



Legislation Details (With Text)

File #:	19-0446	Version:	1	Name:	CD8 - Feasibility of Vacant Commercial Property Fee
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File created:	4/29/2019	In control:		In control:	City Council
On agenda:	5/7/2019	Final action:		Final action:	5/7/2019
Title:	Recommendation to request City Manager to work with relevant departments and the Economic Development Commission to review the feasibility of the City of Long Beach implementing a vacant commercial property fee to address long-time vacant commercial properties, and report back to the City Council within 120 days on findings and recommendations.				
Sponsors:	COUNCILMAN AL AUSTIN, EIGHTH DISTRICT, VICE MAYOR DEE ANDREWS, SIXTH DISTRICT, COUNCILMEMBER ROBERTO URANGA, SEVENTH DISTRICT, COUNCILMEMBER REX RICHARDSON, NINTH DISTRICT				
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Date	Ver.	Action By	Action	Result
5/7/2019	1	City Council	approve recommendation	Pass

Recommendation to request City Manager to work with relevant departments and the Economic Development Commission to review the feasibility of the City of Long Beach implementing a vacant commercial property fee to address long-time vacant commercial properties, and report back to the City Council within 120 days on findings and recommendations.

Long Beach's retail economy is strong, as sales tax revenues continue to exceed projections, and overall commercial vacancy rates remain low. However, there are some commercial corridors where certain retail properties have remained vacant for years, resulting in blighted conditions and depressed neighborhood economic activity.

Some cities, such as Washington, D.C., New York, Boston, Oakland and San Francisco, have implemented or are considering adopting vacant property taxes to address chronically vacant storefronts.

A commercial property vacancy fee would provide an additional tool for Long Beach to provide a financial disincentive for property owners to let their properties sit vacant for long periods of time. Most vacancy fee policies allow exemptions for properties that are undergoing renovations or are going through the entitlement process with the City.

We request the City Manager to work with relevant departments and the Economic Development Commission to review the feasibility of implementing a vacant commercial property fee policy in Long Beach and report back to the City Council with findings and

recommendations.

This matter was reviewed by Budget Manager Grace H. Yoon on April 26, 2019.

This recommendation requests the City Manager to work with relevant departments and the Economic Development Commission to review the feasibility of implementing a vacant commercial property fee and to report back to City Council with findings and recommendations. Preparing this report is anticipated to require a moderate to significant level of staff hours beyond the normal budgeted scope of duties and is expected to have a moderate to significant impact on existing City Council priorities due to limited staffing capacity. Any additional fiscal impact identified will be included in the requested report.

Approve recommendation.

AL AUSTIN
COUNCILMAN, EIGHTH DISTRICT

DEE ANDREWS
VICE MAYOR, SIXTH DISTRICT

ROBERTO URANGA
COUNCILMEMBER, SEVENTH DISTRICT

REX RICHARDSON
COUNCILMEMBER, NINTH DISTRICT