



January 20, 2016

Matthew Glesne  
Los Angeles Department of City Planning  
200 North Spring Street  
Los Angeles, CA 90012

**Re: Proposed Short-Term Rental Ordinance, PROTECT RSO HOUSING!**

Dear Mr. Glesne,

SAJE (Strategic Actions for a Just Economy) is a nonprofit in Los Angeles that focuses on tenant rights, healthy housing, and equitable development. We work primarily with extremely low income people of color in South Los Angeles. As a service to the community, we operate biweekly tenant clinics and see hundreds of tenants each year. We know of *no* tenants who are renting their units as short term rentals. For the very poor, this is not a reasonable prospect. They have nowhere else to stay, and are often living in extremely overcrowded, often slum conditions because housing affordable to them is so difficult to find. (The census tracts near SAJE are the most overcrowded in the entire United States.) What we *have* seen, frequently, is landlords attempting to harass and intimidate tenants into vacating RSO units so that landlords can rent those units for more money.

As your department continues to draft the proposed short-term rental ordinance, we strongly urge you to prohibit hosts from renting out units that are covered by the city's Rent Stabilization Ordinance (RSO). The rapid proliferation of short-term rentals has negatively impacted our affordable housing stock, squeezing out long-term residents in favor of short-term profits. It is becoming harder and harder for working-class families to stay in their communities, and opening up RSO units for short-term rental will only exacerbate this worsening problem. Many proponents say that allowing this practice would benefit RSO tenants by giving them an additional income source. This may be true, in theory. However, *as we have seen in practice*, it only creates an environment ripe for abuse to the detriment of the tenant.

With over 85% of our city's rental housing stock comprised of RSO units, I urge you to protect it from speculators and put our city's most needy and vulnerable families at the forefront of this issue.

Sincerely,

Cynthia Strathmann  
Executive Director, SAJE

Cc: Los Angeles City Council  
Mayor Eric Garcetti  
City Attorney Mike Feuer  
Claire Bowin, Department of City Planning  
Tricia Keane, Office of Councilmember Mike Bonin  
Justin Wesson, Office of Council President Herb Wesson