

MOTION

Since its implementation in 2023, Measure ULA (United to House LA) has become a critical, locally generated funding source for affordable housing and homelessness prevention in the City of Los Angeles. Approved by nearly 60 percent of voters in November 2022, Measure ULA established the Homelessness and Housing Solutions Tax to fund permanent supportive housing, affordable housing production and preservation, rental assistance, eviction defense, tenant outreach, and income support for seniors and persons with disabilities. Since taking effect on April 1, 2023, Measure ULA has generated more than \$1 billion dedicated to these priorities, with the City Council approving nearly \$425 million in ULA-funded expenditures in Fiscal Year 2025 alone.

Measure ULA originated from a community-led initiative that garnered more than 98,000 signatures to qualify for the ballot, with policy language developed by homelessness service providers, affordable housing organizations, and tenant advocates. The measure was designed to address the City's urgent homelessness crisis by generating sustained funding for housing stability and tenant protections. Given the scale of need in Los Angeles and the reliance of existing programs on ULA revenue, any proposed changes to Measure ULA warrant careful and comprehensive evaluation.

As the Council considers amendments to Measure ULA, as proposed in Council File 26-0088, it is critical to understand the fiscal, programmatic, and operational impacts of such changes before proceeding. Given that Measure ULA was adopted by voters with broad public support, and that significant public resources and housing pipelines are now structured around its revenues, the City Council has a responsibility to ensure that any proposed amendments are evaluated through a transparent, data-informed process that fully assesses both short- and long-term impacts.

I THEREFORE MOVE that the City Council instruct the Los Angeles Housing Department (LAHD), in collaboration with the Chief Legislative Analyst, City Administrative Officer, and Office of Finance, to report within 60 days with a comprehensive analysis of Measure ULA revenues, expenditures, and programmatic outcomes from April 1, 2023 through January 31, 2026, and projected for the remainder of Fiscal Year 2025–2026 and Fiscal Year 2026–2027. This report shall include, but not be limited to:

Revenue and Fiscal Analysis

- Funds collected, allocated, and disbursed by Measure ULA to date, and projected through Fiscal Year 2026–2027.
- An analysis of projected short and long-term impacts on Measure ULA revenues under the proposed amendment or carve-out scenarios, including estimated revenue reductions or changes.
- An assessment of administrative, staffing, and implementation impacts associated with the proposed amendments, including program oversight, compliance, and contract administration.

Programmatic Funding Impacts

- Funding levels and expenditures for the following Measure ULA programs:
 - Affordable housing development, acquisition, preservation, and operation
 - Short-Term Emergency Rental Assistance
 - Income Support for Seniors and Persons with Disabilities
 - Eviction Defense and Prevention
 - Tenant Outreach and Education
 - Protections from Tenant Harassment
 - ULA Administration


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- An evaluation of how the proposed changes to Measure ULA would affect existing and in-progress ULA-funded programs and the current project pipeline, including projects awarded funding, under contract, or in active development.
- An assessment of any transitional impacts on programs currently operating under existing Measure ULA funding and identify potential mitigation strategies to avoid service disruptions should the amendments be implemented.

Tenant and Household Outcomes


- An analysis of how the proposed Measure ULA amendments or exemptions would impact the number of:
 - tenants receiving emergency rental assistance;
 - seniors and persons with disabilities receiving income support;
 - tenants provided eviction settlement funds;
 - tenants provided legal representation;
 - tenants receiving education on housing-related matters.

I FURTHER MOVE that the City Council instruct the LAHD to report on the impacts of the following proposed changes on Measure ULA revenues, programs, and tenants served:

- Exempting multifamily (defined as any property containing 4 or more dwelling units), commercial, or mixed use properties that received their first Certificate of Occupancy within the last 15 years.
- Exempting single-family housing properties destroyed by a disaster within the previous 3 years that resulted in a declared local emergency.

PRESENTED BY:


YSABEL JURADO
Councilmember, 14th District


EUNISSES HERNANDEZ
Councilmember, 1st District

ORIGINAL

SECONDED BY:

