.

We regularly host business travelers and have a recurring guest who is employed by Riot games. He flies in from Utah every other week and without AirBNB he would have not accepted the job.

The proposed ordinance is restrictive in three ways:

1. Require a city registry which includes a fee and personal info. I don't want a new government office being established for this purpose and I don't want my personal info being collected or used.
2. Require written permission from landlords. This is clearly a way to stop homesharing from the start. In my 6 years of living in LA I have never heard of any apartment lease that was accommodating to subleases. This would be very onerous.
3. Limit the number of nights a unit can be rented to 180 nights/year. This would hurt everyone. Our AirBNB income would be cut in half but also the VAT the city collects would also be reduced by 50%.

If this ordinance does go through, it would be very difficult to enforce. Residents would go back to their old way of filling temporary vacancies through Craigslist. At least AirBNB has some structure and is collecting tax for the city. I assure you that this ordinance would be a failure.

I would love to hear your thoughts on the ordinance and any issues I have not considered. I look forward to hearing more about these developments.

Anthony Betancourt
Grandson of Angelica Campos
3822 Berryman Ave. LA Ca 90066

To whom it may concern,

This letter is to Support Airbnb who has significantly helped my grandmother keep our Mortgage payments on track and our family secured while also affording us the opportunity to meet so many wonderful and interesting cultures from around the world. We have made so many friends and connections and have learned so much from other cultures and visitors who have visited with us. It has been immensely educating and refreshing to see all the positive experiences and long lasting memories we have made since we started. It is always heartwarming and reassuring to see how grateful our guest are and how much they want to do the same by welcoming us to come and visit them in their own homeland when we have the opportunity. This is always the case as we make great efforts to share with our guest the LA Experience that we have been so lucky to provide for others in contrast to the hectic hustle and bustle of traveling abroad. This is what makes Airbnb so Special and Awesome!! All of our guest agree that Airbnb has perfected this in ways they could not have imagined until experiencing it for themselves. It is very rewarding to ensure our guests are always happy and excited to know that they do not have to go far to access these types of insider tips and special information that anyone local would know. It's very much the highlight of our day to see our guest's reactions to how beautiful it is here and how grateful they are for allowing them to stay here with us and being able to share the space with other guest makes it that much better to meet other fellow travelers to socialize with. Having the ability to accept reservations in two separate listings also makes it very much profitable for us and allows us to be available for our guest at all times without any distractions or time delays.

Because of Airbnb, my grandmother was also allowed to make long overdue repairs that we were unable to maintain after several different difficulties arising. We have lived in our home for over 16 years and we have always worked very hard to keep it and are trying very hard to continue to do so.

We have been able to start making full payments again solely because of Airbnb and their endless efforts to keep the website active year round. It would also be very important for us to stress the issue of allowing more then one listing on one property to be hosted simultaneously as we have been doing so with great success.

If we can continue with Airbnb we know we can make it. It is most important to us to keep this home, provide for our guest and ensure our family is safe. Please put yourself in our position and try to help if you can. We thank you very much for any effort you can make!!

Sincerely Anthony Alexander Betancourt
310-447-8596

Dear Councilman Mike Bonin,

My husband and I have owned our Mar Vista home for over 20 years. We love the neighborhood and community and consider ourselves very fortunate to be able to call this part of Los Angeles home.

As we approached retirement and I was laid off we found ourselves in desperate need of income so we could keep our home. Homesharing through AirBNB and VRBO proved to be the perfect solution for us. Through rental of our home we have been able to pay our mortgage and bills; our retirement funds were decimated after the economic downturn in 2008/2009. Our house is our nest egg and we would have lost it if it weren't for our ability to rent it out short-term.

One of the best things about sharing our home with travelers is that we meet people from all over the world and many of them have become our friends. In the 3 years that we have hosted guests we have had over 150 separate groups. And there is one very important thing to keep in mind: those visitors spend their money in local restaurants, bars, coffee houses, organic ice cream shops, bike rental businesses, the Sunday Farmer's Market, Bowlero, Mitsuwa Marketplace, just to name a few. Our tenants love the close proximity of these businesses and spend their time and money keeping these vendors profitable. We think you'll agree that, without this additional business, these vendors would feel a huge pinch in their bottom line.

Most importantly, we screen our tenants carefully and make sure that they follow our noise and parking restrictions so that we keep our neighbors as happy as possible. The relationships we have with our neighbors are some of the most important we have and we don't take their comfort and approval lightly.

The 180 day cap seems ill-conceived to us. What is the point of limiting short-term rentals in our neighborhoods? We hear cries for more housing but who can possibly be served by having the ability to rent for half of a calendar year?

Thank you for considering our point of view. As lifelong Southern Californians, we will always consider this area our home and we hope that we won't need to sell our home and move from the area where we have raised our children and made a wonderful life for ourselves.

Best,

Andrea Malin

To whom it may concern:

My husband and I rent a private room at our primary residence on a short-term basis. The extra income supplements my modest retirement income and my husband's work as a Los Angeles based artist/composer. Without it, our lives would be greatly constricted and reduced. Our guests, who come from all over the world, enlarge our worldview as well as patronize the nearby restaurants, cafés, groceries, farmers' markets, other establishments, and sights we recommend in our guide to our neighborhood.

Not all our guests are tourists, a point that I do think worth mentioning. Many come here for work, for temporary accommodations as they relocate to Los Angeles for jobs and seek more permanent housing, for conferences, and other functions, some of a more personal nature such as memorial services. Short-term rentals serve a diverse array of needs, especially visits lasting by necessity over a week. By welcoming these guests into our home, we provide them quality, personalized resources and support hotels and motels cannot provide at a price they can afford. These persons contribute to the Los Angeles community in myriad different ways, not just economic, but also cultural and social. Some of our former guests are now Los Angeles voters.

We fully support curbing the exploitation of affordable housing for short-term rental use. We are less enamored by the 180 day limit and potentially onerous registration requirements, including undetermined fees and huge fines, just to rent a room at our primary residence. When commercial short-term rental operators as well as hosts using SROs for short-term rentals are eliminated, and then availability of private rooms at primary residences are cut back to 180 days, the amount of Transient Occupancy Tax collected will drop significantly, cutting back on the services to the homeless. We are long time staunch supporters of services for the homeless and are fully intent on voting as well to raise the city's sales tax for the same on March 7 (*and* vote against Measure S). Will it offset TOT monies lost by the drastic cut backs on home sharing? Or will we not all be better served, most especially the vulnerable homeless, by addressing primarily the STR abuses contributing to a lack of affordable housing? I have yet to see a rationale given for limiting the rental of a room at a primary residence to 180 days. If Transient Occupancy Taxes are collected on our room just as hotels and motels are, why can't we be available year round too?

I am a resident in district 11 and I have been hosting on airbnb a private room for 3 years now. I need the extra income to help support my parents who are my dependants, since they moved to the US 3 years ago. I also bought a second condo for them to live in, and I'm paying two mortgages. This extra rental income is essential for me as it helps with mortgage payments and providing living expenses to my parents.

Unfortunately my dad passed away unexpectedly very recently, and the extra money helped a lot for funeral, cremation, autopsy and documentation that needed to be done. I still need to support my mom going forward and pay for the mortgage of her place and expenses, as well as mine.

On a separate note, sharing my home with people from all over the world as my guests has been a great and bonding experience. I love getting to know people from different cultures and sharing life experiences.

Thank you and I hope my voice is heard.

Alex

Dear Councilman Bonin,

My name is Sarah and I live in Mar Vista, zip code 90066. I love living in Mar Vista and am happy that Airbnb has made it possible for me to continue living in this wonderful neighborhood. I rent out my room when I am away on business or vacation, which is about 6-8 weeks out of the year.

As an aspiring actress, making enough money is a reality that I have to face everyday. Because of our income from Airbnb, we were able to upgrade our 32-year-old fridge to a new one this year. This has helped us lower our expenses overall because we can easily see what food we have and not worry about it getting wet or spoiled by a leaky fridge.

Our apartment is rent controlled and rather old, but Airbnb has enabled us to make improvements to it. In addition to acquiring a new fridge, we have also used Airbnb income to get our carpet cleaned professionally. We also plan on using the additional income to purchase a new sofa this year. Our current sofa is a hand-me-down from my UCLA days and no one really knows how old it is, so we are very excited!

I share my apartment with two other lovely girls in their twenties. We love hosting guests and having the opportunity to meet people from all over the world. Many of our guests have offered us free homestays back in their respective countries. While the money is incredibly helpful to all of us, it's the relationships that we really value. I am so grateful that Airbnb has enabled us to build meaningful connections and learn about other cultures here in our own home. Our guests are always quiet, respectful and lovely. As such, our neighbors have never noticed our guests or complained about them.

In addition to the benefit our apartment has reaped from Airbnb, local businesses have also benefited from the increase in traffic from our visitors. We always provide a local recommendations list - our favorites are Kippy's Ice Cream, Humble Potato, and Angel Maid Bakery.

I hope you will consider allowing Airbnb to flourish in Mar Vista and allow us to rent out our rent-controlled apartment for 180 days out of the year. The additional income has helped us not only survive, but thrive.

Thank you for your time and consideration.

Best,

Sarah

RE: #CF: 1635-S2

Dear Mr. Bonin,

As 30 year homeowners on Trolleyway in Playa del Rey, we would like to convey our viewpoint regarding the pending Short Term Rental ordinance and how we would be affected by the passing of this ordinance.

We have lived here off and on for the last 30 years. Seven years ago, after living in Colorado for 16 years raising our two daughters, we came back to take care of my elderly mother, who had fallen and broken her hip. Shortly after, my dad passed away, leaving us with the responsibility of my mother's care. Occasionally, we have rented our property here to travel to Colorado, where we still have property and business dealings. This situation has put a strain on our finances, and therefore, we cannot afford to leave our property vacant when we travel, and cannot rent it full time since we wouldn't have a place to live when we come back. This way of life is challenging for us, however, we don't see another alternative at this point in time. The ability to rent Short Term has allowed us to take care of our responsibilities in both places and is our main source of income, at this time, since we are retired.

Our property is a duplex, and we currently live in one unit while renting the other short term. We plan to continue to travel back and forth between here and Colorado, and feel we should be able to rent both units while we are away.

We realize that some short term rental hosts/managers, do not run their businesses responsibly, which sometimes result in issues and complaints from surrounding neighbors, however, we personally, have had more issues and problems with long term renters than short term renters. While living in Colorado in the nineties, we frequently received phone calls from our neighbors, regarding our long term renters, with noise issues and parties, etc.

We have hosted some of the most wonderful families from all around the world, and others here on business. Many have returned, since they love the small town community feel of Playa del Rey. They eat in our restaurants, shop in our stores and support our local economy.

Though we welcome fair regulations of short term rentals, we feel, as written, it is very restrictive and would eliminate most STR's in our neighborhood, and only create more problems and complications for the city and Str hosts. We would like to address the specific items in the ordinance that concern us.

We feel the 180 day limit is overly restrictive and unnecessary. Since we travel back and forth to Colorado to manage our business there, we are not able to rent our unit long term, and we need a place to live here in LA when we are caring for our elderly mother. As long as all the other requirements are met, i.e., managing STR's responsibly, screening guests (who are mostly families and not party type people), limiting the number of guests, advising and enforcing noise issues, parking and trash rules,

registering and paying TOT taxes (which we have done since 2012), we feel there should be no limit to the number of days.

Our property is on the beach, and has never been considered 'affordable housing'. Beach houses have been rented to vacationers for decades and is now part of the new 'sharing economy', and here to stay, whether regulated or not. Prohibiting units subject to RSO would essentially eliminate most STR's in our neighborhood, and since we are currently owner occupied and cannot rent our unit long term, we recommend deleting this restriction, or at the very least, grandfathering in those who are already operating STR's and do not currently have long term renters.

The enforcement of data sharing by rental platforms raises privacy and constitutional issues and the fines set forth in the ordinance are extreme and will only force hosts to go underground with their business and not comply.

Based on the issues above, we respectfully request the city amend the current STR draft ordinance regarding the cap on number of days, prohibiting RSO properties from operating and the fines and data sharing items.

We appreciate you taking the time to read this and welcome any comments you may have. Feel free to contact us anytime.

Best,
Sherry & Stephen Kennedy
970-379-8552
970-379-9924

To Whom It May Concern,

I am a 24 year old, hardworking woman and I help manage some short-term rentals in Los Angeles. These short-term rentals provide my full-time salary. My income currently pays for all of my basic needs, including rent and food. Without it, I would lose a great opportunity to learn and enhance both my management and my customer service skills, both of which are crucial to success in the real estate business.

If I don't have this job then I'm left with an entry level job for a property management company, which not only would fail to cover my basic expenses, but also fail to teach me anywhere near the amount I'm being taught through short-term rental management. I am currently saving to purchase my own home, which I plan to at least partially convert into a short-term rental so the business can continue to provide me with income.

Thank you for your time and consideration,

Shayna L.

RE: #CF: 1635-52

Dear Mr. Bonin,

My wife and I have lived on the Westside for over 20 years combined, most recently in our home in Westchester for past 5 years. However, no matter where we've lived; Venice, Marina del Rey and Westchester, we have always strived to be active, vital and respectful members of our block and neighborhood. But Westchester is where we decided to start our family and raise our 2 young boys, and while my wife and I are fortunate enough to have good, steady jobs (for now), raising a family on the Westside is still a financial challenge for the both of us.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect my family.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I support and that would remedy these issues, but there is one clause that will impose extreme financial hardship on my wife and me: the clause restricting STRs to 180 days per year.

We rent out a room in our home as an STR, and use the income derived from this to pay our mortgage, health insurance premiums and child care. As I said, my wife and I both have to work to afford the rising cost of living on the Westside of Los Angeles, and so we also need to pay for child care for our 2 young boys. Any limitation on the number of days we could share our home would have a disastrous impact on our finances.

We carefully screen our guests to ensure compatibility with our residential neighborhood, and to date have hosted hundreds of visitors from around the world without incident or complaint. We also take great care to direct our guests to patronize local businesses, which brings much needed revenue to our area and provides a completely different experience to our visitors. They are able to "live like a local" for the duration of their stay, rather than have a typical "hotel experience". Our interaction with our visitors has been universally positive, and we have made many new friends with the people who have stayed in our home.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,
Ryan and Cara Lehr, Westchester

Dear Mr. Bonin,

I have lived in my home in Venice for 30 years. As one of the longest-time residents on my block I have worked over the years to improve the quality of our neighborhood. I continually strive to make the streets safer, to retain the unique character of our neighborhood, and have enjoyed cooperation from our neighbors and the community in these endeavors. I was a board member of the Venice Boys & Girls Club Capital committee to raise the money to build the facility on Lincoln Blvd.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect me. I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests.

I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on me: the clause restricting STRs to 180 days per year. I rent out a room as an STR, and use the income derived from this to pay my rent and health insurance premiums. I am nearing retirement age, and will depend on that money to augment my Social Security. I have been flying back east to take care of my aging parents. I have been unemployed for more than 4 years and we count on the income from my guest room to make ends meet. Any limitation on the number of days we could share my place would have a disastrous impact on my finances. I carefully screen guests to ensure compatibility with our residential neighborhood, and to date have hosted dozens of visitors from around the world without incident or complaint. They can't thank me enough for giving them a "local experience".

I also take great care to direct guests to patronize our local businesses, which brings much needed revenue to our area and provides a completely different experience. They can "live like a local" for the duration of their stay, rather than have a typical "hotel experience". My interaction with our visitors has been universally positive, and have made many new friends with the people who have stayed in my place. I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely, Roseann T. Boffa, Venice

Re: CF #1635-S2

Dear Mr Bonin,

We Arcadio Laguna and Rocio Laguna have been at this address in Culver City which belong to the city of Los Angeles for over 40 years. As a property owner I have worked very hard to achieve the best in life. I Arcadio Laguna owner of triplex live in the front house. I have two units in the back in which unit A is used for Airbnb and the other unit which is unit B is used on a regular long term lease.

Since I've been in this business of STR I have been able to do major changes in property and units. The building is safe for all tenants and guests.

STR business has gave me the opportunity to be self employed. I have the benefit of keeping myself busy working and making a difference in this society. The income I earn from Airbnb helps me pay all my utility bills pay for my needs as well as my family every day needs. Having this type of job helps me keep up with my family I have 3 daughters which one is still small (4-years-old) and needs from me.

My life would completely change if I would be limited to to a certain amount of days a year. This job has brought joy to my life. I have the opportunity to meet new different people from all over the world. Giving them information of all the great things we are surrounded by in this beautiful city of Los Angeles.

I ask to reconsider and let us keep being STR without limitations. Having property in the back is the same as property in the front. Our guest are safe entering and leaving the property. They don't disturb our neighbors in any way or put them in danger of any kind.

We are property owners just making a difference. Bringing more revenue into our city, state and county.

Sincerely,
Arcadio Laguna
Rocio
Culver City
(Los Angeles)

RE: #CF: 1635-52 Dear Mr. Bonin,

My wife has lived in Venice for 40 years and on our current property for 30 years. We are among the longest-time residents on our block. We have been involved in the community over the years to improve the quality of our neighborhood. We continually strive to make our streets safer, to retain the unique character of our neighborhood, and have enjoyed cooperation from our neighbors and the community in these endeavors.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect my wife and me.

I fully understand that regulation of STRs is necessary as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the complaints of neighbors of STRs, the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud that would remedy these issues, but there is one clause that will impose extreme financial hardship on my wife and me: the clause restricting STRs to 180 days per year.

I am now retired. My wife is a touring musician. The income from our STR is used to pay for health premiums, house repair and needed income as the income of a musician is minimal; interesting life but not wealthy. I need an income to augment Social Security. The house is one of the original cottages and definitely helps establish the character of the neighborhood. After many years of just getting by the house is in need of upgrade. The ability of STR allows us to vacate the property at times and work on the house to this end. It also allows us to open the house to friends and family when they arrive in town for visits. A limitation on the number of days we could share our home would have a disastrous impact on our finances. A long term rental does not fit in with our desire to open our house to friends and family.

We carefully screen our guests to ensure compatibility with our residential neighborhood, and to date have hosted hundreds of visitors from around the world without incident or complaint. We also take great care to direct our guests to patronize local businesses, which brings much needed revenue to our area and provides a completely different experience to our visitors. They are able to "live like a local" for the duration of their stay, rather than have a typical "hotel experience". Our interaction with our visitors has been universally positive, and we have made many new friends with the people who have stayed in our home.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,

Robert LeBlanc,

Kristina Olsen,

Venice

To Whom It May Concern:

I'm an Air Bnb host and property manager for multiple listings ranging from single stand alone units to units in a multi family building.

This job (Air Bnb managing) is 100% of my income and something that myself and my family rely on.

My guests are from all over the world, which helps to promote tourism in Los Angeles and can only help the surrounding businesses. Los Angeles does not have an abundance of hotels, especially at rates that many people can afford. Air Bnb has given me a chance to make an income, it has built tourism in Los Angeles, and helped support local businesses.

I chose my locations to manage due to the style of the unit because it can sleep 4 travelers as opposed to 2 travelers.

I urge you to consider all of these points in making your decision. Losing the ability to use air bnb means a 100% loss in income for me.

Thank you,

Rachael O

A handwritten signature in black ink, appearing to be 'RO' followed by a long horizontal line extending to the right.

TO WHOM IT MAY CONCERN;

I have been using AirBnb for about 11 months and my experience has been fantastic.

I needed extra money in order to do some renovations to my place and I have been able to do so with the money I make from my participation. Lately, I have been giving money to my elderly parents to help them with expenses.

What's been even more wonderful for me is how many people I've met from all over the world. I started with a mom and dad from China who were visiting LA to see their only son graduate from UCLA. They stayed with me for about a week and each morning I would make coffee for the father and we would talk world politics.

It was fantastic. When they didn't have to be with their son, I took them to the beach and showed them some of the sights. I had no intention of being a concierge, but I realized these folks might never visit LA again and I am very proud of my city and I wanted them to have a good experience. Same thing happened with another family from China. Then a woman from Ireland, and a father from Maryland. Having coffee and talking about life and the world with people I will only know for a short period has been quite enriching. There were two French girls who stayed for two weeks and needed bicycles so I bought a couple of bikes and they had a great time. I have new friends who've invited me to stay with them when I visit their countries.

I am enjoying all aspects of AirBnb and I hope that it remains as it is.

Thank you.
Matt

To the Los Angeles City Council:

Please do not pass the Ordinance limiting home sharing in the city of Los Angeles. It is not in the best interest of the residents of Los Angeles and I believe it is designed to help hotels and big corporations who have been lobbying against it.

My personal story is that 5 years ago I got cancer and lost my business which was in the city of Santa Monica, and was facing losing my home as well. I was able to share at first bedrooms in my home and eventually my whole home on Airbnb, which has helped me to continue to make my mortgage, taxes and insurance payments on the home and not lose my home. I have also been able to help other people use their homes to provide a unique vacation experience that hotels cannot offer, and thereby, providing an income for myself that would not be possible without the platform of Airbnb and other vacation rental sites.

I have several neighbors who have contacted me to provide short term housing for their families when they come to visit and they don't have enough room for them to stay in their homes. My neighbors are very supportive of my vacation rentals and love that I provide an alternative for their friends and relatives to stay right in their own neighborhood. You are always going to find people who complain, but there are a lot of residents of Los Angeles who are happy with the home sharing concept and who are very happy that this is something that can enrich their lives. What I have learned dealing with people, is that you tend to hear more from the complainers than you do from people who are happy and supportive of things. There should be a way to reach out to all residents of the city of Los Angeles before just enacting an ordinance that helps special interest groups and harms more residents and citizens of the city of Los Angeles. I am a native of Los Angeles and I love living here and would like to continue to live here, but if this ordinance is enacted, I will be forced to leave the beautiful city I was born in and have lived in my whole life.

I urge you not to limit the amount of days you can rent your second home for vacation rentals in the city of Los Angeles because there are so many people who want to stay here and staying in someone's home is a unique experience that just cannot compare to staying in a hotel.

Mary Steele

CF #1635-S2

Dear Mr. Bonin,

I am a Venice resident and homeowner. I am also a host on AirBnB. I am writing you about my concerns for the draft ordinance regulations governing short term rentals (STRs) that the council will soon be considering. I believe there is a great amount of misinformation out there regarding AirBnB, its hosts, its guests, and its impact on the communities they operate in - particularly in Venice. I also believe these suggested restrictions are unusually draconian and will have a traumatic impact on the city's revenue, the Venice community's revenue, and the lives of many hosts like myself. My hope in writing you is that I might show you that both residents like me and the Venice community needs STRs, and that these suggested restrictions would needlessly harm both.

I am a writer. I fell in love with Venice instantly when I first visited with my girlfriend 6 years ago. We found a cute back house on California Ave in Oakwood and called it home. Within months of being here, I knew I wanted to buy. I had some money from the recent death of my grandmother, just enough to get me started here. But Venice is a competitive market, particularly for those who aren't developers paying all cash, and it took another 3 years to get an offer accepted and make it through escrow.

The home I found is a beautiful duplex on Indiana Ave, built in 1946. It needed some work but I had plans to put a lot of love and attention into it. But within 6 months of moving in, I lost my job, my tenants in the unit below gave notice, and my fiancé left me, stole the remainder of my inheritance from my bank account, and left me with another \$25k in credit card debt that she had secretly placed on my card just weeks before leaving. Suddenly, I had no savings and no income to pay my mortgage. Within the first year of home ownership, I was at risk of losing everything.

What saved me was AirBnB. I managed to get a loan based on my equity in the house and furnished the 2nd unit on my property. Within weeks, guests from all over the world were pouring in. They loved my home, they loved Venice. With some I became friends. Some were on 2 week work trips, here to see a project through a rough patch. Others were families, eager to see what the famed Venice Beach were all about.

Previously, the prospect of transporting and housing 5 family members required a small fortune, but developments like AirBnB reduced costs for them to such an extent that the trip was suddenly possible. Just as suddenly, I found myself managing my mortgage and clawing my way out of the debt my ex left me with.

The draft ordinance regulating STRs proposes some regulations that are necessary to protect Los Angeles and the Venice community from destructive change. I support this. But there are other aspects of this ordinance that would needlessly harm myself and others while benefitting no one, that would prevent homeowners from meeting their

own financial burdens, that would harm tourists, and harm those local businesses that rely on them.

The most damaging of these regulations are the 180 day per year limit on STRs, and the complete removal of RSO units from the STR market.

These rules would completely cripple my ability to rent my second unit on AirBnB or any other platform, and would remove from the STR market most of the Venice properties that aren't multi-million dollar developer mansions built in the past three decades. RSO units - those craftsmen and duplexes and bungalows that define Venice - would be off limits to those who come here from all over the world who want to see what Venice is all about, and who can't necessarily afford the prices Venice mansions command. These are families who would normally have to pay a fortune to come here, renting 2 or 3 rooms in what few Venice hotels there are. Venice and its businesses rely on tourism, and the removal of RSOs from the STR market would result in a monopoly for the developers and ultra-wealthy who own the newer homes - those who need this supplemental income the least. Couple that with the dearth of hotels that exist in Venice, and you inevitably wall off this community from a huge and steady influx of those that local businesses rely on most - the great mass of middle class travelers. This would be financially devastating to not only me but many, many others. Worse, it would ultimately benefit no one.

These guests are not partiers and locusts, as misinformation campaigns suggest. These guests are businessmen and families, foreign and domestic, they are artists and entrepreneurs who can't afford the cost of long stays at hotels. They are truly lovely people. And they treat my property - and my neighbors - like their own.

Many working artists like myself - writers and musicians and painters and actors - manage to practice their craft only with the help of supplemental income. Our homes are our patrons, giving us the baseline income we need to keep pursuing our calling. STRs have helped myself and many others weather the fickleness and difficulty of some very unpredictable industries, and they have allowed us the ability to participate in those trades that have given Venice its character and allure. Venice is nothing without its artists, and if the city council takes from us our systems of support, we will all be forced to leave. That's why I strongly urge you to vote No on these elements of the proposed regulations. They will do the exact opposite of what they intend - they will help destroy, not protect, the culture and character of Venice.

Owen Fertel, Oakwood, Venice

Re: 14-1635-S2

Dear Mike Bonin,

I'm thrilled you were re-elected and happy to have been able to cast my vote for you.

I am writing in regards to the ordinance that will be discussed shortly.

I ask that owner-resided duplexes not be captured by this ordinance. We live in one apartment and rent the other on an as-needed basis. This has allowed us to pay for our mortgage and to cover the costs of the duplex. The unit we live in is small -each with two bedrooms - and we use the additional duplex when not rented to host visiting family and friends. As such, renting the unit out on a yearly basis is not possible.

While I understand the spirit of the ordinance, its passage would significantly hinder our ability to both pay for our costs as well as to mitigate our issues with limited space and occasionally needing additional space for family.

I thank you in advance for not limiting our ability to rent our attached duplex on a short-term basis.

Kind regards,
Negar Ayromloo , Pacific Palisades

Dear Councilman Bonin,

While I'm in support of several of your initiatives and was very happy to spend some personal time with you at the dinner I hosted in my home last year, I must admit I'm disappointed by the lack on any further action on the short term housing issue/ordinance.

As I explained at dinner when I was speaking for several hosts, we are in support of mindful regulation of short term housing in order to control that which is abusive to housing, neighbors, etc. What we do not agree with or see any logic in is the limit on home owners renting back-houses that are not permitted as housing. Especially in the cases when they do so responsibly with no or few complaints from neighbors. Why limit the number of days or force only one rental at a time on the same parcel in this case? If I go on vacation for example, why should I not be able to rent my back house and the main house? I do no harm in doing so? Why should I be penalized?

My Airbnb income has literally been a life saver for me. I'm building another startup company, trying to create a conscious business that will create jobs, take care of our people and set an example of what a good company that does good can do. At the same time, Chloe and I have been challenged with fertility issues. Had it not been for this income, we would not be able to afford the incredibly expensive treatments that give us hope to become parents. I would have gone bankrupt trying to do this long ago if it were not for my ability to rent my home short-term without limits on the number of days or parcels. My neighbors are in full support. Never a complaint in nearly 2 years. I'm not taking a home away from anyone. And I am far from the only one in this situation, blessed to be keeping my head above water. The housing crisis has caused a sharp increase in prices that many compensate for by renting short term.

This ordinance has many good ideas and intentions in it but mine and many of our perspectives remain the same: Why not think it all the way through and make it so that the bad actors are limited **without** harming those that are doing it ethically, without complaints? Not doing so is simply irresponsible regulation.

LA could be an example of real, balanced legislation here, Councilman. I'd be happy to meet again and discuss this issue in detail, speaking for several Los Angeles hosts. I know you have interests to balance, but there are other ways to do this that will protect housing, appease neighbors reasonably, and allow constituents to maintain their livelihoods. Implementing 3 strikes rule on complaints for party houses is an example of one more reasonable way to limit neighborhood disruption.

Thank you for listening. I have faith that you will work diligently to find a deeply thoughtful and reasonable solution that does no unnecessary harm.

Sincerely,

-
Michel Bayan
CEO- [DirecTech Labs](#): The data, churn and retention pros
Co-Founder -[The SourceDS](#): Direct and social selling's source for world-class vendor partners.

CF #1635-S2

Dear Mr. Bonin,

I have been an Airbnb host for three years. I am a recently divorced single stay at home mom with three small children. Being a Airbnb host has saved my family from being homeless. I am able to pay my mortgage, utility bills, put food on the table, pay for my families health insurance, and pay for extra curricular activities for my children. At the same time I can continue to stay at home and take care of my young children and be an Airbnb host by renting my extra rooms to travelers from all over the world.

If it were not for Airbnb I would probably foreclose on my home and have to sign up for welfare and be an addition to the ever existence homeless problem. Instead I have the opportunity to help myself and my family as well as being a contributor to the economy.

I currently have two spare rooms that I rent consecutively separately. Unlike other people who can rent their whole homes short term for a ridiculous amount of money. I only ask for a modest rate per room that can allow me to maintain my house hold and support and care for my family financially.

The 180 day limit is too restrictive to me. As a home owner and single mother of three. I need to have my Airbnb operation running through out the year in order to for me to support and care for my family financially.

Airbnb is a homeshare business. I do believe their should be some regulations for those who do not qualify as a homesharer. There should be a rule that limits the hosts who do not live in the residence of their short term rental not the amount of spare rooms.

Thank you for your time.

Kind regards,

mother of 3 in Venice ca

RE: #CF: 1635-52

May 1, 2017

Dear Mr. Bonin,

My wife and I are proud homeowners in the Mar Vista community. It was a tough road to homeownership for us. After years of searching, and hundreds of property visits, we were finally able to purchase in 2010, and realize the dream of owning our own home.

The property was "uninhabitable", but it was all I could afford, and with hard work and determination my wife and I have made it into a home for us to raise our two daughters.

I am self-employed and subject to hills and valleys of income. That means not knowing if we are going to be able to cover insurance premiums, not knowing if I can cover my daughter's pre-school tuition, make my mortgage, pay student loans, credit card - the basics of life.

Before AirBnB we were sinking. I was putting in 16 hours days, full-time weekends, but still racking up debt. Pause for a moment to consider the fear, frustration, and anxiety of working as hard as you possibly can, only to come up short. It took a toll on us as family - we were at a critical point and needed to do something.

We got to work and created a beautiful AirBnB. We launched with success and it has helped us pay down our credit card, keep up to date on pre-school payments, and cover our health insurance.

This isn't "extra" income, we take it seriously, have a 5 star rating, and are on our way to becoming super hosts. We make sure that our guests have been screened. We provide recommendations to them for local businesses. We hire local craftsmen, handymen, and plumbers to help maintain the property, and we furnished our AirBnB from local shops. We are caring compassionate members of the Mar Vista community, and we ensure our guests are considerate of our neighbors, respectful, and quiet.

I recently learned that there is a draft ordinance regulating short-term rentals. There is a clause that will restrict short-term rentals to 180 days per year. This would **disastrous** for us, for our family, for our children - unless you help. It could mean that I would be forced to sell my home, be driven from our community, and leave our property to opportunistic developers. I rely on AirBnB to pay medical insurance, to pay off the debt we incurred over years of improving our property, and pay for pre-school.

A limit on one's ability to support themselves is a direct attack on liberty. Imagine if elected officials were only able to earn money half the year - would anyone ever consider that? No! It would hinder your ability to support yourself, it would be.... ridiculous.

I implore you to not infringe on my ability to support my family. The concerns of special interest groups may be valid for their own immediate neighborhood, but are not in our community, they do not

represent me. Sure - keep big business out, but don't harm us hard working people who make up the fabric of our community.

To the alarmists who want to limit us I say: "Stay out of our back yard!" It's ours, we worked hard for it, we have a right to earn enough money to keep it. Many people in our neighborhood home-share - we love it.

Please remove the 180-day limit on short term rentals entirely.

If a complete removal of the limit is not feasible, then allow us a viable means to a variance in our local community.

Please protect our right as hard working homeowners, to home-share.

Thank you for your help in this matter.

Best Regards,
DocuSigned by:



Matthew Eric Pollock

310.867.9622

Mar Vista, CA