



December 11, 2025
Los Angeles Housing Department

**RE: COC STATEMENT TO CITY COUNCIL REGARDING CONCERNS ABOUT
STATEWIDE LEGISLATION THAT MAY AFFECT IMPLEMENTATION OF MEASURE
ULA**

Dear Honorable Members of the Los Angeles City Council,

At its regular meeting on Thursday, November 20, 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 statewide legislation that may affect implementation of Measure ULA. At its May 29, 2025 meeting, the COC raised similar concerns about AB 698: "Local Taxation: Real Property Transfers" and submitted a letter of concern on behalf of the COC to the City Council which is housed under Council File 23-0829.

Committee Member Antonia Routt moved to approve the motion to transmit the following statement to City Council:

- The Citizens Oversight Committee has concerns about efforts at the state to curtail the efficacy of local real estate transfer taxes like Measure ULA.
- These efforts would affect transfer taxes throughout the state, including Measure ULA. While the bill that was introduced during the last legislative session was shelved, the COC's understanding is that the bill's 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.
- Likewise, the COC is concerned about efforts to effectively overturn ULA via the Howard Jarvis Taxpayers Association's proposed ballot measure in 2026. It stands to dismantle Measure ULA and impair the City's efforts to address the housing affordability and homelessness crises.
- The COC understands that these efforts are 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.

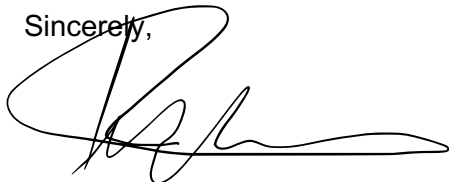
- As directed by Measure ULA, SEC. 22.618.6.(c)(3), the COC will undertake an independent evaluation of the effects of Measure ULA. The COC looks forward to engaging with the issues raised in the preliminary studies of Measure ULA.
- The COC urges the City Council to consider standing in opposition to any action that rests on an incomplete analysis of Measure ULA.

Committee Member Zella Knight seconded the motion. The motion was approved with 12–yes and 0–no votes. The following Committee Members voted to approve the motion:

1. Zerita Jones, Chair
2. Michelle Espinosa Coulter, Vice Chair
3. Fernando Abarca
4. Roberto Barragan
5. Taylor Holland
6. Zella Knight
7. Nancy Lewis
8. Alma Morales
9. Jeanne Nishimoto
10. Leilani Reed
11. Kristal Romero
12. Antonia Routt

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, Director, Strategic Engagement & Policy, LAHD
Edwin Sun, Housing Planning and Economic Analyst, LAHD
Teddy Loo, Senior Management Analyst, LAHD
Patricia Gispert, Management Analyst, LAHD

Zerita Jones, Chair, ULA-COC
Michelle Espinosa Coulter, Vice Chair, ULA-COC
Fernando Abarca, Committee Member, ULA-COC
Roberto Barragan, Committee Member, ULA-COC
Charlie Cea, Youth Committee Member, ULA-COC
Taylor Holland, 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
Antonia Routt, Committee Member, ULA-COC
Daniela Solano, Committee Member, ULA-COC

Rafael Navar, Chief of Staff, CD1
Alexis Wesson, Chief of Staff, CD2
Lisa Hansen, Chief of Staff, CD3
Andrea Conant, Chief of Staff, CD4
Erin Bromaghim, Chief of Staff, CD5
Ackley Padilla, Chief of Staff, CD6
Marie Rumsey, Chief of Staff, CD7
Joanne Kim, Chief of Staff, CD8
Curtis Ernest, Chief of Staff, CD9
Kimani Black, Chief of Staff, CD10
Star Parsamyan, Chief of Staff, CD11
Hannah Lee, Chief of Staff, CD12
Patricia Castellanos, Chief of Staff, CD13
Lauren Hodgins, Chief of Staff, CD14
Jeanne Min, Chief of Staff, CD15