

May 24, 2017



### **Board of Directors**

Rabbi Shira Stutman, *President*  
Robert Barkin, *Treasurer*  
Deena Feinstein Krulewitz,  
*Secretary*  
Rabbi Daniel Burg  
Anna Levine Fink  
Kathy Krieger  
Joshua Mintz  
Adina Rosenbaum  
Michael Rubin  
Lauren Spokane

### **Staff**

Jacob Feinspan,  
*Executive Director*  
Rabbi Elizabeth Richman,  
*Deputy Director and Rabbi in Residence*  
Rebecca Ennen,  
*Deputy Director for Development and Communications*  
Molly Amster,  
*Baltimore Director*  
Laura Wallace,  
*Montgomery County Community Organizer*  
Sarah Novick,  
*DC Community Organizer*  
Carla Hashley,  
*Assistant Director for Development and Operations*  
Elizabeth Heyman,  
*Community Organizer*  
Sophie Schoenberg,  
*Program Assistant*  
Any van Wagtendonk,  
*Communications Manager*

Dear D.C. Councilmembers,

My name is Lauren Spokane, I am a board member of Jews United for Justice and a homeowner in Ward 4. I am writing to reiterate the support I expressed at Committee of the Whole hearing on April 26 for *The Short-term Rental Regulation and Affordable Housing Protection Act of 2017*. As a DC homeowner who has rented part of my home on AirBnB, I feel it is important that I do my part to ensure that when I short-term rent my home it does not come at the cost of taking more housing units off the market that would otherwise be available to long-term renters.

I bought a home in the Petworth neighborhood because I want to build a family in a diverse place, where my future children will grow up alongside folks from all walks of life. While I was fortunate enough to have the resources to buy a home in DC's competitive and expensive real estate market, I feel strongly that we need public policies to put a check on the market forces that have led to an affordable housing crisis in our city. We should make sure more units, especially affordable units, are available to more residents in DC.

The basement I have rented in my home does not have a kitchen, and thus is ill-suited for long-term rentals. If not for AirBnB or other home-sharing services, my space would not be available for long-term renters. This is the kind of situation home-sharing is meant to serve. Registering for a short-term rental business license to ensure commercial operators aren't taking advantage of home sharing services is the least I can do for the benefits I receive from renting my home. By simply creating a check on abuse through the licensing process and limiting the amount of time a whole house can be rented, we will be putting in place the proper protections for our limited housing here in the District.

I believe that the final version of the short-term rental bill should require that residents only host short-term rentals in their primary residence. I also believe that the only way to minimize the temptation to convert housing into fulltime Airbnbs is to keep the vacation days low. Most people have two weeks of vacation per year. As result, we think 15 days is a reasonable cap. The 15-day cap and a primary residence requirement will go a long way toward maintaining the residential character of our neighborhoods.

I hope that you will take this step of leadership and pass the Short-term Rental Regulation and Affordable Housing Protection Act of 2017.

Best,

Lauren Spokane

930 Quincy St. NW  
206-455-1876  
laurensokane@gmail.com

May 24, 2017



**Board of Directors**

Rabbi Shira Stutman, *President*

Robert Barkin, *Treasurer*

Deena Feinstein Krulewitz,  
*Secretary*

Rabbi Daniel Burg

Anna Levine Fink

Kathy Krieger

Joshua Mintz

Adina Rosenbaum

Michael Rubin

Lauren Spokane

**Staff**

Jacob Feinspan,  
*Executive Director*

Rabbi Elizabeth Richman,  
*Deputy Director and Rabbi in  
Residence*

Rebecca Ennen,  
*Deputy Director for Development  
and Communications*

Molly Amster,  
*Baltimore Director*

Laura Wallace,  
*Montgomery County Community  
Organizer*

Sarah Novick,  
*DC Community Organizer*

Carla Hashley,  
*Assistant Director for  
Development and Operations*

Elizabeth Heyman,  
*Community Organizer*

Sophie Schoenberg,  
*Program Assistant*

Anya van Wagtendonk,  
*Communications Manager*

Dear Mayor Bowser,

My name is Lauren Spokane, I am a board member of Jews United for Justice and a homeowner in Ward 4. I am writing to reiterate the support I expressed at Committee of the Whole hearing on April 26 for *The Short-term Rental Regulation and Affordable Housing Protection Act of 2017*. As a DC homeowner who has rented part of my home on AirBnB, I feel it is important that I do my part to ensure that when I short-term rent my home it does not come at the cost of taking more housing units off the market that would otherwise be available to long-term renters.

I bought a home in the Petworth neighborhood because I want to build a family in a diverse place, where my future children will grow up alongside folks from all walks of life. While I was fortunate enough to have the resources to buy a home in DC's competitive and expensive real estate market, I feel strongly that we need public policies to put a check on the market forces that have led to an affordable housing crisis in our city. We should make sure more units, especially affordable units, are available to more residents in DC.

The basement I have rented in my home does not have a kitchen, and thus is ill-suited for long-term rentals. If not for AirBnB or other home-sharing services, my space would not be available for long-term renters. This is the kind of situation home-sharing is meant to serve. Registering for a short-term rental business license to ensure commercial operators aren't taking advantage of home sharing services is the least I can do for the benefits I receive from renting my home. By simply creating a check on abuse through the licensing process and limiting the amount of time a whole house can be rented, we will be putting in place the proper protections for our limited housing here in the District.

I believe that the final version of the short-term rental bill should require that residents only host short-term rentals in their primary residence. I also believe that the only way to minimize the temptation to convert housing into fulltime Airbnbs is to keep the vacation days low. Most people have two weeks of vacation per year. As result, we think 15 days is a reasonable cap. The 15-day cap and a primary residence requirement will go a long way toward maintaining the residential character of our neighborhoods.

I hope that you will take this step of leadership and pass the Short-term Rental Regulation and Affordable Housing Protection Act of 2017.

Best,

Lauren Spokane

930 Quincy St. NW  
206-455-1876  
laurensokane@gmail.com