

A “win-win” approach to STRs regulation that supports Long Beach resident entrepreneurs but presents wholesale conversion of residential housing

My name is Steve Askin. I want to thank my Councilmember Jeannine Pearce for working toward a win-win approach to STRs. I am here to offer suggestions designed to serve average residents and workers across the spectrum, specifically:

- Tenants worried about gentrification
- Homeowners angry about “party houses.”
- Small home-based hosts like myself who are trying to cover our mortgages
- And my fellow trade unionists with whom I have walked picket lines at the Westin and other hotels.

I’m recommending adoption of “Option 2” with three clarifications:

- 1) Limit or eliminate non-resident STRs. Hosts should be owners or tenants living on the property, whether it’s an apartment, single-family home, duplex or triplex. This makes STRs a source of income for working Long Beach residents and will eliminate the annoyance caused by unsupervised “party houses.”
- 2) Make STRs a win-win for tenants by allocating the portion of TOT currently used for Tourism Promotion to address problems of homelessness, code enforcement, “nuisance hotels” or other broad community issues.
- 3) Make it clear that there will be no “days rented” restriction on resident hosts. Restrictions would be a financial disaster for families like mine trying to cover living costs by hosting a few rooms or a second building on the property where we live.

Finally, let me tell you where I’m coming from. My family rents out a back house as an STR so we can keep it open when needed for visitors from our big family, none of whom can afford downtown hotels. I’m a Rose Park resident disturbed by the way gentrification is pushing out good neighbors. And, as a trade unionist, I care about local employment. The Council should adopt a plan that helps the average Long Beach resident and worker while avoiding further corporatization of our residential housing.

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