

From: **Jason Dilts** <jasonaarondilts@gmail.com>

Date: Wed, Sep 12, 2018 at 10:57 AM

Subject: I Oppose Current Home Sharing Proposed Ordinance CF#14-1635-S2

To: councilmember.cedillo@lacity.org, councilmember.krekorian@lacity.org, councilmember.blumenfield@lacity.org, david.ryu@lacity.org, paul.koretz@lacity.org, councilmember.martinez@lacity.org, councilmember.rodriquez@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.wesson@lacity.org, councilmember.bonin@lacity.org, councilmember.englander@lacity.org, councilmember.ofarrell@lacity.org, councilmember.huizar@lacity.org, councildistrict15@lacity.org, cpc@lacity.org, matthew.glesne@lacity.org, cityclerk@lacity.org, sharon.dickinson@lacity.org

I am a Los Angeles resident and Airbnb host. I am writing today to express my opposition to the proposed home sharing ordinance. It appears that the hotel industry is behind the language in this draft. This language unfairly targets those of us who are part of the home-sharing community.

Many Angelenos like myself earn a living managing listings and properties for multiple property owners. I currently manage several listings, most for different owners. I do this with the utmost integrity and care for both our guests and the neighbors around our listings. ***I should not lose my ability to provide for myself and my family. This draft will cause many to lose their income and create extreme financial hardship.***

I do support some form of regulations and do believe that irresponsible hosts should be disallowed from home-sharing. ***The gig-economy is here to stay, though; home-sharing will only continue to grow.*** I ask for consideration of the following:

- **Increase the extended home sharing permit cap from 240 days to a full 365 days**
- **Reduce the exorbitant registration fees for hosts who want to share their home for more than 120 days a year**
- **Eliminate the unfair ban on all home sharing in Rent Stabilization Ordinance (RSO) units**
- **Eliminate language about hosts not being able to rent more than one listing per night.**

I appreciate that you are all trying to balance many competing interests and the complex needs of communities within the city. I ask that you include in your considerations what I have spelled out above, and also ask that you revise this ordinance with those considerations before it moves forward. Thank you for your time.

Sincerely and Respectfully,

Jason Dilts

From: **Peter Vroom** <[peter@theresolutemind.com](mailto:peter@theresolutemind.com)>

Date: Wed, Sep 12, 2018 at 12:49 PM

Subject: Protect us from CF#14-1635-S2 Opposed. Protect us from hotel curruption

To: [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org), [councilmember.krekorian@lacity.org](mailto:councilmember.krekorian@lacity.org), [councilmember.blumenfield@lacity.org](mailto:councilmember.blumenfield@lacity.org), [david.ryu@lacity.org](mailto:david.ryu@lacity.org), [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org), [councilmember.martinez@lacity.org](mailto:councilmember.martinez@lacity.org), [councilmember.rodriguez@lacity.org](mailto:councilmember.rodriguez@lacity.org), [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org), [councilmember.price@lacity.org](mailto:councilmember.price@lacity.org), [councilmember.wesson@lacity.org](mailto:councilmember.wesson@lacity.org), [councilmember.bonin@lacity.org](mailto:councilmember.bonin@lacity.org), [councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org), [councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org), [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org), [councildistrict15@lacity.org](mailto:councildistrict15@lacity.org), [cpc@lacity.org](mailto:cpc@lacity.org), [matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org), [cityclerk@lacity.org](mailto:cityclerk@lacity.org), [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

Protect us. It is you that stands between us the little people trying to get by and the wealthy hotel industry.

I have helped many people including many single mothers set up their spare spaces to home share. For some it's saved their homes. For others it's given them their first vacation in 10 years. In every case it's been good for the family, the guest, the city and the neighbours.

Protect us from the corrupting influence of the hotels. NPR did a great article on how elected members will never go against the people however where corporations get their way is in the sub clauses. Home sharing is allowed as the people demand. However the hotels are winning because of the sub clauses. Insane fines. A short cap on how many days. Those that I have set up who's homes have been saved by home sharing would not have had their homes saved if they had to comply with the hotel industry's 120 day cap. It just would have delayed by 3 months the loss of their home.

Protect us.

The housing shortage is not caused by home sharing. It is because the demand is greater than supply. And supply is restricted by zoning – in order to keep the city beautiful and functional. So don't fall victim to the lie that it's home sharing.

Allow home sharing. Reap the taxes. Don't cap how long the little people can rent their rooms. Don't find the little people more for an extra 7 days of renting their second room than the fines for speeding on I405 whilst drunk, on the phone without a seatbelt.

Protect us please. It is you that stands between us the little people and the greedy influences of the hotel industry.

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Peter Vroom

Professional Vedic Meditation Teacher



What I do: [TheResoluteMind.com](http://TheResoluteMind.com)

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US: +1 424 236 8188

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From: **Robin Levey** <robinl2020@gmail.com>  
Date: Wed, Sep 12, 2018 at 1:25 PM  
Subject: Council File Number: CF#14-1635-S2  
To: Robin Levey <robinl2020@gmail.com>

Robin Levey Council File Number: CF#14-1635-S2

### **Why do you want to stop me from sharing my home with people?**

I am a single mother of 3 children aged 11, 13, and 15. I have 77% custody which means that I have very little time to work. Holding down a full time job has proven nearly impossible to balance with my children's needs. I am a highly skilled, highly qualified, early childhood educator. This is a field that has both long hours and low pay. In order to work full time I would have to pay others to raise my children. When I did this my children became distressed, their homework was not getting done, and my daughter fell prey to bullying both in school and in aftercare.

In addition, I play a sizable role in the care of my parents who are both suffering from neurological diseases. My mother has Alzheimer's and my father, advanced Parkinson's disease. They too need considerable attention from me. Why would the city want to make it harder for a single mother to care for her family and make ends meet? Would the city consider this a good outcome?

Recently I was introduced to home sharing. In all honesty, it has been a lifesaver. It is a reliable way for me to supplement my income, while still being there for kids and my parents. My house is by far both my greatest asset and my greatest expense. With home sharing, I get to use my home to help me cover those costs. Before home sharing, I was going backwards financially, I was dipping into savings every month to pay my mortgage and put dinner on the table. If we kept going that way, I would surely have had to sell our home.

I have heard so many horror stories of long term tenants making noise, trashing homes, destroying property, and not respecting house rules. I haven't had even one problem of that nature in the 5 months I've been home sharing. All of my guests have been wonderful and warm. Some of them, are themselves homeless. I'm not sure why in every case, but some had recently moved to LA and were looking for a permanent job and home. One recent guest went through a terrible divorce in which he lost everything, but was still paying thousands of dollars each month to support his ex-wife and children. He stayed with us while he searched for accommodations nearby, but his financial circumstances make it hard for him to rent a permanent residence with ease. He is a well-educated, hardworking, skilled gentleman who cannot make ends meet and doesn't have enough savings to pay first month + last month + security deposit. Where should he go?

Home sharing has helped us feel safer in our uncertain world. We have met different kinds of people from all over the world. My family and I have genuinely enjoyed meeting our guests. Recently, my children asked another child who was staying with us to join us for family movie night!

I'm also more comfortable with home sharing because I maintain control over my home. I feel much better knowing I can stop or take a break at a moment's notice. For example, later this month, my youngest son will have a sleep over in the space we ordinarily share. This is only possible because I am able to block those dates on the home sharing calendar. If we had a long term tenant I would not be able to do this.

I am thankful I don't have to worry about evictions, and have never had anyone refuse to pay their rent. Our space has been well-cared for and our guests have been quiet and polite. I recently discovered that my next door neighbor had been using AirBnB and we didn't even know about it! There has been no fuss and no drama.

### **I'm also concerned that the ordinance wants to stop people from sharing their ADU.**

Currently our guests rent a small studio space. They get a key to the house, and have use of our guest bathroom by the front door. The one concern my children and I have about home sharing is that we are giving strangers the key to our front door and allowing them access to our home when we are not there and when we are sleeping. My goal is to save up enough money to add an extra bathroom and a small kitchen so the guest space is entirely self contained and we no longer have to give out our key. The people I've consulted at City Planning have said the best way to do this is by creating an attached dwelling unit (ADU), rather than adding a bedroom/bathroom combination.

If this ordinance goes ahead as planned my children, my parents, and I will suffer. We will lose an excellent, steady source of income that allows me to be in their lives and give them the kind of care they need and deserve. Why would you do that? Why can't people share their homes with whomever they wish?

I've heard that the housing crisis has been blamed on home sharing, but I don't understand how that can be. It appears to me that zoning and city restrictions are limiting supply, rentals and private homes are wildly expensive. An individual needs a significant amount of liquid assets in order to secure a long term rental, and even more for the downpayment on a private residence and to secure a mortgage.

Everywhere I look, new apartment complexes are being built. There are many more homes on the market, and many yet to come. Those apartments will be excellent for serving long term residents and will likely have owners who are equipped to deal with the issues that arise when managing rental properties, such as unruly or destructive tenants, and people who don't pay their rent. They have the legal power and the money to evict when necessary. My family for sure does not have that luxury.

I've heard the argument that guests make noise, have parties, and can get destructive. This has not been my experience and I've never heard of anyone else having those issues either...except for friends who manage actual apartment complexes with long-term tenants.

I do agree that home sharing should be limited to regular people like me. This is an important opportunity for a single mom (or someone struggling to make ends meet) to make her greatest liability work for her. When large corporations get involved in small enterprises, it changes things. Individuals don't have the assets to compete with large entities that can afford legal battles, evictions, and late rent payments.

With just a little bit of entrepreneurship and effort, home sharing as it stands today has redirected hard won money into the pockets of people like me and our local communities. Our guests eat at nearby restaurants, do their laundry at local laundromats, go to the movies, and visit tourist sites like theme parks, museums, and parks. It is easily argued that home sharing is supporting the health of our smaller communities, as well as Los Angeles' as a whole!

For me, the 180 day cap on hosting would be disastrous. My children need me 365 days a year. My parents need me as well. A 180 day limit means I would lose 6 months of supplemental income each year. To go for 6 months without that extra income would make things very difficult. I am barely making ends meet with my child support, substitute teaching, and home sharing.

I would once again be dipping into savings every month. I could very well lose our home as the room sat empty.

I feel strongly that I can't afford to take the risk with a long term tenant—disruptive parties, noisy get togethers, destructive behavior, and worst of all legal action or eviction. When I am home sharing through AirBnB, I feel backstopped and protected. If there ever is a problem, I would be supported in fixing things back up again or resolving it. Please don't include the 180 day cap.

I'm also concerned about the registration process. It is long and arduous. I am an honest person. I accurately report my income and pay my taxes. I am well aware and grateful that the AirBnB platform collects taxes so why require us to register? It seems suspicious. With the current winds of politics at the federal level all of this registration is reminiscent of what my ancestors went through in Germany. And to what end?

Between my 3 children, my parents, and a part time job, this process would be arduous at best, and prohibitive at worst. It is very difficult for me to take time out of my day to keep my car and house clean much less navigate a redundant, bureaucratic process. I am perpetually overwhelmed with people and things to be taken care of.

Finally, it is my hope that you will allow people in rent controlled apartments to home share as well. We all struggle to pay our rent, care for loved ones, and put food on the table. It is only fair.

Thank you for your kind attention.

Robin Levey--  
Robin Levey Burkhardt  
310-435-6334

From: **Chloe Prentoulis** <[chloeprint@gmail.com](mailto:chloeprint@gmail.com)>  
Date: Wed, Sep 12, 2018 at 12:33 PM

Subject: I Oppose Current Home Sharing Proposed Ordinance CF#14-1635-S2  
To: [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org)

Dear Ms. Dickinson,

Hi, I'm Chloe Prentoulis. I'm a former high school teacher who's about to become a mother, thanks to fertility treatment I can only afford due to my Aibnb income. When we bought our house in 2013, it had a dilapidated rec room in the back, which I thought we could use for storage and as a hang out space. Little did I know this room would save my mortgage, when - 1.5 years later, both my husband and I lost our jobs. This rec room provides our wonderful guests with a comfy place to stay for several nights. It's not a liveable unit because it has no gas line for a kitchen stove, and it's tiny. But the income has been a lifesaver for my family and I'd be in a very hard place if I were to lose this source of money.

I oppose the planning commission's suggestions to limit the number of days we can rent our tiny rec room. I also am horrified by the proposed \$1100 fee to increase rental days to a low cap of 240. Finally, I would like to be able to rent my rec room in addition to my home, while I am traveling, rather than leave my house empty and vulnerable, losing out on precious income. Thank you.

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Chloe Prentoulis  
(949) 636-4969