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Your Community Impact Statement Submittal - Council File Number: 25-0029-S1

1 message

LA City SNow <cityoflaprod@service-now.com>

Sat, May 30, 2026 at 9:15 PM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@lacity.org, tcaldwell.nsn@gmail.com, CPC@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Northridge South

Name: Tiffany Caldwell

Email: tcaldwell.nsn@gmail.com

The Board approved this CIS by a vote of: Yea(5) Nay(1) Abstain(3) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/28/2026

Type of NC Board Action: Against Unless Amended

Impact Information

Date: 05/31/2026

Update to a Previous Input: No

Directed To: City Planning Commission, City Council and Committees

Council File Number: 25-0029-S1

City Planning Number:

Agenda Date:

Item Number:

Summary: The Northridge South Neighborhood Council (NSNC) writes in strong support of the thirteen enforcement amendments to the Los Angeles Home-Sharing Ordinance (HSO) that were unanimously approved by Council in March and are currently pending with the City Attorney's office. We urge the City Council to agendaize and adopt these amendments without further delay, and to firmly reject any proposal to expand or deregulate the short-term rental (STR) market in Los Angeles.



NSNC_Community_Impact_Statement.pdf

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NORTHRIDGE SOUTH NEIGHBORHOOD COUNCIL

Community Impact Statement

RE: Council File No. 25-0029-S1 — Short-Term Rental Regulation and Enforcement Amendments

Submitted to: Los Angeles City Council

Date: May 28 2026

Position: **AGAINST UNLESS AMENDED**

Statement

The Northridge South Neighborhood Council (NSNC) writes in strong support of the thirteen enforcement amendments to the Los Angeles Home-Sharing Ordinance (HSO) that were unanimously approved by Council in March and are currently pending with the City Attorney's office. We urge the City Council to agendize and adopt these amendments without further delay, and to firmly reject any proposal to expand or deregulate the short-term rental (STR) market in Los Angeles.

Impact on Our Community

Northridge South is a residential neighborhood where stable, long-term housing is the foundation of our community's character. The unchecked growth of illegal short-term rentals directly threatens that stability. Current data underscores the severity of the problem citywide — and Northridge South is not immune:

- **Over 60% of STR listings in Los Angeles operate illegally**, siphoning housing stock away from families who need it.
- **Short-term rentals drive an average annual rent increase of \$810 per year** for Los Angeles tenants, according to a 2022 study by McGill University professor David Wachsmuth.
- **STRs are linked to approximately 5,000 additional residents being pushed into homelessness** — a crisis our neighborhood feels every day.
- **Every week without enforcement action** means more homes lost to speculative operators and more Northridge South families displaced.

Opposition to STR Deregulation

The NSNC strongly opposes any proposal — including the Airbnb-backed “Save Our Services” (SOS) Coalition's Vacation Rental Ordinance — that would expand or deregulate short-term rentals. Specifically, the SOS plan would:

- Authorize a nearly 350% increase in additional STR licenses,
- Undermine the core principle of the HSO, which allows residents to rent their own homes but prohibits converting non-primary residences into commercial tourist accommodations, and

- Accelerate speculation and displacement in already-vulnerable communities like ours.

This is not a budget solution — it is a corporate deregulation campaign that would permanently damage our housing stock. The NSNC agrees with labor and community organizations across the city that full enforcement of the existing HSO — which could generate up to \$300 million annually in fines — is the fiscally responsible and community-centered path forward.

Key Amendments We Urge the Council to Adopt

The NSNC particularly urges adoption of the following two provisions, which would provide meaningful protection for residents and neighborhoods:

1. Private Right of Action

This amendment would empower Northridge South residents who are harmed by illegal STR activity — noise, parking, nuisance, housing loss — to pursue direct legal action against both hosts and platforms. Neighboring cities including Santa Monica and West Hollywood already provide this protection. Los Angeles residents deserve the same recourse.

2. Electronic Verification System

This provision would require rental platforms to electronically verify a listing's compliance with the HSO before any booking transaction is completed. By automating enforcement and shifting compliance responsibility to the platforms themselves, this amendment would significantly reduce fraudulent listings and reduce the burden on City resources and on neighbors forced to report violations.

Conclusion

The Northridge South Neighborhood Council calls on the Los Angeles City Council to:

- Immediately agendize and adopt all thirteen HSO enforcement amendments;
- Reject the SOS Coalition's Vacation Rental Ordinance and any comparable deregulation proposal; and
- Prioritize full enforcement of the existing Home-Sharing Ordinance to protect housing, residents, and neighborhood character across Los Angeles.

With the Olympics approaching and the housing crisis deepening, there is no time to waste. Our neighborhood's long-term residents are counting on the Council to act.

Respectfully submitted,

Northridge South Neighborhood Council

Los Angeles, California

May 28 2026