

## Communication from Public

**Name:** Carlos Singer

**Date Submitted:** 04/23/2026 05:01 PM

**Council File No:** 24-2000-S2

**Comments for Public Posting:** Dear Councilmembers, In April 2025, the UCLA Lewis Center for Regional Policy Studies presented evidence that Measure ULA caused a sharp decline in real estate activity within the City, and that this impact impeded not just property wealth in the context of single family homes, but also in commercial, industrial, and multifamily property. They warned that this development "jeopardizes L.A.'s ability to build new housing, revitalize struggling commercial and industrial and multifamily properties, and raise property tax revenue," all of which rely upon the turnover of property. That was a year ago. Since then, the evidence has only grown stronger. Last year, researchers from Harvard, UC San Diego, and UC Irvine subsequently found that for every dollar Measure ULA raises, the region may lose more than a dollar in future property tax revenue — because California's Proposition 13 ties reassessments to sales, and Measure ULA has been suppressing sales. We are not just collecting less than voters were promised. We may be losing more than we are gaining. The L.A. Area Chamber of Commerce is proud to join with the Mend It, Don't End It Coalition to advocate for a fix to Measure ULA. This broad group of stakeholders is not interested in relitigating the merits of Measure ULA. Los Angeles has a genuine housing and homelessness crisis, and the voters who approved this measure did so with legitimate urgency, which deserves respect. But we would ask this Council to consider whether a policy that is producing less housing, less commercial investment, and less tax revenue is serving the people it was designed to help? The answer, we submit, is no – and the evidence makes that increasingly difficult to dispute. We are genuinely grateful that this Council is taking the issue up. But we remain concerned that the urgency of this Council's response does not yet match the scale of the problem. Every week that passes without meaningful reform is another week that a developer does not break ground, another week that a property owner decides to hold rather than sell, another week that the tax base erodes and the housing pipeline shrinks. The urgency is compounded by a development on the horizon that this Council should weigh carefully. The Taxpayer Protection Act, recently qualified for the ballot with the support of the Howard Jarvis Taxpayers Association, would significantly raise the threshold for passing new local tax measures. If it passes,

the City's fiscal toolkit narrows considerably. That makes it all the more important to make existing revenue measures perform as intended – and all the more costly to allow a flawed one to continue underperforming. Los Angeles is preparing to welcome the world. The World Cup arrives this summer, and the Olympic and Paralympic Games follow two years later. The infrastructure, housing, the economic vitality that this city needs to perform on that global stage — all of it depends on a functioning real estate market. Right now, that market is impaired – and Measure ULA is a meaningful part of why. We respectfully ask you to act with the full urgency that this moment demands. We recognize that revisiting a voter-approved measure requires political courage. But leadership sometimes demands exactly that. The voters who passed Measure ULA trusted this Council to make it work. Making it work means fixing it. Carlos Singer Los Angeles Area Chamber of Commerce

April 23, 2026

Los Angeles City Council Ad Hoc Committee on Measure ULA  
200 N. Spring Street  
Los Angeles, CA 90012

**Subject: Support for Mend It, Don't End It Coalition to Make Measure ULA Work**

Dear Councilmembers,

In April 2025, the UCLA Lewis Center for Regional Policy Studies presented evidence that Measure ULA caused a sharp decline in real estate activity within the City, and that this impact impeded not just property wealth in the context of single family homes, but also in commercial, industrial, and multifamily property. They warned that this development "jeopardizes L.A.'s ability to build new housing, revitalize struggling commercial and industrial and multifamily properties, and raise property tax revenue," all of which rely upon the turnover of property.

That was a year ago. Since then, the evidence has only grown stronger. Last year, researchers from Harvard, UC San Diego, and UC Irvine subsequently found that for every dollar Measure ULA raises, the region may lose more than a dollar in future property tax revenue — because California's Proposition 13 ties reassessments to sales, and Measure ULA has been suppressing sales.

We are not just collecting less than voters were promised. We may be losing more than we are gaining.

The L.A. Area Chamber of Commerce is proud to join with the Mend It, Don't End It Coalition to advocate for a fix to Measure ULA. This broad group of stakeholders is not interested in relitigating the merits of Measure ULA. Los Angeles has a genuine housing and homelessness crisis, and the voters who approved this measure did so with legitimate urgency, which deserves respect.

But we would ask this Council to consider whether a policy that is producing less housing, less commercial investment, and less tax revenue is serving the people it was designed to help? The answer, we submit, is no – and the evidence makes that increasingly difficult to dispute.

We are genuinely grateful that this Council is taking the issue up. But we remain concerned that the urgency of this Council's response does not yet match the scale of the problem. Every week that passes without meaningful reform is another week that a developer does not break ground, another week that a property owner decides to hold rather than sell, another week that the tax base erodes and the housing pipeline shrinks.

The urgency is compounded by a development on the horizon that this Council should weigh carefully. The Taxpayer Protection Act, recently qualified for the ballot with the support of the

Howard Jarvis Taxpayers Association, would significantly raise the threshold for passing new local tax measures. If it passes, the City's fiscal toolkit narrows considerably. That makes it all the more important to make existing revenue measures perform as intended – and all the more costly to allow a flawed one to continue underperforming.

Los Angeles is preparing to welcome the world. The World Cup arrives this summer, and the Olympic and Paralympic Games follow two years later. The infrastructure, housing, the economic vitality that this city needs to perform on that global stage — all of it depends on a functioning real estate market. Right now, that market is impaired – and Measure ULA is a meaningful part of why.

We respectfully ask you to act with the full urgency that this moment demands. We recognize that revisiting a voter-approved measure requires political courage. But leadership sometimes demands exactly that. The voters who passed Measure ULA trusted this Council to make it work. Making it work means fixing it.

Sincerely,



Carlos Singer  
Chief Policy Officer