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**Sent:** Friday, January 17, 2020 12:23 PM

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**Subject:** Short-term Vacation Rental Ordinance

Attached are my comments regarding the subject ordinance that is on the January 21, 2020 Council agenda.

Gerald Anderson

January 16, 2020

To: Mayor Garcia and Members of the City Council:

Subject: Short-term Vacation Rental Ordinance

There are frequent news stories from around the country of serious problems at short-term vacation rentals. Houses are trashed, loud parties get out of hand, neighbors are threatened, traffic and parking overwhelms residential streets and in one recent case six people are shot dead in Orinda.

Hosts may think they are choosing guests responsibly but they don't know who their responsible renter's party will include or what may end up happening at their house. They don't see that the family coming to town for a wedding ends up in a late night pot and booze party on the deck just feet from neighbors' bedroom windows. They have no idea that the partying and noise is going past the curfew hour. They don't know that the asthmatic family purportedly trying to escape the smoke from Northern California fires will end up being a wild party resulting in six dead.

One thing virtually all of these stories have in common is that they occur in un-hosted STR rentals. This is not surprising since these rentals have no on-site supervision. They are like hotels with no desk clerk or staff. Reporting of problems is left to the neighbors. There is little doubt that unhosted STRs will constitute a very large part of the STR nuisance complaints and use a disproportionate amount of enforcement resources.

Then there is the adverse effect un-hosted STRs have on the permanent housing supply and resulting higher rents. There is, justifiably, a high concern about housing availability and affordability in Long Beach. Yet the ordinance you are considering will take one percent of all housing units from the residential stock to be used year round as non-primary home STR rentals. By the City's own count 1770 permanent housing units are taken from the market by this secondary home provision. Primary home STRs also have an effect on housing stock since the owner must live somewhere while their house is rented and in some cases hold a second house or apartment for this purpose.

All STRs damage the character, comfort, safety and security of established family neighborhoods by the constant turnover of strangers vacationing and partying. Unhosted STRs are particularly damaging because of the lack of supervision and the higher numbers of vacationing and partying strangers coming and going. Non primary home STRs have the additional detriments of inflicting the damage to the neighborhood every day of the year while contributing to the City's already tight housing shortage and high rents.

I want to thank the Council for incorporating a provision that addresses the problem of unhosted STRs and honors the wishes of residents by allowing them to stop un-hosted STRs by petition. To better

## **R-23 Correspondence - Anderson**

protect neighborhoods and the City's housing stock the Council should do as several other jurisdictions have done and ban un-hosted STRs in residential neighborhoods.

Gerald Anderson