

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

Neighborhood Council: Wilshire Center Koreatown NC

Name: Kevin Brunke

Phone Number: (847) 271-2553

Email: kevin.brunkewcknc@gmail.com

The Board approved this CIS by a vote of: Yea(18) Nay(2) Abstain(0) Ineligible(2) Recusal(1)

Date of NC Board Action: 07/08/2019

Type of NC Board Action: For

Impact Information

Date: 08/09/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-0623

Agenda Date:

Item Number:

Summary: Los Angeles is facing a crisis with homelessness and a lack of affordable housing. Wilshire Center-Koreatown has been hit particularly hard, experiencing some of the largest rent increases in the city. Drastic measures need to be taken immediately in order to prevent more families from falling into homelessness and to give shelter to those experiencing this tragedy. Our city should follow Vancouver's lead, which has proven to be successful. The Wilshire Center Koreatown Neighborhood Council believes an Empty Homes Penalty would benefit our community and the City of Los Angeles. The Wilshire Center Koreatown Neighborhood Council supports the City Council File

City Council File #19-0623

Contact Information:

Wilshire Center Koreatown Neighborhood Council
PNB 400
4001 Wilshire Blvd, #F
Los Angeles, CA 90010

Community Impact Statement in support FOR this Empty Homes Penalty / Vacant and Habitable Housing Units.

Los Angeles is facing a crisis with homelessness and a lack of affordable housing. Wilshire Center-Koreatown has been hit particularly hard, experiencing some of the largest rent increases in the city.

Los Angeles Homeless Services Authority's homeless count for 2019 revealed 582 people experiencing homelessness with over 36% of them sleeping on the streets. That is an over 56% increase in homelessness in our neighborhood from 2018, with 326 unhoused folks on the streets of Koreatown, according to LAHSA's website. Many more of our neighbors live paycheck to paycheck and are one emergency away from meeting a similar fate.

According to RentCafe.com, the average apartment in Koreatown rents for over \$1,900. The median household income in this neighborhood is \$36,883, according to the site DataUSA.io. The typical family in Koreatown would have to spend about 62% of their income on rent just to get a market rate apartment in this neighborhood.

Meanwhile, many landlords allow units to remain vacant instead of turning them into affordable units.

Landlords who allow market rate units to sit vacant are hurting our community. Long term residents of Koreatown are working hard to pay for soaring rents and they're losing the battle. Landlords should not be allowed to hold luxury and market-rate units vacant while our neighbors are forced into homelessness.

The City of Vancouver implemented a similar tax strategy on empty units to ease a rental market with a near-zero vacancy rate. According to a CBC News article posted on February 6, 2019, the number of vacant properties has fallen 15% in one year and over half of those previously empty homes have returned to the rental market. The figures show 922 properties were listed as vacant last year, compared with 1,085 in 2017, the first year of the initiative.

In Oakland, with a population one-tenth the size of Los Angeles, voters approved an empty homes penalty in November 2018 and will go into effect on next year's tax bill. According to a San Francisco Chronicle story published on January 26, 2019, the tax is expected to raise an

estimated \$10 million annually for 20 years to fund homeless services, preserve and create new affordable housing, and address illegal dumping and blight. The measure includes ten possible exemptions, including for principal residences or financial hardship.

Drastic measures need to be taken immediately in order to prevent more families from falling into homelessness and to give shelter to those experiencing this tragedy. Our city should follow Vancouver's lead, which has proven to be successful. The Wilshire Center Koreatown Neighborhood Council believes an Empty Homes Penalty would benefit our community and the City of Los Angeles.

The Wilshire Center Koreatown Neighborhood Council supports the City Council File #19-0623 as written. Further, we urge the City Council to immediately explore funding sources to expeditiously implement the Empty Homes Penalty once approved by voters.

The Wilshire Center Koreatown Neighborhood Council resolves to call on the Los Angeles City Council to implement the Empty Homes Penalty / Vacant and Habitable Housing Units.

The Wilshire Center Koreatown Neighborhood Council resolves to submit this Community Impact Statement to Council File #19-0623 and to express support for this position to our City Council Members.

The Wilshire Center Koreatown Neighborhood Council resolves to submit this Community Impact Statement to the City Council to communicate support for this position.

Presented By:

Adriane Hoff, At Large Representative, WCKNC

Kristina Wong, Resident Representative Sub-District 5, WCKNC

Seconded by:

Voting Breakdown: _____