



September 17, 2021

Los Angeles City Hall
200 N. Spring St
Los Angeles, CA 90012
Via Email

RE: Vacation rentals in Non-Primary Homes / Proposed Ordinance (Council File: 18-1246)

Dear Councilmembers,

As community organizations dedicated to the preservation, production, and protection of safe, healthy, and affordable housing in Los Angeles, we are writing to express our dismay and concern with the proposed ordinance to allow vacation rentals in non-primary residences (**Council File: 18-1246**), which would expand the amount of housing allowable for rent as short term rentals.

We oppose this ordinance because we should not be creating potential pathways to reducing our housing stock solely to benefit wealthy individuals. Especially now, our current priority should be to

help those most affected by the pandemic, which means keeping as much housing stock available to families and residents as possible.

This ordinance will be a pathway to reducing housing stock because it would provide a loop-hole that would be easily exploited by unscrupulous landlords who could declare an empty home a vacation residence of their own or potential collaborators, even if it was not actually a vacation home, allowing the type of short term rental that pulls whole units off the market and exacerbates our current housing crisis.

The City took over four years to negotiate and adopt an ordinance that was intended to preserve our housing stock. We have yet to see the full benefits of the ordinance and we should not undermine its potential benefits by weakening it before we have even seen what those benefits could be.

The proposed ordinance could lead to over 14,000 housing units being used as short-term rentals. If only 10% of those lead to the loss of a naturally occurring affordable housing unit — either because that unit was formerly affordable or because someone who would have rented it displaces a lower-income renter elsewhere — the loss of affordable housing would cost over \$600 million to replace.

We urge the City to resist prioritizing financial windfalls for a few landowners at the expense of the security and health of thousands of struggling tenants, especially at a time of such great need. We are members of a coalition that represents a huge percentage of City residents (tenants, hotels, hotel workers, homeowner), and we strongly recommend that this ill-conceived effort be stopped.

Yours truly,

SAJE (Strategic Actions for a Just Economy)

Coalition for Economic Survival

Esperanza Community Housing Corporation

People Organized for Westside Renewal (POWER)

Thai Community Development Center (Thai CDC)

Venice Community housing

Southeast Asian Community Alliance

Koreatown Immigrant Workers Alliance (KIWA)

Alliance for Community Transit – Los Angeles (ACT-LA)

Tenemos que Reclamar y Unidos Salvar la Tierra South LA (T.R.U.S.T. South LA)

Inner City Struggle

Inner City Law Center

Alliance of Californians for Community Empowerment (ACCE)