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Short term rental regulations

1 message

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To: mayor.garcetti@lacity.org, matthew.glesne@lacity.org, councilmember.wesson@lacity.org, cpc@lacity.org, justin.wesson@lacity.org, Mike Bonin <councilmember.bonin@lacity.org>, Sharon.dickinson@lacity.org

To Whom It May Concern:

I am a short-term rental host and I would like to share my story.

I live in a rent-controlled home. Even so, I pay more for rent than most homeowners around the country pay for their mortgages. Over half my income goes to rent and utilities. Because I am a freelancer and my income varies from year to year, some years as much as 85% goes to housing-related costs. "Rent controlled" is a relative term.

For the last several years, I have had to divide my time between California and Florida to help my elderly parents age in place. While it is an honor to care for my loved ones in their final years, it has placed a burden on my ability to earn income. The only thing that has allowed me to do this is the ability to rent out my home while I'm away through AirBnB.

My landlord and neighbors are aware that I am a host. I always inform my landlord about who will be staying there and his only request is that I leave his phone number in case of emergency. An older man himself, he appreciates that I am helping my folks out.

My guests are often people who have either lived in my upscale neighborhood at another time in their lives, local homeowners who are renovating their homes, building a new home, people visiting relatives who live nearby, or people who are considering moving to the area. Once, a guest from Austria turned out to be the ex-wife of my neighbor across the street; my rental allowed the family to be together for his father's funeral. I.e., most have ties to the neighborhood. I have hosted people in the film, music and travel industry. No one has ever broken my "no parties" rule and have always observed quiet times. I have Ring video doorbells so I can ensure that no one is coming into my home other than registered guests, and I check in with my neighbors during their stays to make sure the guests are quiet and unobtrusive.

RENT CONTROLLED RESTRICTIONS ARE ELISTIST AND UNFAIR.

Your proposed restrictions on rent-controlled renters is grossly unfair to the 70% of renters in LA who live in rent-controlled homes. Given that the average home price in LA is over half a million dollars; that one must earn \$100k/year to own a home, your ordinance creates a two-tier economic system, where only the privileged have the privilege of supplementing their income as a short term host. That is unfair and unAmerican. LA is one of the most diverse cities in the world. Eliminating the renter's right to host, or placing any restrictions on renters that are not placed on owners, is a declaration that the city council doesn't care about the average voter, but will cater laws to benefit only to the highest earners. It is discriminatory and subject to legal challenges. Average income earners outnumber the highest income earners. And we vote.

120 DAY RESTRICTIONS ARE EXCESSIVELY RESTRICTIVE.

A host who rents out their spare bedroom year-round in order to make their rent or mortgage would no longer be able to do so. For me, I would have to tell my parents I can only afford to help them out 3 months out of the year; the rest of the time, they'd be on their own. The high cost of rentals in LA means that the middle class resident has to be resourceful in finding ways to stay in their homes. Why would the LA Council try to make it harder for them, rather than easier?

I urge you to rethink these restrictions and simplify rules and regulations surrounding short-term hosts. We are vital members of our community whose earnings go back into our communities in the form of taxes, home improvement and services expenditures, and the expenditures of our visiting guests.

Sincerely,

K. Smith
Pacific Palisades, CA 90272

