

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.

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Contact Information

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The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/18/2019

Type of NC Board Action: For

Impact Information

Date: 07/01/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-0623

Agenda Date:

Item Number:

Summary: Council File: 19-0623-COMMUNITY IMPACT STATEMENT-Title: Empty Homes Penalty / Vacant and Habitable Housing Units Position: Support Summary: As stated in our unanimous resolution on 3/19/19, the Los Feliz Neighborhood Council calls upon the City of Los Angeles to enact a vacancy tax. We are encouraged that the City Council is taking steps to do so, and offer our support for the proposed plan. Facing both a homelessness epidemic and an affordable housing crisis, it is unconscionable that there are over 100,000 vacant units in Los Angeles today. A vacancy tax would incentivize greater utilization of those existing resources, relieve pressure on the housing market, and provide funding for further programs and services. We believe that this would be beneficial to many of our rent-burdened stakeholders in Los Feliz, and a positive step towards addressing homelessness.



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March 19, 2019

Hon. David Ryu
Councilmember, 4th Council District
Los Angeles

Dear Councilmember Ryu,

At its regularly scheduled March 2019 meeting, the Governing Board of the Los Feliz Neighborhood Council resolved as follows:

WHEREAS The City of Los Angeles is in desperate need of truly affordable housing for its residents, whereby no more than 1/3rd of income is spent on housing; and

WHEREAS The construction of new market rate units will take years to alleviate rising rents; and

WHEREAS Additional funding sources for affordable housing are necessary to meet the scale of the problem; and

WHEREAS 1000s of affordable rental units have been lost to Ellis Act conversions, short term rentals, condominiums and hotel uses via the Transient Occupancy Residential Structure (TORS) overlay

WHEREAS Vacancy rates in areas of the city with large growth in development have recently hit 17-year highs; and

WHEREAS Industrial vacancy rates rose a full percentage point from 2017 to 2018; and

WHEREAS Accurate vacancy rates have been difficult to determine with publicly available data; and

WHEREAS Cities with similar affordable housing shortages such as New York, Vancouver and San Francisco have implemented or are exploring taxes on Vacant Residential and Commercial properties; and

THE LOS FELIZ NEIGHBORHOOD COUNCIL CALLS upon The City to instruct the Housing, Community and Investment Department, The Department of Building and Safety and the Department of City planning, with the assistance of Chief Legislative Analyst and the City Attorney's Office, to study similar laws in other cities and to prepare and present an Empty Homes and Under-Utilized Property Tax ordinance promptly.

The aim of such an ordinance would be to return empty or under-utilized properties to use as long-term rental homes for people who live and work in Los Angeles, and help relieve pressure on Los Angeles's rental housing market, as our city has one of the lowest rental vacancy rates and the highest rental costs in the Country.

Such a tax would also seek to target foreign and domestic speculators who own residences in Los Angeles but do not pay local taxes, to turn empty homes into good housing for people and to raise revenue that will directly support affordable housing.

In Vancouver, each year, one owner of residential property is required to submit a property status declaration to determine if their property is subject to the tax. Properties deemed empty will be subject to a tax of 1% of the property's 2018 assessed taxable value. Most homes will not be subject to the tax, as it does not apply to principal residences or homes rented for at least six months of the year; however, all homeowners are required to submit a declaration.

Net revenues from the Empty Homes Tax will be reinvested into affordable housing initiatives.

We stand resolved that such a Tax would be a vital tool in our ongoing efforts to solve the affordable housing crisis which greatly affects the quality of life for residents and stakeholders in Los Feliz.

Respectfully,



Jon Deutsch
President, Los Feliz Neighborhood Council

By: Dan McNamara, District D Representative