

## Regulating home sharing services

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**Kent White**

Sep 26, 2017 11:54 AM

Posted in group: **Clerk-PLUM-Committee**

Hello -

I have been a guest of home sharing hosts in the LA area, and strongly urge the committee to continue to permit this important service. Regulation of the activity or use of a person's home for visitation purposes - even when there is an exchange of funds involved - is an extraordinarily severe restriction on personal liberty.

In addition, home sharing services pose no appreciable threat to public health, safety, or fair business practices. I would strongly recommend that council members have a few home-sharing service visits themselves before restricting the service. For many homeowners, it can make the difference between being able to own a home - always better for any community - and not.

Please do not further restrict home sharing. It provides a very wide range of benefits to all parties and precious few inconveniences or negative impact on City resources. Can that be said of most other types of businesses?

Kent White  
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**From a recent out-of-state tourist regarding Air BnB restrictions.....**

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**Reg Davis**

Sep 26, 2017 12:03 PM

Posted in group: **Clerk-PLUM-Committee**

I'm in Texas, I had a great stay in a nice home. If I'd of had to pay hotel/motel prices for all the cities I stayed in for my entire family within your state, then I'd of had to cut my trip short CUTTING YOUR CITY AND OTHERS FROM MY TRAVEL PLANS...and then you'd of gotten NOTHING!!! NO TAX REVENUE WHATSOEVER.

But go ahead, ban Air BnB, and then ban Uber and Lyft, and then we tourists will just go someplace else. Personally, being die hard democrats, I think you're too stupid to realize you're hurting your own economy, but that's been going on for quite a long time, which is why my state is far more fiscally sound than yours with a much higher standard of living.

On Tue, Sep 26, 2017 at 5:17 PM, Huron SubStation - MLK  
<meike@huronsubstation.com> wrote:

I am a homeowner in North East LA and am shocked and disappointed that local politicians have decided to make home owners the scape goats for their long inaction in building affordable housing in Los Angeles. But now you want to take the hard earned sweat of homeowners and make them accountable instead. That's ridiculous and unfair!

Short-term rentals have allowed many homeowners that I know survive and keep their homes, which may have been lost to foreclosure. While I understand limits being placed on large developers, why hurt the homeowners? Regulations, taxes, etc. are making it impossible for everyone to live here including short-term landlords. I think the city needs to wake up and realize that their problem is not short-term rentals, but one that is much bigger than that and be accountable!

September 26, 2017

Robert Chris Ganser  
966 Manzanita Street  
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PLUM Committee,

I have been using Airbnb and other platforms, to rent out the extra bedrooms as well as the in-law (first floor) of my house for short term. It has enabled keep my home from falling into foreclosure, but also to maintain and even make improvements to the property. I am very concerned about the proposed limits for short-term rentals. I'm familiar with some of the problems caused by this new business, but I assure you, that people in my situation actually help the community and the city as a whole. And if this proposal passes as written, it will put an end to my livelihood, and put me back on the path to bankruptcy. Here's my story.

I came to Los Angeles 27 years ago to work in TV production. 17 years ago, I saved just enough money to buy an old (1918) foreclosure house. It was a crumbling 2 story with a listed "servants quarters" on the first floor. Due to its dilapidated condition and the crime rate in the area at the time, it sat empty for over a year and a half, until I spent the next 10 years rebuilding and repairing the property. This left me with a \$650,000 mortgage.

I had to supplement my income by renting out whatever space I could. Through the years, roommates and tenants would never last, sometimes as short as 2-3 months, so often I found myself with empty rooms listed on Craigslist or West Side rentals. Then, in 2007, I got really bad news. I was diagnosed with stage IV, Non-Hodgkin's Lymphoma. I had to have major abdominal surgery plus 6 months of chemotherapy. It wiped me out financially. I could not work for almost 1 year, and to make matters worse, I was already aging out of the 'biz' so by the time I headed back to work, the last 2 or 3 contacts that I had were no longer in the business. Rental income wasn't enough to cover the bills, and I was spiraling into debt. And if that wasn't bad enough, it was now the middle of 2008, and my mortgage was upside down by \$73,000, so selling was not an option. I watched over the next 2 years as my neighbors lost their homes in foreclosures and short sales. I couldn't even afford to maintain the property and it began to show. I fell behind in property tax by \$12,000, my 3 credit cards were maxed out to \$35,000, and I started getting letters from my bank telling me that my account was flagged as "Imminent default" and they were threatening to call the loan. And just when I needed money more than ever, in one week's time, 2 separate roommates gave notice, and there I was again, faced with absorbing another month of mortgage interest, and the arduous task of trying to find someone compatible to live with on Craigslist. Then I heard about Airbnb and it changed everything!

I immediately listed both rooms, and within the first week I had 2 bookings. The first was a young film director from New Zealand, who came here to meet with some independent producers in Echo Park. The other was an older couple from northern

California here to visit their daughter who lives in Silver Lake, but didn't have enough room in her apartment for her parents, and they couldn't afford the price of a decent hotel. I immediately saw multiple benefits. The people in my house made less noise, made very little mess, and they weren't constantly using the appliances and utilities. They rarely had cars and that's a huge plus, because traditional roommates always had cars, and the city limits the number parking permits per household. Renting all my extra bedrooms, as well as the in-law on the first floor, financially empowered me to pay off all of my property taxes and high interest credit cards, and after about 2 years, I was finally able to start making the needed repairs, maintenance, and replacing worn out items, and completing unfinished projects such as:

- New sewer line
- Finish closets in for 3 bedrooms
- Carpet the entire 3<sup>rd</sup> floor
- Repair and replace all of the decking and rails on 3 balconies.
- Build over 80 feet of new cedar fencing on the perimeter.
- Replace 3 major appliances.
- Install solar powered roof vents.
- New paint on exterior is about halfway complete.

And there are numerous benefits to the neighborhood and the local community as well:

- Property is better maintained
- Property is improved.
- Property is solvent. (All taxes paid and mortgage is current)
- Property owners equity improved (Able to pay down additional principal)
- 50% of short-term guests don't have cars. They take Uber, Lyft, or Metro.
- Local businesses get significantly more business because guests prefer to go out exploring, shopping, eating, and drinking.

And since I am finally able to have family members stay at my house, I see a lot more of my family which is a big deal because they all live on the East coast. My father and stepmother have stayed in the unit on the first floor times already. And my mother was just here for 2 weeks in March. My actress niece stayed here last summer for 2 weeks so she could meet with agents and managers, and my nephew, who recently moved to Los Angeles, was able to stay with me for 3 weeks while he looked for an apartment in LA.

Please allow residents and homeowners like myself to continue renting out short term, so that we may continue on the road to financial security, keep our homes, and stay in Los Angeles, the best city in the world!

Thank you,  
Robert Chris Ganser