



Fix Measure ULA

14 messages

Yolanda Leija <noreply@adv.actionnetwork.org>
Reply-To: yolie2nd@gmail.com
To: clerk.CPS@lacity.org

Thu, May 14, 2026 at 12:39 PM

Los Angeles City Clerk,

I am writing to urge the City Council to advance meaningful reforms to Measure ULA — reforms that fix what is broken while preserving what voters intended.

The evidence is clear that the measure as written is causing serious harm in three ways, and the committee has an opportunity to fix all three before they get worse.

1. It is blocking the construction of new homes — including affordable ones.

Measure ULA taxes the sale of newly built apartment buildings the same way it taxes windfall profits from properties that have sat untouched for decades. That is a mistake that punishes homebuilders at a moment when we desperately need more housing. Research shows that the measure is causing an estimated 1,900 fewer new apartments to be permitted in LA every year as a result, including at least 168 fewer affordable homes annually — more than ULA's revenues from taxing new construction can replace.

The fix is straightforward: exempt newly built homes and commercial buildings from the tax for the first 15 to 20 years following Certificate of Occupancy. This would remove the penalty on new construction while having only a modest impact on overall revenues.

2. It is driving investment out of Los Angeles.

Since Measure ULA took effect, sales of high-value properties in the City of Los Angeles have fallen roughly 50 percent above and beyond the drop experienced in the rest of the county. Every city countywide faces the same high interest rates and construction costs — this yawning gap between the City of LA and its neighbors is a direct result of the tax. Investors and developers who have the choice are simply moving outside the city limits, leading to less investment in new homes, jobs, and businesses in LA.

Lowering the overall tax rate imposed upon non-single-family properties — apartment buildings, commercial properties, and mixed-use developments — would reduce this market distortion and keep investment in Los Angeles.

3. It is costing the public more than it raises.

Every time a property sells, it gets reassessed at its new market value — and that means more property tax revenue for the City, the County, and our public schools. When Measure ULA

discourages sales, it also prevents those reassessments from happening. The result is a smaller property tax base for everyone.

Research from Harvard estimates that for every dollar Measure ULA raises, the region loses between 63 cents and \$1.38 in property tax revenue. In other words, the measure could well be destroying more public revenue than it creates — a bad deal for a city that is facing a structural budget deficit and a school district that is struggling to keep class sizes small and pay teachers a living wage.

Fortunately, these flaws within ULA are fixable. This subcommittee has the power to put forward a better-designed measure for the November ballot — one that mitigates damage to our property tax base and supports rather than undermines the construction of desperately needed new homes.

I urge you to move forward with meaningful reform. Thank you for your time and your service to our city.

Yolanda Leija
yolie2nd@gmail.com

Tarzana, California 91356

Sophia Quintana <noreply@adv.actionnetwork.org>
Reply-To: downerhush213@gmail.com
To: clerk.CPS@lacity.org

Thu, May 14, 2026 at 12:51 PM

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I urge you to move forward with meaningful reform. Thank you for your time and your service to our city.

Sophia Quintana
downerhush213@gmail.com

Los Angeles, California 90063

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Jazmine Diaz
jazmineugotme1@gmail.com

Long Beach, California 90805

Lisa Price <noreply@adv.actionnetwork.org>
Reply-To: lisaprice724@gmail.com
To: clerk.CPS@lacity.org

Thu, May 14, 2026 at 4:10 PM

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Lisa Price
lisaprice724@gmail.com

Los Angeles, California 90016

Sammantha Valenzuela <noreply@adv.actionnetwork.org>
Reply-To: sammanthajustine93@icloud.com
To: clerk.CPS@lacity.org

Thu, May 14, 2026 at 5:12 PM

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Sammantha Valenzuela
sammanthajustine93@icloud.com

William Robinson <noreply@adv.actionnetwork.org>
Reply-To: robinson.william54@gmail.com
To: clerk.CPS@lacity.org

Thu, May 14, 2026 at 5:24 PM

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William Robinson
robinson.william54@gmail.com

San Diego, California 92115

Nichole Samuels <noreply@adv.actionnetwork.org>
Reply-To: nicholesamuels23@gmail.com
To: clerk.CPS@lacity.org

Thu, May 14, 2026 at 5:59 PM

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Nichole Samuels
nicholesamuels23@gmail.com

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Adriana Garcia
adrianag626.ag@gmail.com

Los Angeles, California 90063

Mae Tucker <noreply@adv.actionnetwork.org>
Reply-To: makaylat6681@gmail.com
To: clerk.CPS@lacity.org

Thu, May 14, 2026 at 7:16 PM

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Mae Tucker
makaylat6681@gmail.com

Corona, California 92878

Angel C Bernal <noreply@adv.actionnetwork.org>
Reply-To: angelcbernal8@gmail.com
To: clerk.CPS@lacity.org

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Angel C Bernal
angelcbernal8@gmail.com

Veronica Romero <noreply@adv.actionnetwork.org>
Reply-To: veron1967@yahoo.com
To: clerk.CPS@lacity.org

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Veronica Romero
veron1967@yahoo.com

San Pedro, California 90731

rev.macshorty@gmail.com <noreply@adv.actionnetwork.org>
Reply-To: rev.macshorty@gmail.com
To: clerk.CPS@lacity.org

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Since Measure ULA took effect, sales of high-value properties in the City of Los Angeles have fallen roughly 50 percent above and beyond the drop experienced in the rest of the county. Every city countywide faces the same high interest rates and construction costs — this yawning gap between the City of LA and its neighbors is a direct result of the tax. Investors and developers who have the choice are simply moving outside the city limits, leading to less investment in new homes, jobs, and businesses in LA.

Lowering the overall tax rate imposed upon non-single-family properties — apartment buildings, commercial properties, and mixed-use developments — would reduce this market distortion and keep investment in Los Angeles.

3. It is costing the public more than it raises.

Every time a property sells, it gets reassessed at its new market value — and that means more property tax revenue for the City, the County, and our public schools. When Measure ULA discourages sales, it also prevents those reassessments from happening. The result is a smaller property tax base for everyone.

Research from Harvard estimates that for every dollar Measure ULA raises, the region loses between 63 cents and \$1.38 in property tax revenue. In other words, the measure could well be destroying more public revenue than it creates — a bad deal for a city that is facing a structural budget deficit and a school district that is struggling to keep class sizes small and pay teachers a living wage.

Fortunately, these flaws within ULA are fixable. This subcommittee has the power to put forward a better-designed measure for the November ballot — one that mitigates damage to our property tax base and supports rather than undermines the construction of desperately needed new homes.

I urge you to move forward with meaningful reform. Thank you for your time and your service to our city.

rev.macshorty@gmail.com

,

Los Angeles City Clerk,

I am writing to urge the City Council to advance meaningful reforms to Measure ULA — reforms that fix what is broken while preserving what voters intended.

The evidence is clear that the measure as written is causing serious harm in three ways, and the committee has an opportunity to fix all three before they get worse.

1. It is blocking the construction of new homes — including affordable ones.

Measure ULA taxes the sale of newly built apartment buildings the same way it taxes windfall profits from properties that have sat untouched for decades. That is a mistake that punishes homebuilders at a moment when we desperately need more housing. Research shows that the measure is causing an estimated 1,900 fewer new apartments to be permitted in LA every year as a result, including at least 168 fewer affordable homes annually — more than ULA's revenues from taxing new construction can replace.

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David Alejandro
mrdmalejandro@gmail.com

Panorama City, California 91402

Patricia Clinton <noreply@adv.actionnetwork.org>
Reply-To: born_luvdiva66@yahoo.com
To: clerk.CPS@lacity.org

Thu, May 14, 2026 at 9:55 PM

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Patricia Clinton
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Los Angeles, California 90056