

Communication from Public

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Date Submitted: 03/26/2026 12:55 PM

Council File No: 24-2000-S2

Comments for Public Posting: Please see the attached letter with comments on ULA reform.



March 25, 2026

Ad Hoc Committee on Measure ULA
200 S. Spring Street
Los Angeles, CA, 90012

Re: ULA reforms essential for housing production and affordability

Dear Councilmembers Jurado, Lee and Padilla,

On behalf of Abundant Housing LA, I write in advance of the first Ad Hoc Committee on Measure ULA about the need for critical reforms to Measure ULA to ensure that the City of Los Angeles can build critically needed new housing units while ensuring the measure's continued success.

Abundant Housing LA fully recognizes that Measure ULA, which we endorsed in 2022, raises substantial and important funds for both homeless prevention and the production of affordable housing. Unfortunately, the design has had serious unintended consequences that have blunted its effectiveness in addressing LA's severe housing crisis. Although the measure was framed as a mansion tax, the policy's structure also taxes desperately needed multifamily housing, and the impact of this feature has been more profound than supporters had imagined. Research from UCLA and the RAND Corporation presents clear evidence that ULA has decreased multifamily housing production in LA, including deed-restricted affordable housing units delivered as part of privately financed mixed income projects.

The unintended consequences of ULA on the multifamily and commercial sectors threaten not only the measure's effectiveness but also its very existence, with a draconian statewide ballot measure looming. Our organization is grateful for the opportunity to make essential fixes to Measure ULA which would reduce the impact on beneficial multifamily and commercial projects while retaining the majority of ULA revenue. Specifically, we call on the Committee to:

1. Exempt new multifamily and non-residential properties from the tax for a determined period of time
2. Cap the maximum tax rate on multifamily and non-residential properties

Thank you for your consideration, and we hope that you will support these critical reforms that will lead to more housing abundance and housing affordability in the City of Los Angeles.

Sincerely,

A handwritten signature in black ink, appearing to read "Azeen Khanmalek".

Azeen Khanmalek
Executive Director

Abundant Housing LA