

Dear Westlake North Neighborhood Council,

We at the Los Angeles Short Term Rental Alliance approach you with what we believe to be the wisest course of action on the subject of short-term rentals in Los Angeles or the draft homesharing ordinance, CF-14-1635-S2.

We strongly oppose the proposed 180 day cap. This is a job killer. People cannot only pay their bills for a part of the year. They cannot only buy food for a portion of the year. The reality is that income is a full-time job and a full-time burden. To unfairly restrict a person's access to income and impede one's survival is unfair and unjust. In addition, the many people that profit from STR's outside of property owners and hosts will also be adversely affected. Small businesses, such as local stores and restaurants, that benefit from the traffic and influx of visitors will see a threatening decline in sales. Individuals, such as housekeepers and gardeners who survive off of this industry will also be jeopardized. Many of these people choose to work in the short-term rental economy because they are in fact paid a more sustainable wage than they would earn at a hotel. For others, it is their only option to stay in LA.

Another reason that we are opposed to the proposed ordinance is that the industry could very well in fact serve the people that the opposition diminish to helpless victims in the conversation around Short-term Rentals. For example, a number of people who are being threatened by the city's inflated market are the elderly. People who are incapable and shouldn't be expected to hold outside employment. People who have lived in their homes and neighborhoods for decades. Rather than feeling threatened or pushed out, they could in fact age in place. This in itself would be an invaluable way to change the narrative around STR's. Rather than being under the foot of this discussion so to speak, elderly working-class folks and people of color would continue to grow as part of this industry's thriving fabric.

Furthermore, it is this very need to expand inclusivity that leads us to believe that banning STR's from Rent Stabilization Ordinance properties will do more harm than good. The problematically scarce availability of housing is driving up prices. It's a fact. We encourage the City of Los Angeles to take the over \$40 million a year that has already begun to be shown from Transient Occupancy Taxes to be applied to our underfunded Affordable Housing Trust Fund. The plight of gentrification has no signs of ceasing and it is only going to become more threatening to working-class folks and people of color. This is especially so seeing as how the vast majority of these people are renters. Poor urban planning and a lack of resources should not be able to put targets on the backs of people with less privilege. Allowing short-term rentals in RSO properties is a strong way to begin to combat this failure in our system.

As a member of this neighborhood, myself, I support the great potential for these benefits. I truly believe that shifting the power dynamic and leveling the playing field will be an imperative way to evolve and continue this discussion. In conclusion, I hope that we have given you some substantial food for thought and we ask that you consider tonight submitting a CIS, noting our near 3 years of work on this issue in Los Angeles. We are not a single interest; rather the representatives of an entire part of the Los Angeles economy that has unequivocal opportunity

to grow and certainly won't end, no matter what obstacles are put in it's path. That will only be a loser to the city and each of its communities.

This is likely to be before the PLUM committee in City Council next week. Your input prior would be greatly valued.

Thank you,

Jesse Nelson
Community Organizer
Los Angeles Short Term Rental Alliance
Member of Westlake North Neighborhood Council