

Communication from Public

Name:

Date Submitted: 06/25/2020 04:16 AM

Council File No: 19-0623

Comments for Public Posting: My name is Amy Beal and I am commenting to show my support of a Vacancy Tax. With over 100,000 empty units in the City of LA, the housing crisis is inexcusable. Please let us vote on a vacancy tax to encourage affordable housing and bring in money for much needed housing programs. This is especially important in light of the current pandemic, where so many tenants are hit particularly hard economically and are at serious risk of eviction after protections are lifted. I hope you will show empathy for your neighbors suffering most. Thank you for your time.

Communication from Public

Name: H. Shapiro

Date Submitted: 06/25/2020 12:58 PM

Council File No: 19-0623

Comments for Public Posting: Honorable Ladies and Gentlemen, My concern is that Mom and Pop Landlords (like my husband and I), who are being heavily impacted by Ordinances designed to help, are not being heard. I recently learned of the State's latest attack on Property Owners; a proposed Vacancy Tax! We can't take any more government impositions or suffer additional financial hardship. My husband and I would like to express our strong opposition to the proposal to place a vacancy tax on the November 2020 ballot. When a property is vacant, the Owner is already not collecting money, and now you want to tax VACANCIES, and Vacant Land???? We already pay Property Taxes when we are not receiving Income from the property! As it is, many of us Mom and Pop Landlords are feeling the consequences of the well-intentioned Rent Moratorium Ordinance, which has left us without rental income, or relief, for 4 months! It seems that the focus is solely on relieving Tenants, and that "relief" comes at the Landlord's expense. As Landlords, we still have financial obligations that need to be met. Our properties could go into foreclosure, and our credit destroyed, lose everything we've worked for, through NO FAULT of OUR own. That is not right, and that is not OK. We are not at fault, and we should not be made to shoulder the burden, take on additional debt, without a say in the matter. Do you understand that the Rent Moratorium Ordinances allow Renters to skip paying rent. It does not encourage, or penalize, people when they have the money to pay but choose not to. Additionally, the State has demanded we take on our Renter's unpaid rents for 1 year, and we're not entitled to see financial documents, charge interest, or penalties. IN WHAT WORLD does the State have the right to turn Landlords into Lenders? Who can I speak to about how it is UNFAIR that (small) Landlords have to shoulder the burden of this financial crisis on behalf of the Tenant, while still maintaining own obligations (Mortgage, Insurance, Property Taxes, HOA fees, etc.) for fear of losing our properties. We are NOT Lenders. The Government should take on the Renter's debt as the State has far more ability to collect and a far deeper pocket than us. My husband and I are Seniors, and we are already dipping into our retirement savings to stay afloat. It's as though our Tenants became our Dependents. I don't think this was the intended outcome of these Ordinances, and there should

be penalties for those that are taking advantage of the system, to discourage this outcome. With regard to the proposed Vacancy Tax, you will destroy the commercial and residential real estate market. Who will want to invest in property, or hold long term properties that don't produce income when there is also an additional Vacancy Tax? The fallout of these less thought out measures are incomprehensible! Besides, we are already paying PROPERTY TAX on properties, vacant or not. With regard to ANY more measures that will hurt Mom and Pop Landlords, like allowing Tenants more than 1 year to repay the debt that Landlords must take on. I heard there was a proposal for 15 years for debt repayment. How about this for your consideration.... LET THE GOVERNMENT PAY THE LANDLORDS UNCOLLECTED RENTS AND THEN GOVERNMENT CAN TAKE ON THE DEBT. WE ARE NOT LENDERS, and the Government has a much better chance at collecting, has more resources, and deeper pockets. Thank you for your time and assistance in this matter.

Communication from Public

Name: Gabriela Litov

Date Submitted: 06/25/2020 12:59 PM

Council File No: 19-0623

Comments for Public Posting: Dear City Council Members: I am opposed to taxing vacant lots, apartments and commercial units. I am the part owner of a vacant hillside lot in Beechwood Canyon. My first intent was to build a house on the lot. However, by the time the application to the City Building a Safety got through, and all the neighbors' complaints were accounted for, the City changed the allowable house size from 2400 ft. to 2000 ft. Even so, by the time this occurred, we were unable to get a construction loan that would have been sufficient. We were forced to drop the idea of building and have tried for years, unsuccessfully, to sell the lot. So after all this, do you think it's fair to tax us? We own a large affordable-rent residential building in Hollywood which has a low vacancy factor, but when a tenant who has lived in the same unit moves out, it can take up to a month to refurbish the unit to be an attractive home, and then it can takes some weeks to rent it. The new tenant has to give a 30 day notice to his old landlord and can't move in right away. In this time of COVID, units are renting more slowly than before.. MANY TENANTS ARE OUT OF A JOB AND CAN'T PAY THE RENT, OR THEY MOVE AWAY. PUNISHING LANDLORDS FURTHER WILL NOT SOLVE THE PROBLEM OF HOMELESSNESS, IT WILL ONLY DISCOURAGE ANYONE FROM BUILDING, OR INVESTING IN, RENTAL PROPERTY IN LA. I want to add that I was deeply shocked by the way many of those who commented at the housing meeting spoke to you so rudely. Whether they agree with you politically or not, they should respect all those who represent our government. In my opinion, anyone who is unable to present his or her opinion without using foul language should be warned ahead of time to speak in a civil manner. Thank you for your consideration.

Communication from Public

Name:

Date Submitted: 06/25/2020 01:37 PM

Council File No: 19-0623

Comments for Public Posting: I would like to compliment the City Council on its decision to continue its discussion of the Vacancy Tax proposal as a possible 2022 ballot measure and I urge the City Council to continue to accept comments from all stakeholders in this very important measure.

Communication from Public

Name: Monique Bryher
Date Submitted: 06/25/2020 03:39 PM
Council File No: 19-0623

Comments for Public Posting: I think it's outrageous that the City Council believes that it has the right to control the use of private property beyond current zoning regulations. In this case, financially penalizing property owners who choose not to rent their properties is just plain wrong. The property owner has taken all the risk and responsibility for the privilege to own property: they saved for a down-payment, they pay the mortgage, they pay property taxes and they pay for upkeep and maintenance. NONE of these items are paid for by the City. If the City wishes to further regulate properties more than they already do, the City should become a landlord and buy and rent properties itself. Cities that do so are usually slumlords themselves: just look at public housing in NYC. Last, I believe it's a violation of the 5th Amendment to the Constitution, whereby the government may not take away a person's private property without just compensation. Forcing a property owner to rent a property which they property owner does not wish to rent is taking that person's property without his/her consent.

Communication from Public

Name: JACK MATHIS
Date Submitted: 06/25/2020 10:17 PM
Council File No: 19-0623

Comments for Public Posting: I am strongly opposed to placing a vacancy tax on the November 2020 ballot. City reports were released as late as Friday and the “Blue Sky” report which is referenced must be released in full for the public to review. This rushed process has created little time for me to view these proposals and appear to be an incomplete analysis. Additionally, 12 million dollars to place this rushed proposal on the ballot is unacceptable at this time. If the City’s goal is to help house Angelenos it should focus its attention on reducing costs and eliminating the bureaucratic red tape to build housing. Council has failed to create conditions that incentivize and encourage housing production. The housing report calculation of unoccupied units “does not distinguish between units that have been rented but not occupied and units that are currently for rent or sale” from their numbers. This grossly exaggerates “unoccupied” units. These units are currently in transition and are part of normal activity. The report does not provide a breakdown of the types of units that are unoccupied nor is there an assessment as to why they may be vacant. For example, buildings that are newly constructed can take many months to fill. Nothing in these reports thoroughly analyze the long term effects and consequences of these tax efforts in other cities. The COVID-19 pandemic has upended the economy. The Council should not be looking to tax and further burden residents during these unprecedented times, especially those housing providers who are facing deferred rents and rising vacancies through no fault of their own. The City should focus all efforts on how to help residents navigate the pandemic and safely open the economy. I respectfully ask the Council to oppose this this item. Thank you for your consideration. email including attachments.