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May 10, 2026

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Honorable Members of the City Council  
City of Los Angeles  
c/o City Clerk, City Hall  
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Los Angeles, CA 90012

**LOS ANGELES HOUSING DEPARTMENT (LAHD) REPORT ON UNITED TO HOUSE LA (ULA) REVENUES AND PROGRAMMATIC OUTCOMES, AND POTENTIAL IMPACTS OF PROPOSED CHANGES TO ULA ON REVENUES, PROGRAMS, AND TENANTS SERVED**

**SUMMARY**

The General Manager of the Los Angeles Housing Department (LAHD) respectfully submits this report in response to City Council instructions requesting a comprehensive analysis of United to House LA (ULA) revenues, expenditures, and programmatic outcomes, and the potential impacts of proposed exemptions to the ULA transfer tax on ULA revenues, programs, and tenants served (C.F. 26-0088-S1) hereinafter referred to as the “Council Motion.”

Based on the direction in the Council Motion, LAHD analyzed four different exemption scenarios – two scenarios relate to exempting “newly constructed commercial and multifamily” transactions (as defined by the motion) and two scenarios relate to exemptions for natural disasters. This report discusses the methodology, limitations, and results of that analysis.

Based on LAHD analysis of past ULA transactions:

1. Exempting properties built or substantially remodeled within the past 15 years (excluding single-family residential, duplexes, and triplexes) could reduce revenue by 29%, resulting in an estimated \$145 million reduction in ULA revenue per year.

2. Exempting properties built within the past 15 years (excluding single-family residential, duplexes, and triplexes) could reduce revenue by approximately 13%, resulting in an estimated \$64 million reduction in ULA revenue per year.
3. Exempting residential transactions “impacted” by the Palisades Fire could reduce ULA revenue by 6%, or an estimated \$32 million annually during the period that any such exemption is in place.
4. Exempting single-family properties “destroyed” by the Palisades fire could reduce ULA revenue by 2%, or an estimated \$8 million annually during the period that any such exemption is in place.

A combination of the broadest exemption scenarios for commercial and multifamily transactions and disaster-impacted areas could reduce total revenue by approximately 35%, resulting in an estimated \$177 million reduction in ULA revenue annually. This analysis considers only reductions in transfer tax receipts as a result of the exemption scenarios; however, actual loss may be higher considering potential lost interest revenue and program revenue (e.g., interest and fees on ULA loans).

Based on the current programmatic outcomes, each year, this reduction in revenue would result in approximately:

- 350 fewer new affordable housing units,
- 1,500 fewer homes preserved,
- 950 fewer low-income renter households receiving rental assistance,
- 1,200 fewer low-income senior/disabled households receiving income support, and
- 2,100 fewer low-income households receiving full scope legal representation to avoid eviction.

Additionally, due to the reduction in funding for new construction, this would also have an impact on the creation of high quality jobs, as described in this report.

## **RECOMMENDATIONS**

That the City Council receive and file this report.

## **BACKGROUND ON ULA**

United to House LA (ULA) is a dedicated funding stream established by Measure ULA to support affordable housing production, affordable housing preservation, and homelessness prevention in the City of Los Angeles. Revenue is generated by a transfer tax on property valued above the (annually adjusted) \$5 million and \$10 million-dollar thresholds specified in the Measure ULA ordinance. From April 1, 2023, when the Measure went into effect, to April 30, 2026, the tax raised nearly \$1.2 billion from 1,633 real estate transactions.

Revenue from the tax is allocated in accordance with the requirements of the ULA Measure. Excluding the eight percent of revenue allocated to administrative costs, seventy percent of all ULA revenue funds Affordable Housing Programs, which support the construction, rehabilitation, and preservation of affordable housing. The remaining thirty percent of revenue funds Homelessness Prevention Programs, which support efforts to stabilize lower-income tenants and prevent displacement from their homes (see Appendix A for the complete program allocations).

A select set of outcomes produced to-date are shown in *Table 1*.

Table 1. ULA Program Outcomes To-Date

<b>Program Name</b>	<b>Funds Awarded</b>	<b>Outcomes</b>
Multifamily Affordable Housing	\$152.7 million awarded	1,409 new units
Alternative Models for Permanent Affordable Housing	\$146.7 million awarded	491 new units 43 units preserved
Acquisition & Rehabilitation of Affordable Housing	\$19.3 million awarded	183 units preserved
Operating Assistance	\$20.7 million awarded	3,487 units stabilized
Homeownership Opportunities	\$7.4 million expended or committed though FY 25-26	39 loans made or in process
Rental Assistance	\$34.2 million awarded	4,488 households served
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	\$9.9 million awarded \$13.7 million to be awarded	494 households served 1,000 households expected
Eviction Defense/Prevention	\$39.3 million committed	14,258 households served
Tenant Outreach & Education	\$4.9 million committed	152,610 tenants reached 469,316,158 reaches made

Based on current ULA revenue collections and forecasts, LAHD expects to allocate over \$520 million in ULA funds in FY 2026-27, including \$335 million for Affordable Housing Programs and \$144 million for Homelessness Prevention Programs. This is by far the largest annual funding allocation ever made by the City of Los Angeles for housing production and homelessness prevention services. The total amount of ULA revenue received, allocated, and disbursed to-date is shown in Appendix A. Information about ULA transactions, including charts and graphs on revenue collection over time, by geography, by use code, and by zoning category, is also included in Appendix D.

**PROPOSED CHANGES TO ULA ANALYZED IN THIS REPORT**

On January 28, 2026, citing concerns about housing production, a decrease in investment in multifamily housing and commercial developments, and the possibility of a state ballot measure to eliminate ULA, members of the City Council introduced a motion requesting the City Attorney to prepare and present ballot measure language to amend ULA (C.F. 26-0088). This motion has not been adopted and is currently pending consideration in the City Council’s Ad Hoc Committee on ULA.

The motion requested an exemption for:

- All properties, excluding single-family, duplexes, and triplexes, transferred within 15 years of the property’s *latest* certificate of occupancy.

- A three-year exemption after any natural disaster for a taxpayer facing an “undue hardship” – including retroactive exemption for residential properties after January 7, 2025, in “fire-impacted areas.”

The motion also included technical amendments that would not impact revenue collection. A subsequent report from LAHD recommending similar technical amendments was recommended by the Ad Hoc Committee on ULA on April 29, 2026 (C.F. 26-0088-S2).

Upon the introduction of C.F. 26-0088, Council introduced and approved a subsequent motion (C.F. 26-0088-S1) instructing LAHD to analyze the fiscal, programmatic, and operational impacts of the proposed amendments to Measure ULA, as proposed in C.F. 26-0088. The proposed amendments that the motion requested LAHD analyze differed slightly in wording compared with the amendments proposed in C.F. 26-0088. For example, whereas the original motion proposed a 15-year exemption based on the *latest* Certificate of Occupancy (CofO), the subsequent motion asked for an analysis of a 15-year exemption based on the *first* CofO. The subsequent motion also changed the language of the fire exemption to specify the use type and location of responsive properties: “exempting single-family housing properties destroyed by a disaster within the previous 3 years that resulted in a declared local emergency.”

For the purpose of reporting on potential fiscal, programmatic, and operational impacts, LAHD analyzed various scenarios based on an interpretation of the language of the motions as written; however, the language as worded raises implementation questions, including:

- Whether the 15-year exemption is intended to be forward-looking only, or if the exemption is intended to apply to projects built within the past 15 years (i.e., CofO from 2011-2026).
- Whether the exemption is intended to be based on the *latest* or *first* certificate of occupancy for a building on a given property. The Department of Building and Safety (LADBS) issues supplemental certificates of occupancy for a variety of reasons, including renovations, additions, and new structures (such as porches, sheds, and use of land permits). These would likely be captured under a definition based on the *latest* certificate of occupancy.
- How to treat transactions that include multiple parcels, including parcels with various property use types, certificate of occupancy dates (e.g., one transaction that consists of multiple parcels with residential and nonresidential buildings that have been constructed at different times), and geographic indicators such as ZIP codes and census tracts. Slightly over one in ten ULA transactions contain multiple parcels (166 of 1,578 transactions).
- The intended extent of the applicability of the fire-related exemptions, including:
  - Whether the exemption is intended to be limited to residential uses. The wording in the original motion includes all types of properties as eligible for future exemptions, but specifies that retroactive reimbursement applies only to residential properties. The subsequent motion limits the exemption to single-family homes that were “destroyed.”
  - Whether the exemption is intended to apply to “fire-impacted areas,” and how that would be defined, as stated in the original motion as the basis for an exemption. The subsequent motion specifies that it would apply only to properties that were destroyed, and does not refer to “impacted areas.”
- The potential future applicability of the disaster exemption to future disasters, and whether future disasters would have the same criteria for exemptions.

The methodology outlined below describes the Department's assumptions regarding these outstanding questions. LAHD analyzed the potential impacts of two scenarios for the 15-year exemptions related to non-single family transactions, and two scenarios for the exemptions related to disaster-impacted transactions. The difference in impact between the scenarios illustrates the importance of precise language. LAHD recommends that the City Council continue to work with the Department to refine any potential exemption language in order to minimize implementation challenges and to accurately estimate the potential fiscal, programmatic, and operational impacts of any potential amendments to ULA.

## **METHODOLOGY**

In order to assess the impact of the proposed tax exemptions specified in C.F. 26-0088 and C.F. 26-0088-S1, LAHD estimated the percent of revenue that would be lost under each exemption scenario using data from previous ULA transactions (through February 28, 2026) and comparing it to a "standard" year – a baseline. LAHD then used the difference between the "standard" year and the four hypothetical "discounted" years to quantify the annual reduction in units produced/households served if revenue were reduced due to the proposed exemptions. This is done by dividing the projected revenue lost under each scenario by the per-unit cost estimate for each program in order to calculate the potential impact on programmatic outcomes.

### **Exemption Scenarios**

Based on the language in C.F. 26-0088 and C.F. 26-0088-S1, LAHD analyzed four exemption scenarios, as shown in *Table 2*.

Table 2. Exemption Scenarios Considered in Analysis

Source	Name	Summary	Proposed Language per Motion
1 26-0088	Scenario 1: Construction or Substantial Rehab <=15 years	Multifamily, commercial, or mixed- use properties with most recent CofO below 15-year age threshold	“Create a fifteen year exemption for newly constructed multifamily, commercial or mixed use (i.e. multifamily and commercial combined). The exemption should apply to multifamily and commercial properties transferred within 15 years from issuance of the most recent certificate of occupancy for new construction or substantial rehabilitation. Multifamily is defined as any properties containing 4 or more dwelling units and commercial is defined as any properties containing non-residential uses.”
2 26-0088-S1	Scenario 2: Construction <=15 years	Multifamily, commercial, or mixed use properties with first CofO below 15- year age threshold	“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.”
3 26-0088	Scenario 3: Disaster-Impacted	Residential properties in areas impacted by wildfires on Jan. 7, 2025 <sup>1</sup>	“Amend Measure ULA to allow the Office of Finance to issue an exemption for three years after any natural disaster upon a showing by the listed taxpayer that the Measure ULA tax will cause an undue hardship. This rule should be retroactive to owners of record of residential properties on January 7, 2025 in fire-impacted areas.”
4 26-0088-S1	Scenario 4: Disaster-Destroyed	Single-family home destroyed by declared disasters within last 3 years	“Exempting single-family housing properties destroyed by a disaster within the previous 3 years that resulted in a declared local emergency.”

<sup>1</sup> For the purposes of this analysis, this scenario is modeled using the second sentence of the moving clause. Using the first sentence presented significant issues: without any indicated geographic boundaries, specific property uses, or a clear definition of “undue hardship” to use as parameters to estimate the impacts of this possible exemption, the number of ULA transactions that could be exempted in this scenario could range from all transactions within a disaster-impacted area, to a limited few. For example, a natural disaster could be a wildfire, earthquake, or a pandemic which could have widely varying impacts to different areas of Los Angeles and lead in different ways to varying amounts of entities experiencing “undue hardship.”

### Baseline Annual Revenue

LAHD used a projected revenue total of \$502 million as a “standard” year – a baseline. This figure stems from projections in the draft FY 2026-27 ULA Expenditure Plan and is a conservative estimate of future annual revenue based on revenue collected in FY 2025-2026. The ULA Expenditure Plan is updated annually in accordance with the ULA ordinance, and estimates anticipated revenue across a three-year period.

### Discount Factors and Assumptions

A percentage reduction in anticipated ULA revenue (“discount factor”) was calculated for each of the four exemption scenarios described in *Table 2*. These discount factors were then multiplied against a typical annual revenue amount (\$502 million) to derive a reduced total for each scenario. The discount factors were calculated by taking the share of cumulative ULA revenue to-date that was collected from transactions that meet the criteria specified in each exemption scenario. Given available data, the staff was required to develop key assumptions, as summarized below.

To derive the discount factors:

*For Scenario 1* (exemption based on construction or substantial rehab within the past 15 years), LAHD staff used LA County Assessor Data to identify the property use code and publicly available CofO data from the Department of Building and Safety<sup>2</sup> to assign every ULA transaction with the latest Certificate of Occupancy (CofO) date associated with its constituent parcels. Transactions where the latest CofO year is greater than or equal to 2011 were exempted (excluding single-family, duplex and triplex properties, as specified in the motion).

*For Scenario 2*, staff used parcel data from the Los Angeles County Assessor<sup>3</sup> to obtain the property use code and the year in which a parcel’s structure was originally built (“Year Built”) – this is used to represent a property’s “first Certificate of Occupancy.” Transactions where the Year Built year is greater than or equal to 2011 were exempted (excluding single-family, duplex and triplex transactions).

*Scenarios 3 and 4* were approached differently from Scenarios 1 and 2. For both disaster-related scenarios, the Palisades Fire is used as an example to model the estimated potential revenue reduction under the proposed exemption language. For Scenario 3, the discount factor is derived from the share of revenue to date generated by transactions containing exclusively residential uses located in ZIP codes most proximate to the Palisades Fire burn area: 90272 and 90402. Scenario 4 is derived from the share of revenue associated with ULA transactions that match to any parcels that appear in Cal Fire’s Damage Inspection database,<sup>4</sup> regardless of level of damage. Because ULA has been in effect for roughly three years, no additional adjustments were made to account for the three-year exemption period requested by the Council Motion. For both of these scenarios, a specific known disaster (Palisades Fire) was used as an example, but a different disaster that triggers this exemption could have very different impacts to different areas of Los Angeles and at potentially larger or smaller scale.

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<sup>2</sup> Los Angeles Open Data. “Building and Safety - Building Permits Submitted Before 2010 (N)” [https://data.lacity.org/City-Infrastructure-Service-Requests/Building-and-Safety-Building-Permits-Submitted-Bef/b6ii-mhed/about\\_data](https://data.lacity.org/City-Infrastructure-Service-Requests/Building-and-Safety-Building-Permits-Submitted-Bef/b6ii-mhed/about_data)

<sup>3</sup> Los Angeles County GeoHub. “Parcels” <https://data.lacounty.gov/documen,s/4d67b154ae614d219c58535659128e71/about>

<sup>4</sup> Los Angeles County GeoHub. “Damage Inspection (DINS) 2025 Palisades Public View” <https://egis-lacounty.hub.arcgis.com/datasets/CALFIRE-Forestry::dins-2025-palisades-public-view/about>

### Programmatic Outcomes

In order to measure the programmatic outcomes tied to ULA funding, per-unit cost estimates are used to convert dollars allocated to each ULA program area into estimated outputs in the form of affordable housing units built or preserved, homeownership loans issued, housing units provided with capacity-building assistance, and households served by homelessness prevention services. To arrive at per-unit estimates for most of the Affordable Housing Programs, LAHD staff used data on projects receiving funding awards from the recent Homes for LA Notice of Funding Availability (NOFA) (C.F. 25-0690) to calculate estimated outputs for each of the associated ULA Affordable Housing program areas. The average ULA award per unit is based on one year of awards for the ULA programs included in the Homes for LA NOFA (i.e., Multifamily Affordable Housing, Alternative Models: New Construction, Alternative Models: Preservation, Acquisition & Rehabilitation: Preserving Affordability, and Operating Assistance). The Acquisition & Rehabilitation Small NOAH (Naturally Occurring Affordable Housing) Program was not included under the Homes for LA NOFA and has not yet been launched. This program was assigned a per-unit estimate of \$500,000 based on data from a similar program operated by Los Angeles County and considers adjustments based on inflation. The Capacity Building Program, which provides technical assistance to developers, property managers, and residents in designated ULA-funded projects, did not rely on a per-unit cost estimate – rather, it was pegged to the number of units anticipated to be produced under the Alternative Models and Acquisition & Rehabilitation Programs.

Per-household cost estimates for the Homelessness Prevention Programs were sourced from existing data from prior program rounds, where available (i.e., the Emergency Renters Assistance Program<sup>5</sup> and the Emergency Income Support Program<sup>6</sup>), and estimated deliverables for existing work performed under the Eviction Defense & Prevention Program, Tenant Outreach & Education Program, and Protections from Tenant Harassment Program provided by the contracted service providers.

### Limitations

This analysis is presented as a snapshot of potential programmatic impacts for a standard program year and does not include a multi-year projection to measure longer-term impacts on unit production or service delivery. As such, this is a simplified methodology that assumes past transactions are predictive of future transactions without applying any adjustments. The analysis relies on per-unit cost estimates from projects awarded funding under the recent Homes for LA NOFA in order to estimate affordable housing outcomes. Because there has only been one year of awards for ULA programs, the dataset is limited. Consequently, the per-unit cost in the future may change significantly, particularly if program guidelines change, the availability of other leveraged funding sources changes, or development costs change significantly. Additionally, the data is based on the estimated costs of proposed projects, which may not fully reflect a project's actual construction costs.

The analysis does not account for behavior or market changes that could result from establishing new exemptions and assumes that the future proportion of transactions in each property use category will mirror the existing proportions from past ULA transactions. Accounting for inflation, building and labor costs, and several other factors were beyond the scope of this analysis. An analysis that studies impacts over a defined time horizon (e.g.,

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<sup>5</sup> Los Angeles Housing Department. "ULA Emergency Renters Assistance Program (ERAP) Dashboard" <https://housing.lacity.gov/ula-emergency-renters-assistance-program-erap>

<sup>6</sup> Community Investment for Families Department. "ULA Emergency Income Support Program" <https://www.programs-forwardplatform.org/ula-emergency-isp>

5 or 10 years) and is set in relation to broader housing production and homelessness prevention targets, such as those calculated in the Holistic Investment Strategy (C.F. 23-0429), would more accurately interpret the full scope of impacts due to the exemptions.

## **KEY FINDINGS**

### **Anticipated Impact on ULA Revenues**

*Figure 1* shows the anticipated ULA revenue impact associated with each of the four exemption scenarios. The broadest exemption, Scenario 1 (Construction or Substantial Rehab  $\leq 15$  years), if adopted, is estimated to result in an annual reduction in ULA revenue of approximately 29%. Scenario 2 (Construction  $\leq 15$  years), while similar, uses narrower language and thus would result in a comparatively smaller reduction of 13% in annual ULA revenue. Scenarios 3 and 4 are modeled using the Palisades Fire, as described in the *Methodology* section of this report. Scenario 3 (residential properties in fire-impacted areas) is estimated to reduce ULA revenue by 6% annually during the period that any such exemption is in place, while the narrowest exemption, Scenario 4 (single-family homes destroyed by disaster), is estimated to reduce ULA revenue by 2% annually while the exemption is in place. Under both exemption scenarios, lost revenue could exceed these estimates depending on the scale of a potential future disaster that would trigger the exemption (e.g., a large earthquake) as well as how the definitions of key terms such as “disaster,” “undue hardship,” “impacted area,” and “declared local emergency” influence the number of properties determined to be impacted by a given disaster. Additionally, whereas Scenarios 3 and 4 would limit exemptions to a designated time period (e.g., in effect for a period of 3 to 5 years following a disaster), Scenarios 1 and 2 would be ongoing exemptions that would result in permanent reductions in ULA revenue.

Figure 1. Revenue Impact by Exemption Scenario

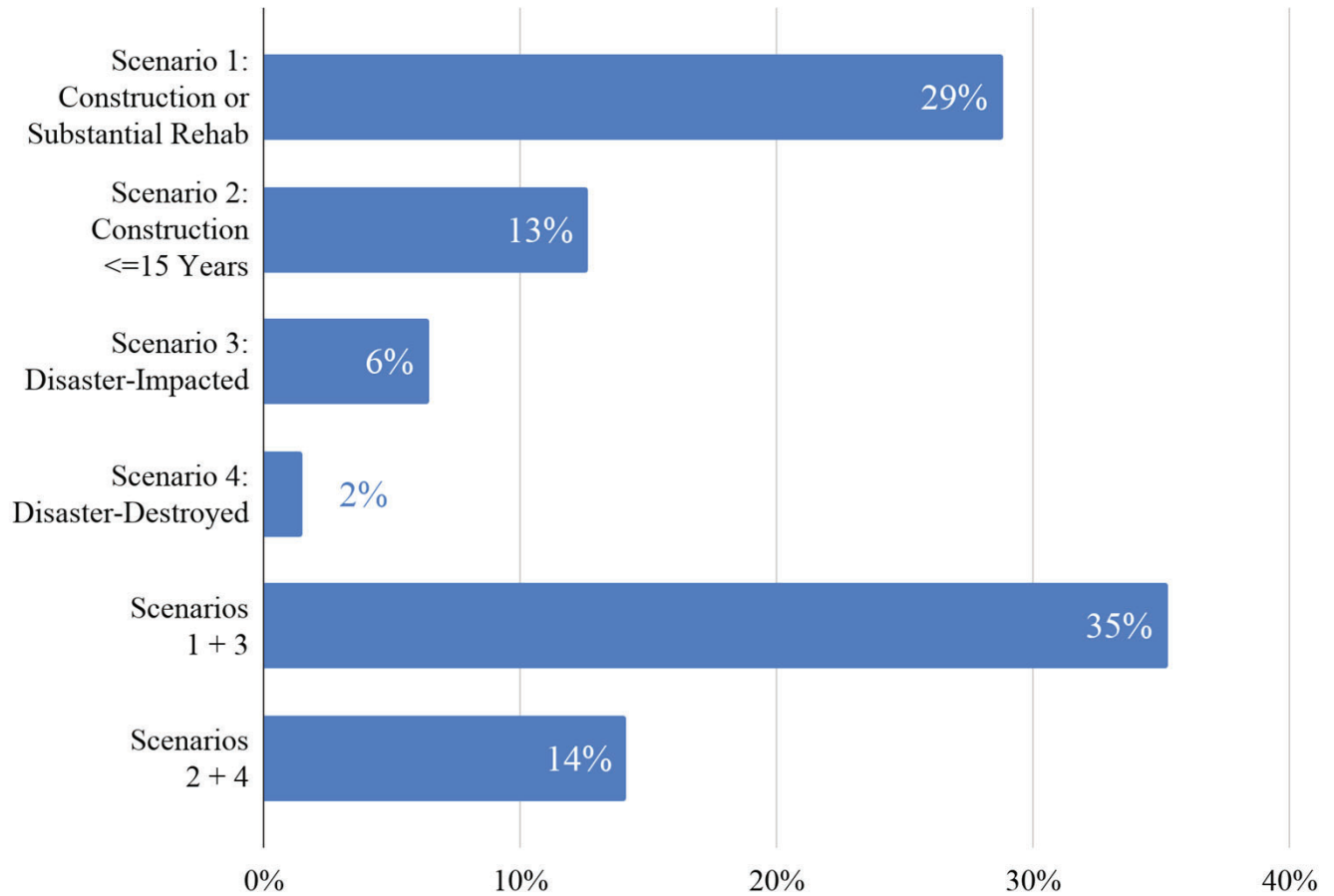


Table 3 applies the reductions identified in Figure 1 to current annual revenue forecasts to show the estimated loss in ULA revenue for each scenario. The broadest exemption, Scenario 1, is estimated to reduce ULA revenue by approximately \$145 million annually. The narrowest exemption, Scenario 4, is estimated to reduce revenue by approximately \$8 million annually. Combining the two exemption scenarios with the largest discount factors – Scenarios 1 and 3 (i.e., those stemming from C.F. 26-0088) – results in an estimated 35% overall reduction from baseline, or a reduction in annual ULA revenue by approximately \$177 million. Combining the two exemption scenarios with the smallest discount factors – Scenarios 2 and 4 (i.e., those stemming from C.F. 26-0088-S1) – results in an estimated 14% overall reduction from baseline, or approximately \$71 million in reduced ULA revenue per year.

*Table 3. Typical Year Revenue and Anticipated Revenue Reduction under Exemption Scenarios*

<b>Current Annual Revenue Forecast:</b>	<b>\$ 502,211,821</b>			
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
	Construction or Substantial Rehab <=15 years	Construction <=15 years	Residential properties in fire- impacted areas on Jan 7, 2025	Single-family home destroyed by disasters within last 3 years
Discount	<b>28.8%</b>	<b>12.6%</b>	<b>6.4%</b>	<b>1.5%</b>
Anticipated Revenue with Exemption	\$ 357,495,004	\$ 438,721,852	\$ 469,971,666	\$ 494,656,480
Reduction from Current Revenue Forecast	\$ (144,716,818)	\$ (63,489,970)	\$ (32,240,156)	\$ (7,555,341)

Table 4 shows this revenue impact as it would apply to each category of ULA program allocations. ULA Administration is allocated 8% of overall ULA revenue each year, with the balance allocated as follows: 70% to Affordable Housing programs and 30% to Homelessness Prevention programs. Based on current annual revenue forecasts, ULA Administration is projected to be allocated \$40 million annually, while ULA Programs are projected to be allocated \$462 million. Of this Program funding, \$323 million is projected to be allocated to the Affordable Housing Programs, and \$139 million is projected to be allocated to the Homelessness Prevention Programs. The combination of the two broadest exemption scenarios (Scenarios 1 and 3) would reduce revenue by an estimated \$177 million annually, resulting in a \$14 million reduction in ULA Administration funding and a \$163 million reduction in ULA Program funding. A complete breakdown of projected revenue reductions across all ULA programs is included in Appendix B.

Table 4. Revenue Impact Scenarios Applied to ULA Program Allocations

	Current Annual Forecast (\$)	Projected Reduction from Current Revenue Forecast (\$)			
		1 Construction or Substantial Rehab <=15 years	2 Construction <=15 years	3 Residential properties in areas impacted by wildfires on Jan. 7, 2025	4 Single-family homes destroyed by declared disasters within last 3 years
ULA Administration	\$ 40,176,946	\$ (11,577,345)	\$ (5,079,198)	\$ (2,579,212)	\$ (604,427)
ULA Programs	\$ 462,034,876	\$ (133,139,472)	\$ (58,410,772)	\$ (29,660,943)	\$ (6,950,914)
Affordable Housing	\$ 323,424,413	\$ (93,197,631)	\$ (40,887,541)	\$ (20,762,660)	\$ (4,865,640)
Homelessness Prevention	\$ 138,610,463	\$ (39,941,842)	\$ (17,523,232)	\$ (8,898,283)	\$ (2,085,274)
<b>TOTAL</b>	<b>\$ 502,211,821</b>	<b>\$ (144,716,818)</b>	<b>\$ (63,489,970)</b>	<b>\$ (32,240,156)</b>	<b>\$ (7,555,341)</b>

Programmatic Impacts

***Projected Reductions to Affordable Housing Program Outcomes***

Reductions in ULA revenue stemming from any of the proposed exemptions would not impact existing ULA funding awards that have been approved by the City Council via the first round of the Homes for LA NOFA or the Accelerator Plus NOFA. These funding rounds have committed revenue that has already been collected and, therefore, are not impacted by future revenue reductions.

To quantify potential future impacts of revenue reduction on program outcomes, *Table 5* shows the estimated outputs associated with the ULA Affordable Housing Programs in a typical year, and the estimated reduction based on the anticipated decrease in revenue under each exemption scenario. Based on current annual revenue forecasts, an estimated 5,874 homes are either constructed, preserved, stabilized, or assisted. Scenarios 1 and 3 together would result in 348 fewer affordable homes constructed, 1,465 fewer affordable homes preserved, 212 fewer housing units provided with capacity building assistance, and 45 fewer first-time homebuyer loans. As described in the *Methodology* section, these assumptions are driven by estimates based on a single point in time and using the average per-unit award amounts of awarded projects under each ULA program included in Homes for LA. Changes to program guidelines, housing construction costs, and the availability of other leverage funding sources to build affordable housing could impact these estimates. A complete breakdown of projected reductions in outcomes across all the Affordable Housing programs is included in Appendix C.

Beyond the impact on housing outcomes, a reduction in ULA revenue could also impact job creation. ULA has labor requirements, including a Project Labor Agreement for any projects with 40 or more units and prevailing wage on all ULA-related construction activities. As a result, ULA-funded projects generate high-quality job opportunities. For example, Santa Monica & Vermont, a 187-unit project in Council District 13 providing affordable and supportive homes for low- and extremely low-income households, received ULA Accelerator Plus gap financing, which allowed 1,586 job opportunities to be created over the course of construction.

*Table 5. Typical Year Outputs and Reduction from Baseline under Exemption Scenarios - Affordable Housing Overview*

	<b>Baseline Annual Outcomes (units)</b>	<b>Projected Reduction in Affordable Housing Program Outcomes (units)</b>			
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
		Construction or Substantial Rehab <=15 years	Construction <=15 years	Residential properties in areas impacted by wildfires on Jan. 7, 2025	Single-family homes destroyed by declared disasters within last 3 years
Affordable homes constructed	987	-285	-125	-63	-15
Affordable homes preserved	4,158	-1,198	-525	-267	-62
Housing units provided capacity building assistance	602	-173	-76	-39	-9
Homeownership opportunities provided	127	-37	-16	-8	-2
<b>TOTAL</b>	<b>5,874</b>	<b>-1,693</b>	<b>-742</b>	<b>-377</b>	<b>-88</b>

***Projected Reductions to Homelessness Prevention Program Outcomes***

To quantify potential future impacts of revenue reduction on outcomes, *Table 6* shows the estimated outputs associated with the ULA Homelessness Prevention programs in a typical year, along with the anticipated reductions based on the expected decrease in revenue under each exemption scenario. Based on current annual revenue forecasts, an estimated 2,703 tenant households can be provided rental assistance payments, and 3,403 low-income rent-burdened seniors and persons with disabilities can be provided income support each year. A typical year’s revenue could provide over 6,000 tenant households with full legal representation in unlawful detainer cases and reach over 40,000 tenants via Know Your Rights workshops. Under Scenarios 1 and 3 combined, an estimated 2,151 tenant households could lose financial assistance to maintain their housing, an estimated 2,166 could lose legal representation in unlawful detainer cases, and over 14,000 fewer tenants could be reached by Know Your Rights workshops. The reductions under Scenarios 1 and 3 combined would result in an estimated \$5 million less funding for the Protections from Tenant Harassment Program, which would reduce City staffing at LAHD and the City Attorney’s Office and shrink contracted services. This would ultimately lead to fewer investigations into tenant harassment allegations and fewer cases being resolved.

Table 6. Typical Year Outputs and Reduction from Baseline under Exemption Scenarios – Homelessness Prevention

	Baseline Annual Outcomes (households)	Projected Reduction in Homelessness Prevention Program Outcomes (households)			
		1	2	3	4
		Construction or Substantial Rehab <=15 years	Construction <=15 years	Residential properties in areas impacted by wildfires on Jan. 7, 2025	Single-family home destroyed by declared disasters within last 3 years
<b>ULA Homelessness Prevention Programs</b>					
Short-term Emergency Assistance	2,703	-779	-342	-174	-41
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	3,403	-980	-430	-218	-51
Eviction Defense/Prevention					
<i>full scope services</i>	6,145	-1,771	-777	-395	-93
<i>limited scope services</i>	60,064	-17,308	-7,593	-3,856	-904
<i>settlement assistance</i>	4,620	-1,332	-584	-297	-70
Tenant Outreach & Education					
<i>Know Your Rights workshops</i>	40,474	-11,663	-5,117	-2,599	-609
<i>door-knocking/canvassing</i>	534,112	-153,909	-67,523	-34,288	-8,035
<i>calls/texts</i>	1,071,920	-308,883	-135,513	-68,813	-16,126

Administration Impacts

As shown in *Table 7*, a reduction in ULA revenue will reduce available administrative funding to support necessary staff, ranging from almost \$12 million to \$5 million for Scenarios 1 and 2, respectively. With reduced revenue available for staffing and administration, program implementation could be negatively impacted as LAHD and service providers are expected to operate the same number of programs with fewer resources. This could result in delays in implementation, a reduction in quality of service, and fewer resources available for reporting, monitoring, and transparency related to ULA implementation.

Table 7. Impact on Annual ULA Administration Funding under Exemption Scenarios

	<b>Current Annual Forecast (\$)</b>	<b>Projected Reduction in ULA Administration Funding (\$)</b>			
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
		Construction or Substantial Rehab <=15 years	Construction <=15 years	Residential properties in areas impacted by wildfires on Jan. 7, 2025	Single-family home destroyed by declared disasters within last 3 years
ULA Administration	\$ 40,176,946	\$ (11,577,345)	\$ (5,079,198)	\$ (2,579,212)	\$ (604,427)

Simultaneously, because the exemptions contemplated in the motions are not always straightforward, LAHD and the Department of Finance could see increased need for dedicated staff and data systems to process exemption requests. For example, “hardship” exemptions as contemplated in C.F. 26-0088 can be extremely burdensome to administer. Additionally, dedicated staff would likely be necessary to verify the issuance date of Certificate of Occupancies and property use types, as verification would require consulting City data in order to determine the applicability of exemptions.

The disaster-related exemptions, Scenarios 3 and 4, present a different administrative impact compared to the age-/property use-related exemption contemplated in Scenarios 1 and 2. Although they are modeled in this analysis as comparatively smaller reductions (\$2.6 million and \$0.6 million for Scenario 3 and 4 respectively), since disasters are unpredictable and can vary greatly in magnitude of impact, they could result in abrupt and severe reductions in annual revenue over the three-year exemption period, which could make it difficult to maintain staffing levels and reporting infrastructure. Additional reductions to programmatic outcomes beyond what was modeled could occur. For example, contracted community-based organizations could opt out of the program due to challenges in managing fluctuating administrative costs. Since community-based organizations are typically chosen for their history or mission of serving a specific area of the City, a partner's departure from the program could result in geographic inequities, as certain areas of the City may receive fewer or lower-quality services in the partner’s absence. Moreover, in the event of a major disaster impacting a large area of the City and leading to significant unexpected reductions in ULA revenue, City departments and service providers funded by ULA could be forced to lay off staff or eliminate positions unless an alternate funding source were used to compensate for revenue lost due to the disaster exemption (e.g., federal disaster relief funds). Subsequently, rebuilding to the same level of organizational capacity could still be taking place long after revenue has rebounded and stabilized.

**FISCAL IMPACT**

This report has no fiscal impact. This report contains an analysis of potential revenue impacts based on potential changes to ULA that are separately under consideration by the City Council.

Approved By:

A handwritten signature in black ink, appearing to read "Tiena Johnson Hall", written over a horizontal line.

TIENA JOHNSON HALL  
General Manager  
Los Angeles Housing Department

ATTACHMENTS:

- Appendix A - ULA Revenue Collected, Allocated, and Disbursed
- Appendix B - Projected Impact to ULA Revenues by Program
- Appendix C - Projected Impact to Affordable Housing Program Outcomes
- Appendix D - ULA Revenue Analysis

**APPENDIX A**

**ULA Revenue Collected, Allocated, and Disbursed**

Collected

	<b>Actual</b>					<b>Projected</b>
	<u>(Apr. 2023 - Present)</u>	<u>FY 2023 Total</u>	<u>FY 2024 Total</u>	<u>FY 2025 Total</u>	<u>FY 2026 Total (as of 3/27/26)</u>	<u>FY 2027</u>
	\$					\$
Receipts	1,148,320,883	\$ 15,576,373	\$ 300,032,887	\$ 418,583,250	\$ 414,128,372	494,789,972
Interest	\$ 33,273,286	\$ 4,175	\$ 5,686,575	\$ 12,997,429	\$ 14,585,106	\$ 7,421,850
Other	\$ 31,770		\$ 171		\$ 31,599	
<b>TOTAL</b>	<b>\$ 1,181,625,939</b>	<b>\$ 15,580,548</b>	<b>\$ 305,719,634</b>	<b>\$ 431,580,680</b>	<b>\$ 428,745,077</b>	<b>\$ 502,211,821</b>

Allocated

	<b>%</b>	<b>FY 25/26 Approved Expenditure Plan</b>	<b>FY 26/27 Proposed Expenditure Plan</b>	<b>Cumulative Allocation Through FY 25/26</b>	<b>Cumulative Allocation Through FY 26/27</b>
<b>Administration</b>	<b>8%</b>	<b>\$ 33,987,775</b>	<b>\$ 41,659,807</b>	<b>\$ 59,422,136</b>	<b>\$ 101,081,943</b>
Citizen Oversight Committee	3%	\$ 1,019,633	\$ 1,249,794	\$ 1,782,664	\$ 3,032,458
Administration - Program Support	97%	\$ 32,968,142	\$ 40,410,013	\$ 57,639,472	\$ 98,049,485
<b>Programs</b>	<b>92%</b>	<b>\$ 390,859,416</b>	<b>\$ 479,087,779</b>	<b>\$ 683,354,569</b>	<b>\$ 1,162,442,348</b>
Multifamily Affordable Housing	22.5%	\$ 87,943,369	\$ 107,794,750	\$ 153,754,778	\$ 261,549,528
Alternative Models for Permanent Affordable Housing	22.5%	\$ 87,943,369	\$ 107,794,750	\$ 153,754,778	\$ 261,549,528
<i>Alternative Models: New Construction Program</i>		\$ 61,560,358	\$ 91,625,538	\$ 101,047,204	\$ 192,672,741
<i>Alternative Models: Preservation Program</i>		\$ 26,383,011	\$ 16,169,213	\$ 52,707,574	\$ 68,876,787
Acquisition & Rehabilitation of Affordable Housing	10%	\$ 39,085,942	\$ 47,908,778	\$ 68,335,457	\$ 116,244,235

<i>Acq/Rehab: Small NOAH Program</i>		\$ 23,451,565	\$ 28,745,267	\$ 38,076,323	\$ 66,821,589
<i>Acq/Rehab: Preserving Affordability Program</i>		\$ 15,634,377	\$ 19,163,511	\$ 30,259,134	\$ 49,422,645
Homeownership Opportunities, Capacity-Building & Operating Assistance	10%	\$ 39,085,942	\$ 47,908,778	\$ 68,335,457	\$ 116,244,235
<i>Homeownership Opportunities Program</i>	40%	\$ 15,634,377	\$ 19,163,511	\$ 27,334,183	\$ 46,497,694
<i>Capacity-Building Program</i>	10%	\$ 3,908,594	\$ 4,790,878	\$ 6,833,546	\$ 11,624,423
<i>Operating Assistance Program</i>	50%	\$ 19,542,971	\$ 23,954,389	\$ 34,167,728	\$ 58,122,117
Program Stabilization Fund	5%	\$ 34,167,728	\$ 23,954,389	\$ 34,167,728	\$ 58,122,117
Affordable Housing - Subtotal	70%	\$ 288,226,349	\$ 335,361,446	\$ 478,348,198	\$ 813,709,644
Short-term Emergency Assistance	5%	\$ 3,767,728	\$ 23,954,389	\$ 34,167,728	\$ 58,122,117
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	10%	\$ 42,681,266	\$ 47,908,778	\$ 68,335,457	\$ 116,244,235
Eviction Defense/Prevention	10%	\$ 39,085,942	\$ 47,908,778	\$ 68,335,457	\$ 116,244,235
Tenant Outreach & Education	2%	\$ 7,817,188	\$ 9,581,756	\$ 13,667,091	\$ 23,248,847
Protections from Tenant Harassment	3%	\$ 9,280,943	\$ 14,372,633	\$ 20,500,637	\$ 34,873,270
Homelessness Prevention - Subtotal	30%	\$ 102,633,067	\$ 143,726,334	\$ 205,006,371	\$ 348,732,704
<b>TOTAL</b>	<b>100%</b>	<b>\$ 424,847,191</b>	<b>\$ 520,747,586</b>	<b>\$ 742,776,705</b>	<b>\$ 1,263,524,292</b>

Disbursed

	Expenditures (from inception)	Encumbrances (from inception)	Balance (from inception)
<b>Administration</b>	<b>\$ 17,202,232</b>	<b>\$ 5,078,102</b>	<b>\$ 37,141,803</b>
Citizen Oversight Committee	\$ 692,267	\$ 2,102	\$ 1,088,295
Administration - Program Support	\$ 16,509,965	\$ 5,076,000	\$ 36,053,508

<b>Programs</b>	<b>\$ 97,000,332</b>	<b>\$ 34,038,242</b>	<b>\$ 552,315,996</b>
Multifamily Affordable Housing	\$ 15,871,178	\$ 14,014,379	\$ 123,869,221
Alternative Models for Permanent Affordable Housing	\$ 0	\$ 0	\$ 153,754,778
Acquisition & Rehabilitation of Affordable Housing	\$ 0	\$ 0	\$ 68,335,457
Homeownership Opportunities, Capacity-Building & Operating Assistance	\$ 3,622,466	\$ 306,812	\$ 64,406,180
<i>Homeownership Opportunities Program</i>	\$ 3,622,466	\$ 306,812	\$ 23,404,905
<i>Capacity-Building Program</i>	\$ 0	\$ 0	\$ 6,833,546
<i>Operating Assistance Program</i>	\$ 0	\$ 0	\$ 34,167,729
Program Stabilization Fund	\$ 0	\$ 0	\$ 34,167,728
Affordable Housing - Subtotal	\$ 19,493,644	\$ 14,321,191	\$ 444,533,364
Short-term Emergency Assistance	\$ 32,489,163	\$ 1,678,565	\$ 0
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	\$ 9,880,000	\$ 0	\$ 58,455,457
Eviction Defense/Prevention	\$ 24,152,307	\$ 15,132,300	\$ 29,050,850
Tenant Outreach & Education	\$ 4,052,658	\$ 878,302	\$ 8,736,132
Protections from Tenant Harassment	\$ 6,932,560	\$ 2,027,885	\$ 11,540,192
Homelessness Prevention - Subtotal	\$ 77,506,688	\$ 19,717,051	\$ 107,782,632
<b>TOTAL</b>	<b>\$ 114,202,564</b>	<b>\$ 39,116,344</b>	<b>\$ 589,457,798</b>

**APPENDIX B**

	<b>Current Annual Forecast (\$)</b>	<b>Projected Reduction from Current Revenue Forecast (\$)</b>			
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
		Construction or Substantial Rehab <=15 years	Construction <=15 years	Residential properties in fire-impacted areas on Jan 7, 2025	Single-family homes destroyed by disasters within last 3 years
<b>Administration</b>	<b>\$ 40,176,946</b>	<b>\$ (11,577,345)</b>	<b>\$ (5,079,198)</b>	<b>\$ (2,579,212)</b>	<b>\$ (604,427)</b>
Citizen Oversight Committee	\$ 1,205,308	\$ (347,320)	\$ (152,376)	\$ (77,376)	\$ (18,133)
Administration - Program Support	\$ 38,971,637	\$ (11,230,025)	\$ (4,926,822)	\$ (2,501,836)	\$ (586,294)
<b>Programs</b>	<b>\$ 462,034,876</b>	<b>\$ (133,139,472)</b>	<b>\$ (58,410,772)</b>	<b>\$ (29,660,943)</b>	<b>\$ (6,950,914)</b>
Multifamily Affordable Housing	\$ 103,957,847	\$ (29,956,381)	\$ (13,142,424)	\$ (6,673,712)	\$ (1,563,956)
Alternative Models for Permanent Affordable Housing	\$ 103,957,847	\$ (29,956,381)	\$ (13,142,424)	\$ (6,673,712)	\$ (1,563,956)
<i>Alternative Models: New Construction Program</i>	\$ 88,364,170	\$ (25,462,924)	\$ (11,171,060)	\$ (5,672,655)	\$ (1,329,362)
<i>Alternative Models: Preservation Program</i>	\$ 15,593,677	\$ (4,493,457)	\$ (1,971,364)	\$ (1,001,057)	\$ (234,593)
Acquisition & Rehabilitation of Affordable Housing	\$ 46,203,488	\$ (13,313,947)	\$ (5,841,077)	\$ (2,966,094)	\$ (695,091)
<i>Acq/Rehab: Small NOAH Program</i>	\$ 27,722,093	\$ (7,988,368)	\$ (3,504,646)	\$ (1,779,657)	\$ (417,055)
<i>Acq/Rehab: Preserving Affordability Program</i>	\$ 18,481,395	\$ (5,325,579)	\$ (2,336,431)	\$ (1,186,438)	\$ (278,037)
Homeownership Opportunities, Capacity- Building & Operating Assistance	\$ 46,203,488	\$ (13,313,947)	\$ (5,841,077)	\$ (2,966,094)	\$ (695,091)
<i>Homeownership Opportunities Program</i>	\$ 18,481,395	\$ (5,325,579)	\$ (2,336,431)	\$ (1,186,438)	\$ (278,037)

<i>Capacity-Building Program</i>	\$ 4,620,349	\$ (1,331,395)	\$ (584,108)	\$ (296,609)	\$ (69,509)
<i>Operating Assistance Program</i>	\$ 23,101,744	\$ (6,656,974)	\$ (2,920,539)	\$ (1,483,047)	\$ (347,546)
Program Stabilization Fund	\$ 23,101,744	\$ (6,656,974)	\$ (2,920,539)	\$ (1,483,047)	\$ (347,546)
Affordable Housing - Subtotal	\$ 323,424,413	\$ (93,197,631)	\$ (40,887,541)	\$ (20,762,660)	\$ (4,865,640)
Short-term Emergency Assistance	\$ 23,101,744	\$ (6,656,974)	\$ (2,920,539)	\$ (1,483,047)	\$ (347,546)
Income Support for Rent-Burdened At-Risk Seniors & Persons with Disabilities	\$ 46,203,488	\$ (13,313,947)	\$ (5,841,077)	\$ (2,966,094)	\$ (695,091)
Eviction Defense/Prevention	\$ 46,203,488	\$ (13,313,947)	\$ (5,841,077)	\$ (2,966,094)	\$ (695,091)
Tenant Outreach & Education	\$ 9,240,698	\$ (2,662,789)	\$ (1,168,215)	\$ (593,219)	\$ (139,018)
Protections from Tenant Harassment	\$ 13,861,046	\$ (3,994,184)	\$ (1,752,323)	\$ (889,828)	\$ (208,527)
Homelessness Prevention - Subtotal	\$ 138,610,463	\$ (39,941,842)	\$ (17,523,232)	\$ (8,898,283)	\$ (2,085,274)
<b>TOTAL</b>	<b>\$ 502,211,821</b>	<b>\$ (144,716,818)</b>	<b>\$ (63,489,970)</b>	<b>\$ (32,240,156)</b>	<b>\$ (7,555,341)</b>

**APPENDIX C**

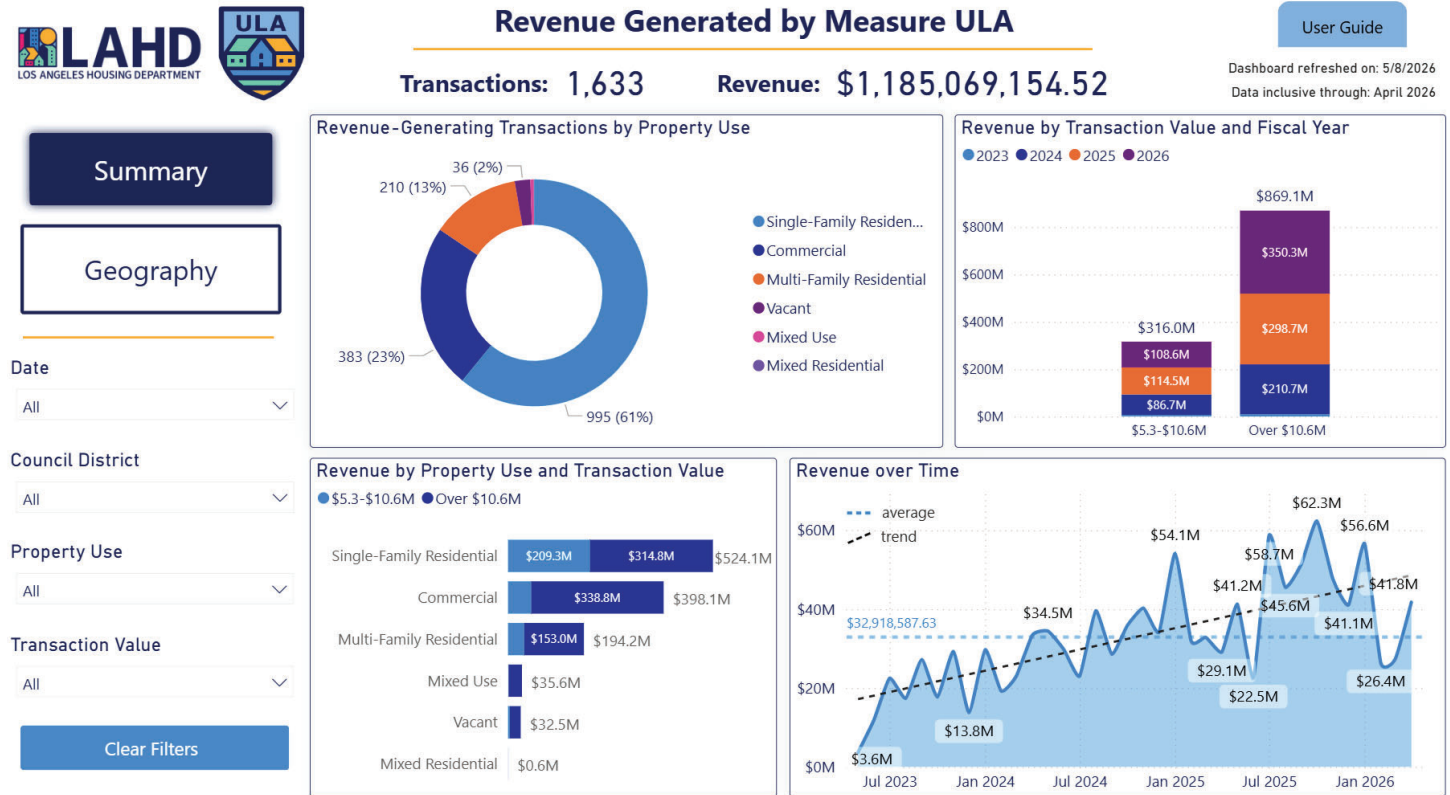
**Projected Reduction in Affordable Housing Program Outcomes (units)**

		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
	<b>Baseline Annual Outcomes (units)</b>	Construction or Substantial Rehab <=15 years	Construction <=15 years	Residential properties in fire-impacted areas on Jan 7, 2025	Single-family homes destroyed by declared disasters within last 3 years
<b>Affordable Housing</b>					
Multifamily Affordable Housing	657	-190	-83	-42	-10
Alternative Models for Permanent Affordable Housing	373	-107	-47	-24	-6
<i>Alternative Models: New Construction Program</i>	330	-95	-42	-21	-5
<i>Alternative Models: Preservation Program</i>	43	-12	-5	-3	-1
Acquisition & Rehabilitation of Affordable Housing	229	-66	-29	-15	-3
<i>Acq/Rehab: Small NOAH Program</i>	55	-16	-7	-4	-1
<i>Acq/Rehab: Preserving Affordability Program</i>	174	-50	-22	-11	-2
Homeownership Opportunities, Capacity-Building & Operating Assistance	4,615	-1,330	-583	-296	-69
<i>Homeownership Opportunities Program</i>	127	-37	-16	-8	-2
<i>Capacity-Building Program</i>	602	-173	-76	-39	-9
<i>Operating Assistance Program</i>	3,886	-1,120	-491	-249	-58
<b>TOTAL</b>	<b>5,874</b>	<b>-1,693</b>	<b>-742</b>	<b>-377</b>	<b>-88</b>

# APPENDIX D

## ULA Revenue Displayed on the LAHD Data Dashboard

The ULA Revenue Data Dashboard can be accessed at <https://housing.lacity.gov/ula-revenue>. The following charts display transactions through March 2026.



## Revenue Generated by Measure ULA

User Guide

Transactions: 1,633

Revenue: \$1,185,069,154.52

Dashboard refreshed on: 5/8/2026  
Data inclusive through: April 2026

Summary

Geography

Date

All

Council District

All

Property Use

All

Transaction Value

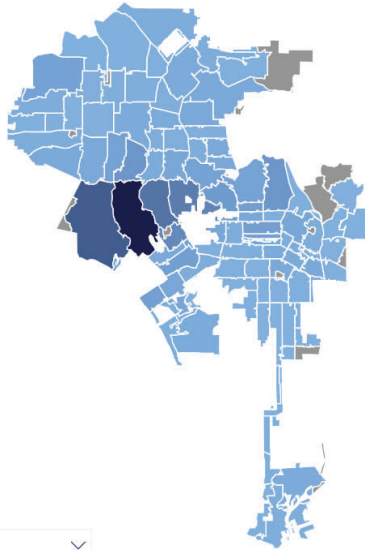
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Clear Filters

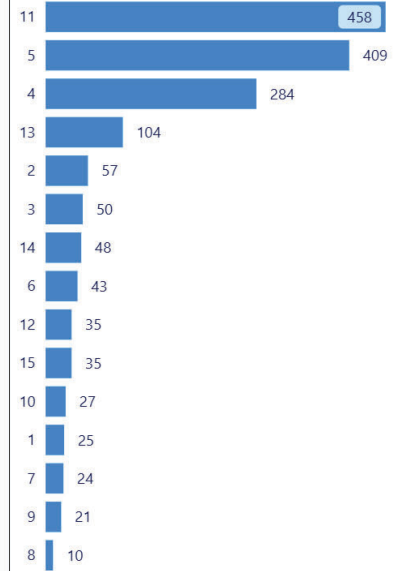
Transactions

Revenue

Transactions by ZIP Code



Transactions by Council District



## Revenue Generated by Measure ULA

User Guide

Transactions: 1,633

Revenue: \$1,185,069,154.52

Dashboard refreshed on: 5/8/2026  
Data inclusive through: April 2026

Summary

Geography

Date

All

Council District

All

Property Use

All

Transaction Value

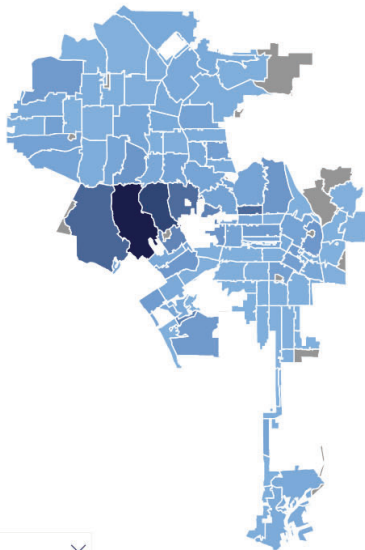
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Clear Filters

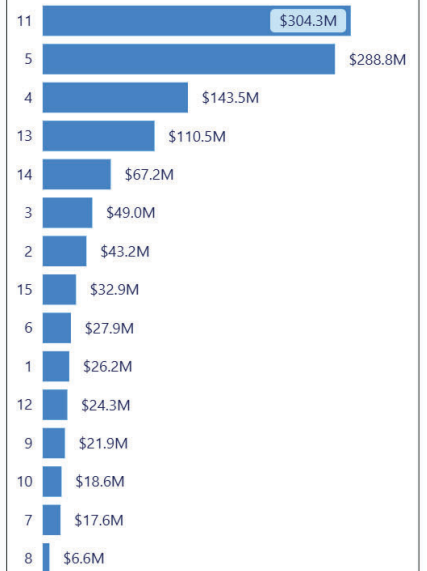
Transactions

Revenue

Revenue by ZIP Code



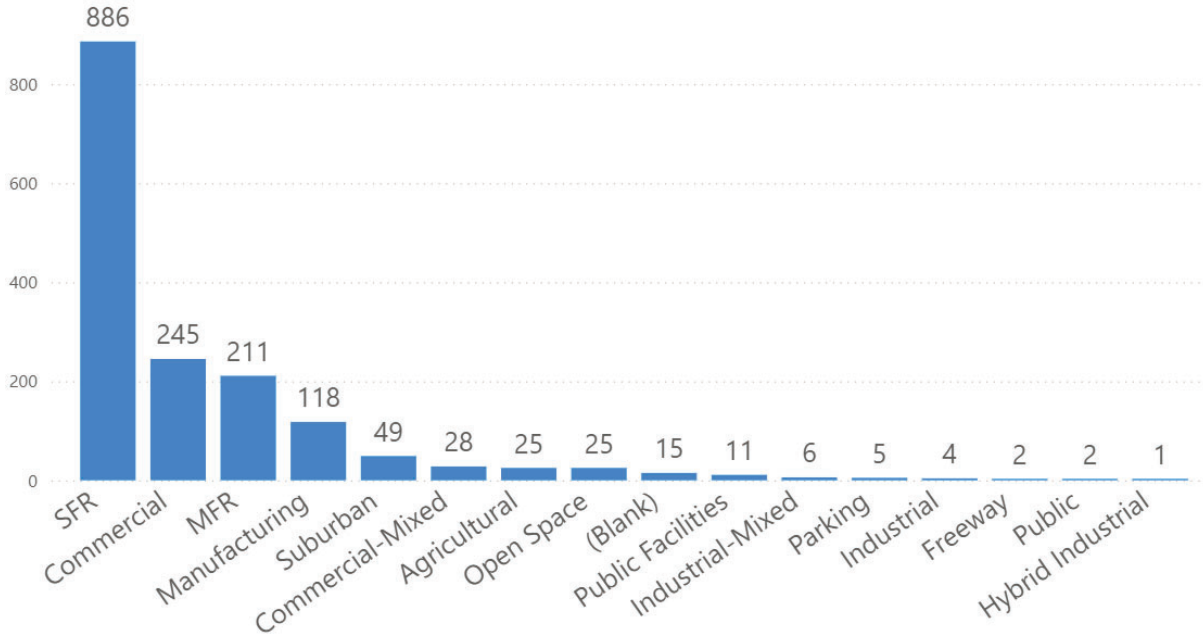
Revenue by Council District



## ULA Transactions and Revenue by Zoning Categories

Parcels can be associated with multiple zoning categories and transactions can encompass multiple parcels. The charts shown below display transactions and revenue associated with a single zoning category each. The following charts display transactions through March 2026.

### ULA Transactions by Zoning Category



### ULA Revenue by Zoning Category

