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Sent: Tuesday, March 1, 2022 4:50:35 PM

To: CITYCLERK@LONGBEACH.GOV <CITYCLERK@LONGBEACH.GOV>; maryanne.Cronin@longbeach.gov <maryanne.Cronin@longbeach.gov>

Subject: March 8 Council hearing on STR items

Dear Clerk and Ms. Cronin:

Below is my opposition to the Item regarding STRs in Long Beach set for a Council hearing on March 8, 2022. I believe it is one or all of Items 13, but it is unclear from the description. I am responding to the description in the Notice of Hearing, and ask that this be presented to the Council for consideration at the hearing. Please confirm.

Laura Lindgren
Long Beach

Dear Council,

I am a local resident and write to strongly oppose the proposal to *increase* the number of allowable STRs by 350 units in the coastal zone of Long Beach, and the proposal to *actually prohibit* building owners from disallowing STRs, set for hearing as part of Item No. 13 on March 8, 2022.

Given the housing shortage in Long Beach, it is appalling that such a proposal would even come before the Council. Independent studies have uniformly shown that STRs both remove units from the market that would otherwise be available for local housing, and that they raise the cost of housing overall, thereby making it even more difficult for local workers to find housing. For these reasons, many other California coastal and mountain communities prohibit STRs altogether, or strictly limit the number of STRs and/or days of rental.

Allowing even more STRs in the Coastal community will further exacerbate the housing problems in Long Beach, eliminate housing when the State has mandated an increase in housing, and unfairly concentrate STRs in our crowded, residential coastal areas.

The original allowance of STRs in Long Beach was made following almost uniform opposition by residents and without any outreach to residents in the two years before the adoption of STR ordinance. There was, however, ample input by Airbnb representatives, who succeeded beyond their wildest dreams in the enactment of the first ordinance. To now allow the entire coastal area to be further degraded with yet more STRs is beyond the pale.

This proposal is detrimental to our residents. The only beneficiaries are out-of-town commercial investors who seek to profit by conducting hotel -like operations in our residential neighborhoods.

Even more stunning is the proposal to *prohibit* property owners from excluding the use of their properties for STRs. Many property owners want to rent their properties to reliable, local workers and residents. They do not want to deal with the multitude of behavioral issues, partying and other unwanted behavior associated with STRs. I have never heard of such a rule anywhere in California, and the idea that this Council would interfere with ownership rights and *prohibit* owner actions that benefit local housing is unbelievable.

The reliance on a supposed “suggestion” by the Coastal Commission lends no weight to this proposal. As noted, many coastal towns disallow STRs altogether in residential areas, and the Coastal Commission has no authority to override local decisions designed to address our housing crisis.

Long Beach has numerous hotels and tourist lodging. What it lacks and needs is more affordable housing and rental units for its *residents*. The number of STRs should be reduced, and certainly not increased to further prevent our residents from obtaining affordable, local housing.

Finally, it should be noted that the behavioral problems and neighborhood degradation caused by STRs are not being addressed now by the City. Many residents are frustrated that their complaints go unanswered and do not stop the noise and other problems associated with STRs. Since the City cannot even regulate the STRs we have now, we certainly should not be allowing even more STRs and problem properties.

All Council members should be concerned about this proposal, which flies in the face of actions taken by other towns to address affordable housing issues and neighborhood safety. This proposal harms all residents and should be soundly rejected.

Laura Lindgren
Long Beach resident