

Community Impact Statement on Home Sharing Ordinance

Statement

SORO NC Supports the passing of the proposed home sharing ordinance with a few caveats:

- Neighborhood Councils should be able to adjust the ordinance to increase or decrease home-sharing to better suit their neighborhoods' needs, including the ability to opt-out of home-sharing in their area completely.
- It should be possible to suspend restrictions on home-sharing during times when there may be a shortage of hotel rooms.
- 100% of taxes and fees collected from home-sharing should be used to pay for administering and enforcing the ordinance.
- A timeline should be established for the creation of registration and complaint systems. The ordinance should not take effect until these systems are fully functional.
- A maximum cap on the total number of registered home-sharing units should be established
- The ordinance should mandate that a certain percentage of home-sharing units in the city be ADA compliant

Letter

Dear City Council:

On _____, the South Robertson Neighborhoods Council held a regularly scheduled, Brown Act-noticed, public meeting of the full governing board with a quorum of 00 board members present at which the board approved the following motion and directed that a Community Impact Statement be filed reflecting its position by a vote of __ yes to ___ no and __ abstentions. The South Robertson Neighborhoods Council supports the passage of the home-sharing ordinance with important caveats. Following is a list of those caveats.

Different neighborhoods have different needs when it comes to home-sharing. In some neighborhoods it causes problems, because it contributes to a lack of available housing. In other neighborhoods it is a great benefit as it helps people make extra income and alleviates a lack of hotel rooms in the area. One policy for the whole city does not make sense. Neighborhood Councils should be empowered to modify the ordinance for their neighborhood in any of the following ways:

- Banning home-sharing
- Removing the 120 day limitation
- Modify the 120 day limitation to be higher or lower

Sometimes there are events (e.g. The Olympics, the Super Bowl, etc.) that take place in the city that can bring in a large influx of visitors. Other times disasters can take place that displace a lot of LA residents (e.g. earthquakes, wildfires, etc.). This can cause a shortage of affordable hotel rooms. When this happens we should use home-sharing to make up the short-fall. The City Council and the Mayor should be empowered to lift any and all restrictions on home-sharing for the duration of a special event or disaster.

If this ordinance is not enforced the problems that exist currently with home-sharing will persist. We therefore ask that 100% of the revenue generated by the ordinance in taxes and fees be dedicated to enforcing it.

It is also crucial that the complaint system and the registration system are in place soon and before the current ban on home-sharing is lifted. This way the enforcement mechanisms will be ready when home-sharing begins.

There should be a cap on the number of permits the City will issue for home-sharing, so that it doesn't get out-of-control.

In order to make home-sharing available to disabled guests, a percentage of home-sharing units should be ADA compliant.

In general, we feel that the home-sharing ordinance strikes a good balance between the benefits and detriments of home-sharing. It will also provide the funds needed to enforce the rules and maintain that balance.

Sincerely,

Doug Fitzsimmons President, South Robertson Neighborhoods Council

Cc: Hon. Eric Garcetti, Mayor, City of Los Angeles

LA City Council Members

Vince Bertoni, Director of Planning, Department of City Planning

Council Member Paul Koretz, Council District 5

Council President Herb Wesson, Jr., Council District 10

Shawn Bayliss, Director of Planning and Legislation, Council District 5

Faisal Alserri, Senior Planning Deputy, Council District 5

Jordan Beroukhim, Planning Deputy, Council District 10