



Sharon Dickinson <sharon.dickinson@lacity.org>

Home Sharing Ordinance Council File Number: 14-1635-S2

2 messages

Suzette Kitselman <suzette.kitselman@gmail.com>
To: sharon.dickinson@lacity.org

Mon, Apr 30, 2018 at 7:28 PM

Dear [Mayor Eric Garcetti](#) and City Council members:

There are elderly widows in Hancock Park with large homes who share their homes with paying housemates enabling them to keep their homes, pay their property taxes, and living expenses; there are people who lost everything in the "Great Recession" because of Wall Street's collateralized debt obligations and mortgage fraud and must find new ways of supporting themselves. There are so many Americans who, by rights already granted in their home ownership and also granted in their leases, are sharing their homes with others to make ends meet. This is one of the ways that the people of Los Angeles, and many other places worldwide, are recovering from the "Great Recession" which **we did not create. Why stop this recovery?**

Have you **read** the entire proposed ordinance and subsequent reports? **Do you want to be known as the Council that passed a restriction on 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? At much higher rental rates than they are paying now? Will this cause some to become HOMELESS? **Yes**, indeed it will. There are elderly widows in Hancock Park with large homes who share their homes with paying housemates enabling them to keep their homes, pay their property taxes, and living expenses; there are people who lost everything in the "Great Recession" because of Wall Street's collateralized debt obligations and mortgage fraud and must find new ways of supporting themselves. There are so many Americans who, by rights already granted in their home ownership and also granted in their leases, are sharing their homes with others to make ends meet. This is one of the ways that the people of Los Angeles, and many other places worldwide are recovering from the "Great Recession" which **we did not create. Why stop this recovery?**

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 wants to—**Stimulate economic development, maintain affordable housing, allowing aging in place, and maintain neighborhood character!**

1. You have heard from hosts that say hosting has **allowed them to keep their homes** and provide a stable environment for their families. **If you pass the restrictions** on home-sharing, hundreds of those already hosting will **lose their homes** and be forced into the rental market. **Don't do this!**

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. Why are you trying to stop us from surviving?

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, seamstresses, tax-preparers or therapists (to name a few), make ideal hosts because they are at home to monitor guests and their activities, minimizing the impact on the neighborhood.

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!

Please let me know if you have any questions; just give me a call! I'm here to be of service!

Warm regards,



Award Winning Realtor, Top Producer, Celebrating 40 years in Real Estate
I'm here to help YOU!

Experience is Priceless ~ Find mine on LinkedIn

BRE #00715435 FIVE STAR REALTOR

Former Chief Appraiser/Former Mortgage Lender

What's YOUR Home worth? www.HomeValueEstimatorLA.com

Read what people say about me: <http://www.suzettesellsLA.com/reviews/>

To Search for Homes, go to www.SuzetteSellsLA.com

202 N Canon Drive, Beverly Hills, CA 90210

"Impossible is just a big word thrown around by small men who find it easier to live in the world they've been given than to explore the power they have to change it. Impossible is not a fact. It's an opinion. Impossible is not a declaration. It's a dare. Impossible is potential. Impossible is temporary. **Impossible is nothing.**" — **Muhammad Ali**

"If we did all the things we are capable of, we would literally astound ourselves." - Thomas Edison

Sharon Dickinson <sharon.dickinson@lacity.org>

Mon, Apr 30, 2018 at 7:29 PM

To: suzette.kitselman@gmail.com

I will be out of the office until Tuesday May 1, 2018. If you need immediate assistance please contact Patrice Lattimore at (213) 978-1050.

--

Sharon Dickinson, Deputy City Clerk
Legislative Assistant for:
- *Planning and Land Use Management Committee*

City of Los Angeles, Office of the City Clerk
Council and Public Services
Ph. (213) 978-1077
sharon.dickinson@lacity.org



With MyLA311, City of Los Angeles information and services are just a few taps away. Available for download from Google Play and App Store.