



Venice Neighborhood Council

PO Box 550, Venice, CA 90294

www.VeniceNC.org



MINUTES

Homelessness Committee Meeting Agenda

Monday, July 27th 2026

6:00 pm

Join us at Location: Abbott Kinney Memorial Branch Library

501 South Venice Boulevard - 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, Secretaria, al por correo 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 Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the Board.

1. CALL TO ORDER AND BOARD ROLL CALL **6:03pm**

Alley Bean – Chair X	Julie Bean X	Pat Raphael X
John Reimers absent	Lisa Redmond X	Sarah Mahir X
Dr. Judy Goldman arr. 6:46pm	Dr. Naomi Nightingale arr. 6:10pm	

2. DECLARATION OF EXPARTE COMMUNICATIONS AND CONFLICTS OF INTEREST

3. APPROVAL of PRIOR MINUTES: See prior meeting supporting documents

Maker: S. Mahir Seconded: J. Bean Vote: (___Yes / ___No / ___Abstained / ___Recused / ___Ineligible)

4-0-1

Yes – A. Bean, J. Bean, L. Redmond, S. Mahir

Abstain – P. Raphael

4. CHAIR REPORT:

5. GENERAL PUBLIC COMMENT: Comments from the public on **non-agenda items** within the Board's subject matter jurisdiction. Each speaker will be allowed One (1) minute unless adjusted by the presiding officer of the meeting.



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OLD BUSINESS:

6. 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;



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OLD BUSINESS CONTINUED:

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).



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b. Public Comment:

c. Committee Discussion/Vote:

Maker: **L. Redmond** Seconded: **N. Nightingale**

6-0-1

Yes – A. Bean, J. Goldman, J. Bean, N. Nightingale, P. Raphael, S. Mahir

Abstain – L. Redmond

7. UPDATE by Lisa Redmond of Stakeholder Resource Day

NEW BUSINESS:

8. Homelessness Committee Mission and Ongoing Focus and Direction.

a. Discussion and Possible Motion: As we have heard in depth from our local service provider St. Joseph Center at the Penmar meeting and held a follow up meeting with stakeholders to gather their feedback and made a motion for collaborative transparency with them, and as we have now met with representatives from the new County Department of Homeless Services and Housing (HSH) receiving a detailed overview of their goals and policies, it seems clear that the Homelessness Committee now needs to review and clarify the following:

Mission: why the committee exists

Goals: what we now wish to accomplish given the information gathered.

Objectives: specific actions the Committee will take to achieve those goals.

1. Proposal of a clearer Mission Statement:

The mission of the Homelessness Committee is to advise the Venice Neighborhood Council on homelessness and housing issues by gathering information evaluating policies and programs, engaging stakeholders, unhoused and housed, and developing evidence-based recommendations that serve the Venice community.

2. Possible Goals and Objectives:

Goal 1: Understanding homelessness in Venice.

Objectives

- Gather information from public agencies, service providers, researchers, and our Venice Stakeholders with lived experience.
- Review data, research, and best practices.
- Identify unmet needs and service gaps and how we can partner to help meet those unmet needs.



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NEW BUSINESS CONTINUED:

Goal 2: Evaluate homelessness policies and programs.

Objectives

- Review CD11, SPA 5 City, County and State homelessness initiatives.
- Assess available data on program outcomes.
- Identify approaches that have been demonstrated as effective and find opportunities where we could partner to create improvement.

Goal 3: Develop recommendations for Venice Neighborhood Council.

Objectives

- Draft motions and policy recommendations.
- Review proposed legislation and public policy.
- Recommend practical, evidence-based actions.

Goal 4: Engage the community.

Objectives

- Provide opportunities for respectful public discussion.
- Share accurate, factual information to support informed decision-making.
- Encourage participation from residents, businesses, and people with lived experience, as well as, partnerships with local service providers and CD11 Homelessness Representatives.
- Share accurate, factual information to support informed decision-making.

3. Set a Priority:

The Committee will select one issue for focused study and recommendations.

Examples include:

- Mental health services for our Venice Stakeholders experiencing homelessness with SMI-Innovative Housing and treatment possibilities
- Services for our Venice Stakeholders experiencing Homelessness with acute SUD-Housing Treatment possibilities.
- Encampment response

b. Public Comment:

c. Committee Discussion/Possible Motion/Vote:

d. MOTION: the Homelessness and unhoused Committee, work with St. Joseph's Organization as a priority function of the Committee, to determine ways best to partner with them to meet the goals and objectives of un housed people in the Venice community and to do so with authenticity, structure, and credibility in accomplishing the work we do.

Maker: N. Nightingale Seconded: S. Mahir

5-1-1

Yes – A. Bean, J. Goldman, J. Bean, N. Nightingale, S. Mahir

No – L. Redmond

Abstain – P. Raphael



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9. GENERAL COMMITTEE COMMENT: Non-agenda items within our subject matter jurisdiction. Each member will be allowed one (2) minute(s) unless adjusted by the chair of the meeting.

ADJOURNMENT **7:55pm**

THE AMERICAN 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, email at: Secretary@VeniceNC.org.

PUBLIC POSTING OF AGENDAS -

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- Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
- www.VeniceNC.org
- 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 NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our website www.VeniceNC.org



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