



Tuesday, June 3, 2025
Los Angeles Housing Department

**RE: UNITED TO HOUSE LOS ANGELES CITIZEN OVERSIGHT COMMITTEE –
MOTION TO TRANSMIT A STATEMENT OF CONCERN TO LA CITY COUNCIL
REGARDING AB 698: LOCAL TAXATION: REAL PROPERTY TRANSFERS**

Dear Honorable Members of the Los Angeles City Council,

At its regular meeting on Thursday, May 29, 2025, the United to House Los Angeles Citizens Oversight Committee (ULA-COC) approved a motion to direct the Los Angeles Housing Department (LAHD) to transmit a statement of Concern about AB 698: Local Taxation: Real Property Transfers on behalf of the COC to the City Council.

Committee Member Nancy Lewis moved to approve the motion to transmit the following statement to City Council:

- The Citizens Oversight Committee has concerns about the draft language in Assembly Bill 698 “Local Taxation: Real Property Transfers.”
- The measure would affect transfer taxes throughout the state, including Measure ULA. While the bill language is not yet final, the COC’s understanding is that the amended language may impose exemptions to existing transfer taxes like Measure ULA, limiting the measure’s ability to raise funds that facilitate housing production, income support, tenant organizing, alternative models, and homelessness prevention.
- The COC understands that the bill is informed, in part, by what the COC believes is a premature assessment of the effects of ULA, including an assumption that the measure is responsible for reduced property tax revenues.
- The analysis that informs this conclusion does not account for the full effects of ULA’s implementation and does not adequately acknowledge that this voter-approved measure provides critical funding for affordable housing production and homelessness prevention.
- As directed by Measure ULA, SEC. 22.618.6.(c)(3), the COC will undertake an independent evaluation of the effects of Measure ULA. The COC looks forward to engaging with the issues raised in the preliminary studies of Measure ULA.
- The COC urges the City Council to consider standing in opposition to any action that rests on an incomplete analysis of Measure ULA.

Committee Vice Chair Zerita Jones seconded the motion. The motion was approved with 7 – yes and 0 – no votes. The following Committee Members voted to approve the motion:

1. Michelle Espinosa Coulter, Chair
2. Zerita Jones, Vice Chair

3. Nancy Lewis
4. Alma Morales
5. Jeanne Nishimoto
6. Leilani Reed
7. Kristal Romero

As the Interim Inspector General of the ULA-COC, my team and I are available to answer any questions you may have regarding these motions. Please feel free to contact me via email at Richard@estolanoadvisors.com for any questions or clarifications.

Sincerely,



RICHARD A. FRANCE
ULA-COC Interim Inspector General

cc:

Los Angeles City Clerk
Hon. Eunisses Hernandez, Los Angeles City Councilmember, District 1
Hon. Adrin Nazarian, Los Angeles City Councilmember, District 2
Hon. Bob Blumenfield, Los Angeles City Councilmember, District 3
Hon. Nithya Raman, Los Angeles City Councilmember, District 4
Hon. Katy Yaroslavsky, Los Angeles City Councilmember, District 5
Hon. Imelda Padilla, Los Angeles City Councilmember, District 6
Hon. Monica Rodriguez, Los Angeles City Councilmember, District 7
Hon. Marqueece Harris-Dawson, Los Angeles City Councilmember, District 8
Hon. Curren D. Price, Jr., Los Angeles City Councilmember, District 9
Hon. Heather Hutt, Los Angeles City Councilmember, District 10
Hon. Traci Park, Los Angeles City Councilmember, District 11
Hon. John Lee, Los Angeles City Councilmember, District 12
Hon. Hugo Soto-Martinez, Los Angeles City Councilmember, District 13
Hon. Ysabel J. Jurado, Los Angeles City Councilmember, District 14
Hon. Tim McOsker, Los Angeles City Councilmember, District 15
Ruth Kwon, Mayor's Office
Jenny Delwood, Mayor's Office
Michael Custodio, Los Angeles City Attorney
Tiena Johnson Hall, General Manager, LAHD
Cally Hardy, Senior Housing Planning and Economic Analyst, LAHD
Edwin Sun, Housing Planning and Economic Analyst, LAHD
Teddy Loo, Senior Management Analyst, LAHD
Patricia Gispert, Management Analyst, LAHD
Michelle Espinosa Coulter, Chair, ULA-COC
Charlie Cea, Youth Committee Member, ULA-COC
Taylor Holland, Committee Member, ULA-COC
Zerita Jones, Committee Member, ULA-COC

Zella Knight, Committee Member, ULA-COC
Nancy Lewis, Committee Member, ULA-COC
Jacob Lipa, Committee Member, ULA-COC
Alma Morales, Committee Member, ULA-COC
Jeanne Nishimoto, Committee Member, ULA-COC
Leilani Reed, Committee Member, ULA-COC
Kristal Romero, Committee Member, ULA-COC
Daniela Solano, Committee Member, ULA-COC