



VENICE NEIGHBORHOOD COUNCIL

PO Box 550, Venice, CA 90294 | www.VeniceNC.org



HOMELESSNESS COMMITTEE MEETING AGENDA

Monday, June 29, 2026, 6:00 pm

Venice – Abbot Kinney
Memorial Branch Library
501 S. Venice Blvd.
Venice, CA 90291

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Tima, Secretaria, al electrónico Secretary@VeniceNC.org para avisar al Concejo Vecinal.

Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during "Public Comment on Non-Agenda Items." Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during "Public Comment on Non-Agenda Items;" however, an issue raised by a member of the public may become the subject of a future Committee meeting. Public comment on all agenda items is limited to 1 minute per speaker, unless adjusted by the Committee Chair.

I. CALL TO ORDER AND COMMITTEE ROLL CALL

Alley Bean, Chair	Julie Bean	Judy Goldman
Sarah Mahir	Naomi Nightengale	Pat Raphael
Lisa Redmond	John Reimers	

II. DECLARATION OF EX PARTE COMMUNICATIONS, CONFLICTS OF INTEREST AND/OR RECUSALS

III. APPROVAL OF PRIOR MEETING MINUTES

April 2026: <https://www.venicenc.org/assets/documents/5/meeting6a11127546641.pdf>

- A. Public comment
- B. Committee comment

Maker: Seconded:

Vote: ___Yes/ ___No/ ___Abstain/ ___Recused/ ___Ineligible

IV. CHAIR REPORT

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

VI. OLD BUSINESS

A. MOTION: The Venice Neighborhood Council authorizes the Homelessness Committee to organize and host a Stakeholder Resource Event to connect community members with information, services, and local organizations. The Homelessness Committee shall coordinate the planning, logistics, and outreach for the event and return to the Board, as necessary, for approval of any expenditures or additional actions requiring Board authorization.

B. Public comment

C. Committee comment

Maker: Seconded:

Vote: ___Yes/ ___No/ ___Abstain/ ___Recused/ ___Ineligible

VII. NEW BUSINESS

A. Brief Presentation and Overview of the New LA County Department of Homeless Services and Housing

- Dr. Kiara Payne DSW MSG
Associate Director
Regional Partnerships & System Coordination
- Brittnee Hill
Program Implementation Manager
Unsheltered Response and Interim Housing
- Marco Santana
Municipal Relations and Local Solutions

1. Public Comments and/or Questions
2. Committee Questions
3. Committee Discussion

B. **MOTION submitted by Stakeholder Ben Simon:** Support for the Investigation and Drafting of a Localized Residential and Commercial Vacancy Fee Initiative to Fund Temporary and Supportive Housing Solutions.

WHEREAS, the City of Los Angeles continues to experience a severe and prolonged affordable housing and homelessness crisis, prompting recent emergency housing elements and historic updates to the Rent Stabilization Ordinance (RSO) capping annual rent increases at 4% to prevent further displacement; and

WHEREAS, current Q2 2026 submarket data from the West Los Angeles and Venice Beach areas indicates that despite high housing demand, overall citywide vacancy has ticked up to 5.6%, while premium coastal submarkets like Venice Beach have seen rental vacancy climb significantly from a 2022 low of 4.2% up to 5.3% in 2026, with negative net absorption (more tenants moving out than moving in) as average asking rents command an elite premium of \$3,290 per month; and

WHEREAS, academic and independent research, including the landmark UCLA Law *Vacancy Report* establishes that thousands of habitable units across Los Angeles are withheld from the long-term housing market for speculative purposes, corporate land banking, or secondary transitional use, leaving critical housing supply unutilized while working families are priced out of their neighborhoods; and

WHEREAS, residential and commercial storefront vacancies along vital Venice economic corridors (such as Abbot Kinney Boulevard, Rose Avenue, and the Venice Boardwalk) destabilize local commerce, reduce neighborhood safety, and diminish community cohesion; and

WHEREAS, other California municipalities, including Oakland, San Francisco, and Berkeley, have successfully implemented regulatory mitigation fees on properties left empty for more than 182 days per year, successfully incentivizing corporate landlords to lower asking rents to fill 183 units while generating millions of dollars in dedicated local revenue for temporary and permanent supportive housing; and

WHEREAS, the Office of the Los Angeles City Administrative Officer (CAO) has formally issued a general revenue transmittal under **Council File 25-0029**, explicitly instructing the City to evaluate and fund independent feasibility studies into a municipal Vacancy Tax structure designed to disincentivize speculative land banking and activate empty properties across Los Angeles; and

WHEREAS, independent municipal fiscal analyses of peer California cities indicate that vacancy mitigation structures targeting both unleased residential stock and blighted commercial storefronts can generate anywhere from \$4 million to over \$12 million annually in dedicated municipal revenue, providing a critical, self-sustaining funding stream directly to the local district to fund immediate temporary housing solutions and retail corridor remediation without draining the city's general fund;

THEREFORE, BE IT RESOLVED, that the Venice Neighborhood Council (VNC) officially requests that Los Angeles City Council District 11 (CD11) Councilmember Traci Park, in coordination with the Los Angeles Housing Department (LAHD), introduce a motion instructing the City Attorney to study the feasibility of a localized Vacancy Fee on residential and commercial properties within the Venice stakeholder boundaries that remain vacant or unleased for more than six months out of a calendar year; and

BE IT FURTHER RESOLVED, that the VNC requests any revenue generated by a Venice-localized vacancy fee structure be strictly firewalled and allocated directly toward local Council District 11 temporary housing solutions, rental assistance vouchers for low-income Venice families, and grassroots homelessness remediation programs; and

BE IT FURTHER RESOLVED, that the VNC directs that an official Community Impact Statement (CIS) and this passed motion be submitted directly to **Council File 25-0029**, sent to the Office of Mayor Karen Bass, and transmitted directly to Councilmember Traci Park (councilmember.park@lacity.org), Los Angeles City Controller Kenneth Mejia (controller.mejia@lacity.org), City Administrative Officer Matthew W. Szabo (matthew.szabo@lacity.org), the Los Angeles City Council Housing and Homelessness Committee (clerk.housingcommittee@lacity.org), the Los Angeles Budget and Finance Committee (Clerk.BudgetFinanceandInnovation@lacity.org), and the General Manager of the Los Angeles Housing Department (lahd.publicinfo@lacity.org).

1. Public Comments
2. Committee Discussion

Maker: Seconded:

Vote: ___ Yes/ ___ No/ ___ Abstain/ ___ Recused/ ___ Ineligible

VIII. ADJOURNMENT

THE AMERICANS WITH DISABILITIES ACT

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling 213-978-1551 or email: NCsupport@lacity.org

PUBLIC ACCESS OF RECORDS

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.VeniceNC.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the VNC Secretary at: Secretary@VeniceNC.org.

PUBLIC POSTING OF AGENDAS

The Venice Neighborhood Council agendas are posted for public review as follows: Beyond Baroque, 681 Venice Blvd., Venice, CA 90291 | www.VeniceNC.org | To receive agendas by email, [subscribe to L.A. City's Early Notification System \(ENS\)](#).

NOTICE TO PAID REPRESENTATIVES

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

RECONSIDERATION AND GRIEVANCE PROCESS

For information on the VNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNC Bylaws. The current Bylaws are available on the [Department of Neighborhood Empowerment web page for the Venice Neighborhood Council](#).