

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

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The Board approved this CIS by a vote of: Yea(17) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/23/2019

Type of NC Board Action: For

Impact Information

Date: 08/22/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-0263

Agenda Date:

Item Number:

Summary: In support of the motion with important recommendations about the scope of the study and future disincentives for unused and under used properties. Please see attached.



ECHO PARK NEIGHBORHOOD COUNCIL



CERTIFIED NEIGHBORHOOD COUNCIL
APRIL 16, 2002

Chair:

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Sachin Medhekar

Chief Information Officer:

Lauren Buisson

Treasurer:

Michael Galano

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Tad Yenawine

Community Impact Statement (CIS) “Empty Homes Penalty”

Council File 19-0263

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July 23, 2019

VIA EMAIL

Los Angeles City Council

Attn: Councilmembers Bonin, Harris-Dawson, Ryu, Koretz, O'Farrell

Dear Councilmember Bonin, et al

EPNC would like to support the concept and study of a vacancy and/or underuse penalty for property. We would encourage the City of Los Angeles to consider incentives at the same time that could encourage property owners towards full occupancy and use.

We would like to further suggest that the scope of the penalty and study be expanded to include vacant lots, commercial, industrial, and condemned or otherwise restricted properties. We feel that owners of non-residential or undeveloped properties should be given an incentive to allow commercial or adapted uses of their properties. These uses could further answer the housing shortage, or address the economic development and move our community closer to full employment and living wages.

Further, we feel the City could take an active role in managing properties that are underused chronically or temporarily; and that properties that are under development should be carefully examined for possible public benefit. When a developer initiates a building permit after acquiring a property, the tenants, either commercial or residential, are evicted; typically, the property then stands vacant for many years while designs and permits are finalized. These evictions, and subsequent vacancy, are extremely damaging to our communities, and hurt real people. Often, there is no reason for the evictions besides the developer limiting their liability in the period prior to starting to build. One possible incentive is to reduce the owner's liability while promoting a use that meets an immediate community need, like temporary or affordable housing.

Finally, we would encourage the City to scale any disincentives or penalties for under use in proportion to the number of units owned, so as not to unduly burden homeowners.

Board Resolution

On July 23, 2019, with a quorum of 17, the EPNC Board of Governors held a Brown Act-noticed meeting and with a vote of 17 yeas, 0 nays, and 0 abstentions, the EPNC voted to submit this CIS.

Respectfully,



Tad Yenawine
Secretary, Echo Park Neighborhood Council