

Communication from Public

Name: Abundant Housing LA
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Council File No: 26-0088
Comments for Public Posting: Abundant Housing LA strongly supports CF 26-0088.



1/24/2026

LA City Council

Re: Ballot Measure to Amend ULA (CF 26-0088): Support

Dear City Council Members,

I write on behalf of Abundant Housing LA in strong support of CF 26-0088, authored by Councilmember Raman and seconded by Council President Harris-Dawson, which would place a ballot measure on the June 2, 2026 ballot, asking voters to approve necessary amendments to Measure ULA.

Measure ULA, which Abundant Housing LA endorsed in 2022, is a vitally important tool raising substantial funds for both homeless prevention and the production of affordable housing. Unfortunately, as designed it has had serious unintended consequences that have blunted its effectiveness in addressing LA's housing crisis. Although the measure was framed as a mansion tax, as currently structured it also acts as a tax on desperately needed multifamily housing projects delivered by the private sector. Research from UCLA and the RAND Corporation presents clear evidence that ULA has decreased multifamily housing production in LA, including the provision of deed-restricted housing units delivered as part of privately financed mixed income projects¹.

The unintended consequences of ULA on the multifamily and commercial sectors threaten not only the measure's effectiveness but also its very existence, with a draconian statewide ballot measure looming. Happily we have the opportunity to make essential fixes to Measure ULA which would take the target off of beneficial multifamily and commercial projects while retaining the vast majority of ULA revenue. Under Councilmember Raman's plan, nearly 90% of the ULA revenue stream would be retained. This is a win/win that allows us to increase housing production from the private and nonprofit sectors simultaneously. But we can only achieve this necessary reform if the council acts swiftly and decisively.

¹

Ward, J., & Phillips, S. (2025). Taxing Tomorrow: Measure ULA's Impact on Multifamily Housing Production and Potential Reforms.

Finally, you must reject any calls to amend the ULA allocation formula to divert funds from affordable housing production to interim housing. The only true solution to homelessness is building permanent housing of all kinds. ULA must stay true to its voter-approved purpose of creating **permanent** solutions to address homelessness and our affordability crisis.

Sincerely,

Azeen Khanmalek
Executive Director
Abundant Housing LA