

Communication from Public

Name: Erich Nakano

Date Submitted: 03/26/2026 11:55 AM

Council File No: 26-0088-S1

Comments for Public Posting: My name is Erich Nakano and I'm with the Little Tokyo Service Center in Downtown L.A. I am writing in relation to Agenda Item #2 on the March 27 meeting of the Ad Hoc Committee on Measure United to House Los Angeles (ULA), in support of Councilmember's Jurado's motion to create a comprehensive analysis of Measure ULA from 2023-2026 and projected forward. Questionable reports from the UCLA Lewis Center last year have dominated debate about the alleged negative impact of ULA on housing production. However, in analysis since, including the attached brand new report, the data demonstrates that ULA has had minimal impact on market rate housing production - while at the same time, has had a huge impact on affordable housing development, protecting tenants from eviction, spurring innovations in housing, and rolling back and preventing homelessness. The original UCLA Lewis Center reports were based on an extremely short time span right after Measure ULA implementation, and the data they point to that they claim demonstrates ULA significantly hurt housing production is problematic - it failed to recognize that there was ALREADY a major downswing in housing production due to various factors including the lingering impact of the pandemic (e.g., supply chain issues and the cost of construction), very high interest rates, the insurance crisis in housing, and other factors. In analysis since then, housing production has been on the upswing, although a brand new BAE report (attached) demonstrates, through using financial analysis that developers use, that there are many factors which discourage housing development such as rents the market can support given the current economic uncertainties, interest rates, labor and construction costs, permitting and other obstacles to development. Measure ULA is a fairly insignificant factor compared to these other factors. The minimal impact on housing production must be weighed against the substantial impact Measure ULA has already had and will continue to have on affordable housing production, protecting tenants and rolling back homelessness. Before rushing to put a measure on the ballot to severely cut back on ULA's revenues, with minimal impact on market rate housing production, a comprehensive study is absolutely necessary to best deliberate on what Measure ULA has accomplished, and what it has NOT done.

Communication from Public

Name: Cassy Horton

Date Submitted: 03/26/2026 08:59 PM

Council File No: 26-0088-S1

Comments for Public Posting: Honorable Los Angeles City Council Members, On behalf of the Downtown Los Angeles Residents Association (DTLA RA) and the South Park Neighborhood Association (SPNA) and the more than 6,000 residents and stakeholders we represent, we write to respectfully request that the motion in CF 26-0088-S1 be amended to authorize a targeted geographic exemption for Downtown Los Angeles from Measure ULA given our unique economic reality, challenges, and opportunities not only for Downtown, but for the region. Downtown is a serious and rapidly growing residential community—home to approximately 90,000 Angelenos—and it is also the city’s primary economic engine, generating roughly 27 percent of Los Angeles’s tax revenue while anchoring the region’s transit network and employment base. For decades, the City has intentionally concentrated growth, density, and infrastructure investment in Downtown so that other neighborhoods would not have to absorb that burden alone. For that strategy to succeed, Downtown must remain a viable place for housing growth and investment. From a Downtown resident perspective, Measure ULA has been uniquely harmful. High-density, transit-oriented projects in the city’s core are capital-intensive, highly regulated, and dependent on layered financing and global capital that is acutely sensitive to policy risk. Since ULA’s adoption, development and transaction activity in Downtown has slowed markedly, with immediate and visible impacts: stalled housing production, vacant storefronts, fewer neighborhood-serving amenities, and diminished street activity—outcomes that directly undermine livability for the people who live here. Empirical research confirms our lived experiences. Studies by the UCLA Lewis Center for Regional Policy Studies show a sharp decline in multifamily transactions and new housing production following ULA’s adoption, particularly affecting newly built projects. Yet these same transactions generate only a small share of total ULA revenue—estimated at roughly eight percent—meaning the policy’s chilling effect in Downtown suppresses housing, jobs, and long-term tax revenue far in excess of any near-term gains. The economic impact of ULA in Downtown has citywide consequences. When Downtown cannot function as a revenue-generating and housing-producing core, the entire city

bears the cost: fewer homes built, greater displacement pressure elsewhere, reduced transit ridership, increased car dependence, and fewer resources to fund the social programs and city services that Angelenos rely on. Allowing Downtown to operate at full capacity is not a carve-out from the City's values; it is essential to achieving them. For these reasons, we respectfully urge you to amend CF 26-0088 to authorize a targeted geographic exemption for Downtown Los Angeles, and move this motion forward to the voters. Such an amendment would support Downtown's unique economic role, stabilize housing production where infrastructure already exists, reduce sprawl and emissions, and strengthen Measure ULA's fiscal sustainability citywide. Additional incentive frameworks can and should be discussed in the future, but none of those conversations can succeed if capital remains unwilling to invest in the city's primary core. Downtown residents are ready to partner with you and the Council to help Downtown LA thrive, and to support the entire region's housing success.

Sincerely, Cassy Horton and Leslie Ridings DTLA RA
Co-Founders On behalf of the DTLA RA Board of Directors
Debra Shrout Vice President On behalf of the board of the South
Park Neighborhood Association (SPNA)



For Downtown, By Downtown
connect. care. vote.
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January 27, 2026

To: Members of the Los Angeles City Council
CC: Mayor Karen Bass

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Re: Request to Amend CF 26-0088 to Authorize a Downtown Los Angeles Exemption from Measure ULA

Honorable Los Angeles City Council Members,

On behalf of the Downtown Los Angeles Residents Association (DTLA RA) and the South Park Neighborhood Association (SPNA) and the more than 6,000 residents and stakeholders we represent, we write to respectfully request that the motion in CF 26-0088 be amended to authorize a **targeted geographic exemption for Downtown Los Angeles from Measure ULA given our unique economic reality, challenges, and opportunities not only for Downtown, but for the region.**

Downtown is a serious and rapidly growing residential community—home to approximately 90,000 Angelenos—and it is also the city’s primary economic engine, generating roughly 27 percent of Los Angeles’s tax revenue while anchoring the region’s transit network and employment base. For decades, the City has intentionally concentrated growth, density, and infrastructure investment in Downtown so that other neighborhoods would not have to absorb that burden alone. **For that strategy to succeed, Downtown must remain a viable place for housing growth and investment.**

From a Downtown resident perspective, Measure ULA has been uniquely harmful. High-density, transit-oriented projects in the city’s core are capital-intensive, highly regulated, and dependent on layered financing and global capital that is acutely sensitive to policy risk. Since ULA’s adoption, development and transaction activity in Downtown has slowed markedly, with immediate and visible impacts: **stalled housing production, vacant storefronts, fewer neighborhood-serving amenities, and diminished street activity—outcomes that directly undermine livability for the people who live here.**

Empirical research confirms our lived experiences. **Studies by the UCLA Lewis Center for Regional Policy Studies show a sharp decline in multifamily transactions and new housing production following ULA’s adoption,** particularly affecting newly built projects. Yet these same transactions generate only a small share of total ULA revenue—estimated at **roughly eight percent**—meaning the policy’s chilling effect in Downtown suppresses housing, jobs, and long-term tax revenue far in excess of any near-term gains.¹

The economic impact of ULA in Downtown has citywide consequences. **When Downtown cannot function as a revenue-generating and housing-producing core, the entire city bears the cost:** fewer homes built, greater displacement pressure elsewhere, reduced transit ridership, increased car dependence, and fewer resources to fund the social programs and city services that Angelenos rely on.

¹ UCLA Lewis Center for Regional Policy Studies, **Taxing Tomorrow: Measure ULA’s Impact on Multifamily Housing Production and Potential Reforms** (2025); UCLA Lewis Center, **The Unintended Consequences of Measure ULA** (2025).

Allowing Downtown to operate at full capacity is not a carve-out from the City's values; **it is essential to achieving them.**

For these reasons, we respectfully urge you to **amend CF 26-0088 to authorize a targeted geographic exemption for Downtown Los Angeles, and move this motion forward to the voters.**

Such an amendment would support Downtown's unique economic role, stabilize housing production where infrastructure already exists, reduce sprawl and emissions, and strengthen Measure ULA's fiscal sustainability citywide. Additional incentive frameworks can and should be discussed in the future, but none of those conversations can succeed if capital remains unwilling to invest in the city's primary core.

Downtown residents are ready to partner with you and the Council to help Downtown LA thrive, and to support the entire region's housing success.

Sincerely,

Cassy Horton and Leslie Ridings

DTLA RA Co-Founders

On behalf of the DTLA RA Board of Directors

Debra Shrout

Vice President

On behalf of the board of the South Park Neighborhood Association (SPNA)