

**[POLICY] [PLUM] [Renters'] [CF 19-0623]** – Discussion and possible action about a Community Impact Statement from the MVCC endorsing the LA City Council’s attempt to pass a vacancy tax or similar measure to disincentivize needed housing units from being kept off the for-sale and rental markets.

The Motion

Whereas the Los Angeles City Council as of June 24th, 2020, is considering an empty home penalty for vacant and habitable housing units, also referred to as a vacancy tax,

And

Whereas the LA City Council instructed the Chief Legislative Analyst (CLA), HCIDLA, City Administrative Officer (CAO) and LA City Attorney to review and report back for a 2022 ballot measure,

And

Whereas the City of Oakland voters approved on November 6th, 2018, Measure W, establishing the Oakland Vacant Property Tax (VPT), imposing a tax of \$3,000 to \$6,000 on vacant property, developed or undeveloped,<sup>1</sup>

And

Whereas the Vancouver (British Columbia) City Council levies a 1.25 percent tax on residential properties that are not a primary residence or are not rented at least six months out of the calendar year, with limited exceptions in the law,<sup>2</sup>

And

Whereas the COVID-19 related eviction crisis has created the need to keep as much housing on the market as possible to induce a reduction of market-rate and beneath-market-rate housing prices,

And,

Whereas a vacancy tax or similar levy could enable better information on the true vacancy rate of for-sale and for-rent units and properties in the City of Los Angeles,

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<sup>1</sup> “About Oakland’s Vacant Property Tax.” City of Oakland.  
<<https://www.oaklandca.gov/topics/vacantpropertytax>>.

<sup>2</sup> “Empty Homes Tax.” City of Vancouver.  
<[https://vancouver.ca/home-property-development/empty-homes-tax.aspx?mod=article\\_inline](https://vancouver.ca/home-property-development/empty-homes-tax.aspx?mod=article_inline)>.

And

Whereas, long-term vacancies have been known to produce health and safety risks to local residents in the community, the buildings themselves and those seeking housing,

And

Whereas, there is and continues to be an urgent need for housing at all price levels in the City and County of Los Angeles,

Therefore, be it resolved that the Mar Vista Community Council Board of Directors issue a community impact statement supporting the LA City Council's pursuit of a vacancy tax or similar levy within its jurisdiction.

Therefore, be it further resolved that the Mar Vista Community Council Board of Directors request the LA City Council not delay in drafting and approving such a ballot measure for consideration in the 2022 Midterm election cycle.

Therefore, be it further resolved that the Mar Vista Community Council further encourages the Los Angeles City Council to include the following in the proposed ballot initiative: clear and definitive language on how the revenues from this parcel tax would be spent; creation of a commission for oversight of the funds; clear prohibitions against use of these revenues other than for the specifically identified appropriations listed in the initiative; and language that clearly and definitively addresses properties that will be exempt from this levy, including elderly or disabled individuals who reside in a hospital or care facility.