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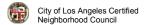
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Motion to file a Community Impact Statement on Proposed Home-Sharing Ordinance

Agenda Item: LUED090616-3

Date: September, 6, 2016

Proposed By: Adam Rich
Include motion in Preferably not

Consent Agenda?

Background

The City Council is considering a new ordinance to regulate the practice of home-sharing (e.g. via AirBnB) in Los Angeles. This ordinance does many things, but its main effects are as follows:

- 1. Home-sharing will now be permitted under city zoning regulations as an accessory use of a residence
- 2. Home-sharing will be limited to 120 days a year
- 3. Home-sharing will be limited to the host's primary residence
- 4. Hosts must register with the City
- Home-sharing is prohibited for apartments subject to the rent stabilization ordinance (RSO) and for units designated as affordable housing
- 6. Require hosts to pay a registration fee to the city
- 7. Renters must have permission from their landlords to share their home
- 8. Only one home-sharing booking is permitted at one time
- 9. Hosts must report the total number of nights their home was booked and the amount paid each time to the city on a monthly basis

Proposed Motion

SORO NC should file the attached Community Impact Statement that advocates the City Council pass the proposed ordinance after making several changes as follows:

- 1. Neighborhood Councils should be able to opt-out of home-sharing completely or to otherwise modify the regulations to increase or decrease home-sharing in their area.
- 2. The Mayor or City Council should be empowered to temporarily lift restrictions on home-sharing during a disaster or special event that causes a shortage of available hotel rooms.
- 3. 100% of all taxes and fees generated from home-sharing should be used to administer and enforce home-sharing regulations.
- 4. 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





6. The ordinance should mandate that a certain percentage of home-sharing units in the city be ADA compliant

Considerations

Committee review: Votes For: Against: (highly recommended)

Amount previously allocated in Committee's working budget: (applies to funding motions only)

Arguments for:

The proposed ordinance benefits our community in several ways:

- It legalizes home sharing, giving our residents extra income
- It puts limits on home-sharing that will prevent housing units from being converted to full time home sharing units
- It makes it easier for the City to enforce its laws and prevent home-sharing from causing problems

The amendments we are asking for will benefit our community by:

- Allowing us to adjust the regulations for our own neighborhoods' needs
- Allow the regulations to be flexible during emergencies to account for displaced people who may need temporary housing
- Allow the regulations to be flexible during special events when demand on hotels is high and affordable lodging is needed
- Ensure that there are sufficient funds to enforce the home-sharing rules, without using other city funds.
- Ensure that home-sharing does not start until the mechanisms to control it are in place.
- Put a cap on the number of homesharing units, so it doesn't get out of control.
- Ensure that there are ADA compliant home-sharing units available, so that the disabled can benefit from home-sharing.

Arguments against:

The proposed ordinance legalizes home sharing which could cause problems:

- It means more strangers in our community which can cause security concerns
- It can hurt local hotels
- It can change the character of the neighborhood

It limits home-sharing by banning it on non-primary homes and RSO units depriving those owners of the income and other benefits of home-sharing.

It requires hosts to pay taxes and pay registration fees that burden the hosts.

The amendment we are requesting to allow NCs to modify the rules could create a complicated patchwork of rules throughout the City.

The amendment we are requesting to lift the rules during emergencies and special events may be invoked frequently causing too much homesharing.

The amendment we are requesting to use 100% of all generated revenue for enforcement could deprive the City of potential revenue.

The maximum cap on home-sharing could deprive potential hosts of the benefits of home-sharing and could raise the price of home-sharing units by constricting supply.