

December 20, 2023

**VIA ELECTRONIC MAIL**

Supervisor Janice Hahn  
500 W. Temple Street, Room 822  
Los Angeles, CA 90012

RE: Los Angeles County Short-Term Rentals Registration Ordinance – SUPPORT

Dear Supervisor Hahn,

We write in support of the County of Los Angeles' proposed Short-Term Rentals Registration Ordinance. As elected officials within your district, we recognize that short-term rental (STRs) regulations must be adopted to safeguard housing during the ongoing housing and homelessness crises.

STR regulations in unincorporated LA County will protect precious housing at this critical juncture. According to recent census data, 53.5% of LA County residents are renters.<sup>1</sup> Professor David Wachsmuth of McGill University found that the proliferation of STRs has caused rents to increase \$810 per year for each rental unit in the City of Los Angeles since 2015.<sup>2</sup> As a result renters are being priced out of the City of Los Angeles and look to rent in more affordable areas leading to a wave of migration across the region.

Renters in LA County, however, are already struggling to make ends meet. According to the National Low Income Housing Coalition, the hourly wage necessary to pay the rent of a typical two-bedroom apartment - \$2,222 per month - is \$42.73 an hour in LA County.<sup>3</sup> Communities in your district that already struggle with STRs also report above-average housing costs.<sup>4</sup>

STRs are also a significant driver of the homelessness crisis. According to the Los Angeles Homeless Services Authority, in 2022 there were 4925 individuals experiencing homelessness in Supervisor District 4, the vast majority of which were unsheltered.<sup>5</sup> Residents in the City of Los Angeles have seen how short-term rentals contribute to displacement and homelessness. Professor Wachsmuth of McGill University found that commercial STRs have taken 2,500 homes off the long-term market and are responsible for more than 5,000 extra people experiencing homelessness each night in the City of Los Angeles.<sup>6</sup> Similar displacement is happening County-wide, pricing families and individuals out of their homes. According to an

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<sup>1</sup> <https://data.census.gov/table?q=housing+in+los+angeles+county&tid=ACSST1Y2021.S1101>

<sup>2</sup> [http://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth\\_LA\\_2022.pdf](http://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth_LA_2022.pdf)

<sup>3</sup> <https://nlihc.org/oor/state/ca>

<sup>4</sup> Data associated with zip code 90630, unincorporated Lakewood, shows that the hourly wage necessary to pay the rent of a typical two-bedroom apartment (\$2,440 per month) is \$46.92 an hour: <https://nlihc.org/oor/zip?code=90630>

<sup>5</sup> <https://www.lahsa.org/data?id=53-homeless-count-by-la-county-supervisorial-district-2015-2022>

<sup>6</sup> [http://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth\\_LA\\_2022.pdf](http://upgo.lab.mcgill.ca/publication/strs-in-los-angeles-2022/Wachsmuth_LA_2022.pdf)

analysis by Better Neighbors LA, there are at least 60 unhosted short-term rentals currently active on Airbnb in unincorporated SD4 alone. This means that at least 60 units have been removed from the housing stock just to be used as tourist accommodation.<sup>7</sup> Meanwhile, over the last three decades, Los Angeles County has been home to the most overcrowded housing in the country, according to a Los Angeles Times analysis published last year.<sup>8</sup> As Los Angeles residents continue to face rising housing costs and overcrowded living conditions, unhosted short-term rentals are valuable housing units currently off the market to long-term tenants or potential homeowners. By approving the proposed regulations, you will further protect our communities across unincorporated LA County from displacement.

STRs also give rise to concerns about neighborhood character and quality of life. All around the County, residents must suddenly deal with commercial enterprises in the middle of their neighborhoods, bringing in rowdy parties, parking difficulties, high volumes of trash, loud noise, and guests that have no stake in safeguarding the community. Currently, residents have no course of action to deal with the problem. If passed, the proposed ordinance will address disruptive party houses and nuisance STRs.

The proposed ordinance will also bring the County into alignment with other cities in the region that have adopted reasonable regulations. This includes Los Angeles, West Hollywood, and Santa Monica, each of which have adopted strong regulations to protect residents and housing. Indeed, cities in your district including Avalon, Long Beach, and Torrance have implemented specific STR restrictions much like those the Board of Supervisors are considering, such as requiring registration, banning all unhosted STRs, and limiting the number of STRs a single host can operate.<sup>9</sup> Many others, including Cerritos, Commerce, La Habra Heights, La Mirada, Lakewood, Lomita, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, and South Gate outright ban all STRs.<sup>10</sup> Unscrupulous STR hosts with regulated

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<sup>7</sup> Data on file with Better Neighbors LA.

<sup>8</sup> <https://www.latimes.com/california/story/2022-10-19/packed-in-overcrowded-housing-los-angeles>

<sup>9</sup> Avalon, Long Beach, and Torrance all have short-term rental regulations. Avalon:

[https://hchoacatalina.org/Portals/0/Avalon%20Muni%20Code%2009-8\\_%20404%28f%29.pdf](https://hchoacatalina.org/Portals/0/Avalon%20Muni%20Code%2009-8_%20404%28f%29.pdf) Long Beach:

<https://www.longbeach.gov/lbcd/enforcement/strs/> Torrance: <https://www.torranceca.gov/our-city/community-development/planning-division/permits-applications/short-term-rentals>

<sup>10</sup> Cerritos, Commerce, La Habra Heights, La Mirada, Lakewood, Lomita, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, and South Gate have banned all STRS in their jurisdiction. Cerritos:

<https://www.codepublishing.com/CA/Cerritos/html/Cerritos22/Cerritos2240.html#22.40.260>

Commerce: [https://library.municode.com/ca/commerce/codes/code\\_of\\_ordinances?nodeId=TIT5BURELI\\_CH5.63HOARRE](https://library.municode.com/ca/commerce/codes/code_of_ordinances?nodeId=TIT5BURELI_CH5.63HOARRE) La Habra Heights: <https://www.lhcity.org/325/Short-Term-Rentals> La Mirada:

<https://www.airbnb.com/help/article/2692#:~:text=Short%2Dterm%20rentals%20in%20residential,not%20permitted%20in%20La%20Mirada>. Lakewood: <https://www.lakewoodcity.org/Business/Short-term-rentals>

Lomita: [https://library.municode.com/ca/lomita/codes/code\\_of\\_ordinances?nodeId=MUCO\\_TITXIPLZO\\_CH1ZO\\_PT3REZO\\_ART30REZO](https://library.municode.com/ca/lomita/codes/code_of_ordinances?nodeId=MUCO_TITXIPLZO_CH1ZO_PT3REZO_ART30REZO) Palos Verdes Estates:

[https://pvestates.granicus.com/Viewer.php?view\\_id=1&event\\_id=522&meta\\_id=60948](https://pvestates.granicus.com/Viewer.php?view_id=1&event_id=522&meta_id=60948) Rancho Palos Verdes: <https://www.rpvca.gov/987/Short-Term-Rentals> Rolling Hills:

[https://library.municode.com/ca/rolling\\_hills/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH17.16REAGBUZO\\_17.16.020PEPRUS](https://library.municode.com/ca/rolling_hills/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.16REAGBUZO_17.16.020PEPRUS) Rolling Hills Estates:

[https://library.municode.com/ca/rolling\\_hills\\_estates/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH17.47SHRM RERE\\_17.47.020PU](https://library.municode.com/ca/rolling_hills_estates/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.47SHRM RERE_17.47.020PU) South Gate: [https://www.cityofsouthgate.org/files/sharedassets/public/v1/business-amp-development/documents/ordinance-2020-01-cc\\_executed.pdf](https://www.cityofsouthgate.org/files/sharedassets/public/v1/business-amp-development/documents/ordinance-2020-01-cc_executed.pdf)

units will often misrepresent their location to be in unincorporated LA County to circumvent local enforcement and take advantage of the County’s lack of regulation.<sup>11</sup> Implementing strong regulations on the County level will help enforcement in cities in your District, as well as protect the housing stock and communities of unincorporated LA County.

Amid this housing and houselessness crisis, protecting unincorporated LA County residents in your district from displacement due to STRs is an integral part of solving this regional issue. For these reasons, we urge you to pass the Short-Term Rentals Registration Ordinance. Should you have questions, please email Becca Ayala at [rebecca@betterneighborsla.org](mailto:rebecca@betterneighborsla.org).

**Titles included for identification purposes only.**

Sincerely,

*Ariel Pe*

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Ariel Pe  
Mayor of Lakewood

*Maria del Pilar Avalos*

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Maria del Pilar Avalos  
Mayor of South Gate

*Daisy Lomeli*

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Daisy Lomeli  
Mayor of Cudahy

*Ana Valencia*

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Ana Valencia  
Mayor of Norwalk

*Eddie De La Riva*

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Eddie De La Riva  
Mayor of Maywood

*Karina Macias*

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Karina Macias  
Vice Mayor of Huntington Park

*Mayra Aguiluz*

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Mayra Aguiluz  
Mayor Pro Tem of Maywood

*Monica Arroyo*

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Monica Arroyo  
Bell Councilmember

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<sup>11</sup> <https://www.betterneighborsla.org/s/082022-Enforcement-Report-FINAL.pdf>

*Francis de Leon Sanchez*

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Francis de Leon Sanchez  
Bell Gardens Councilmember

*Elizabeth Alcantar*

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Elizabeth Alcantar  
Cudahy Councilmember

*Juan Muñoz*

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Juan Muñoz  
Lynwood Councilmember

*Eddie Martinez*

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Eddie Martinez  
Huntington Park Councilmember

*Lynda Johnson*

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Lynda Johnson  
Cerritos Councilmember

*Mireya Garcia*

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Mireya Garcia  
Commerce Councilmember

*Cassandra Chase*

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Cassandra Chase  
Lakewood Councilmember

*Melissa Ramoso*

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Melissa Ramoso  
Artesia Councilmember

*Graciela Ortiz*

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Graciela Ortiz  
Huntington Park Councilmember

*Arturo Flores*

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Arturo Flores  
Huntington Park Councilmember

CC:

Jayme Wilson