



MAYOR ROBERT GARCIA
CITY OF LONG BEACH

December 23, 2019

The Honorable Ed Case
United States House of Representatives
2443 Rayburn House Office Building
Washington, D.C. 20515

RE: Support for H.R. 4232 (Case) - Protecting Local Authority and Neighborhoods Act

Dear Congressman Case:

On behalf of the City of Long Beach (City), I write in support of House Resolution 4232 (Case), the Protecting Local Authority and Neighborhoods (PLAN) Act. This legislation proposes to address the affordable housing crisis faced by Americans across the nation, including Long Beach residents, by holding short-term rental platforms accountable for complying with Section 230 of the Communications Decency Act and therefore, local ordinances.

A proposed short-term rental Ordinance has been developed by the City. At its September 3, 2019 meeting, during discussion of the City's FY 20 budget, the City Council requested a delay in adoption of the Ordinance. When the Ordinance is adopted, it will establish a framework for regulating short-term rentals within the City. Short-term rentals primarily provide economic benefits to the City, including increased tourism activity and business revenues; however, they also present challenges to the housing stock and may result in safety and noise concerns. Holding interactive computer service short-term rentals to the same standards as others, proposed in the PLAN Act, protects the nation's current affordable housing supply.

The City supports affordable housing policies consistent with the City's 2013-2021 Housing Element (Housing Element) adopted on January 7, 2014. One of the goals detailed in the Housing Element is to retain and improve the quality of existing housing and neighborhoods. Housing and neighborhood conservation and preservation in Long Beach is an important means to improve the quality of life for residents. The City embraces our role in the housing development process, which is to work with the community and developers to permit quality housing developments that are consistent with local land use policies. The PLAN Act would improve neighborhood quality by holding all short-term rental units to equivalent standards.

Given these reasons, the City of Long Beach supports H.R. 4232.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Garcia", written over a light-colored rectangular background.

Mayor Robert Garcia
City of Long Beach

cc: The Honorable Dianne Feinstein
The Honorable Kamala Harris
The Honorable Congressman Alan Lowenthal, 47th District
The Honorable Congressman Nanette Barragan, 44th District

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