



THAI COMMUNITY DEVELOPMENT CENTER

6376 Yucca Street, Suite B
Los Angeles, CA 90028
Phone : (323) 468-2555 Fax : (323) 461-4488

March 10, 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,

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.

POSSIBLE REASONS INCLUDE

- *Practice illegal in most standard lease agreements*
- *Invites more enforcement problems for the city*
 - *Rather than just noting that an entire RSO building is prohibited, inspectors would have to look deeper at individual units and look for lease permission*
 - *This is unrealistic considering the city's limited resources*
- *Incentivizes unjust RSO evictions to open up the unit for STR*
- *Encourages underground agreements between tenant/landlord and Illegal kickbacks to the landlord*

- *Encourages more Ellis Act evictions*

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,

A handwritten signature in cursive script, appearing to read "Chanchanit Martorell".

Chanchanit Martorell
Executive Director

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