

Communication from Public

Name:

Date Submitted: 01/26/2026 11:35 PM

Council File No: 26-0088

Comments for Public Posting: I'm writing to comment on Council File: 26-0088. Measure ULA was deeply flawed from inception and I'm glad to see the City Council attempt to correct it. As I am somewhat familiar with Councilmember Nithya Raman, I expect these corrections to be significantly less than what is necessary. 1. The fifteen year exemption for multifamily, commercial or mixed use development and three year exemption for Pacific Palisades (natural disaster) victims gives up the game. Please extend the ULA exemption to ten years minimum for natural disaster victims. I was in the Pacific Palisades on Saturday, witnessed the lack of progress in rebuilding thanks to permitting delays and can clearly state that three years is not enough. 2. As I understand it, Measure ULA will tax a property sold at a loss, which is ridiculous. This must be corrected in this motion. 3. I may have missed the addition of meaningful oversight of expenditures from Measure ULA funds, so if not adding serious oversight to prevent the type of grift we're currently seeing with homeless funding at the state and local taxpayer level, please make certain to include it. This should not pass without increased oversight. Thank you, JB Los Angeles, CA

Communication from Public

Name: Lizeth Hernandez

Date Submitted: 01/26/2026 04:47 PM

Council File No: 26-0088

Comments for Public Posting: On behalf of The People Concern, I am expressing concerns about the proposed ballot initiative to significantly amend Measure ULA. While we recognize that ULA can be strengthened, it remains a critical source of funding during a time of significant uncertainty and resource scarcity. Protecting investments aimed at addressing homelessness must remain a priority. One of Los Angeles County's largest housing and social services agencies, The People Concern is an expert in connecting with people on the streets, bringing them inside and then keeping them inside. 92% of people placed in permanent housing by The People Concern never experience homelessness again. Last year, we launched TPC Homes, our development affiliate focused on creating, owning, and operating affordable and supportive housing—together forming a connected system from prevention to long-term stability. Thanks to ULA, we have the potential to open roughly 91 units for two projects in Council District 13. The proposed amendments to ULA are too broad for the many uses of the measure, and for equitable solutions to be made. Any amendments to ULA should follow a deliberate and transparent process that meaningfully includes impacted stakeholders. We urge the Council to refer this matter to the appropriate committees for careful analysis and data-driven review.

Communication from Public

Name: Thomas Irwin
Date Submitted: 01/26/2026 05:01 PM
Council File No: 26-0088
Comments for Public Posting: See attached letter of support on behalf of Eastside Housing for All, for Motion 26-0088, ULA Reform

January 25, 2026
Office of Councilmember Nithya Raman (CD4)
200 N. Spring Street, Suite 415
Los Angeles, CA 90012



Re: Support for CF 26-0088 (Raman/Harris-Dawson) Measure ULA Ordinance

Honorable Councilmembers,

On behalf of Eastside Housing for All, a collective of community members and advocates working to build a more vibrant and affordable Los Angeles, **we write in strong support of CF 26-0088, authored by Councilmember Nithya Raman and seconded by Council President Marqueece Harris-Dawson, to place targeted reforms to Measure ULA on the June 2, 2026 ballot.**

Our vision is simple: Los Angeles should be a thriving, growing region where everyone can find and afford a home in any neighborhood that meets their needs, including (and especially) the Eastside. Our mission is to advocate for practical, effective reforms that build housing at all affordability levels, while also protecting existing residents from displacement.

Measure ULA was sold as a “mansion tax” in 2022, and voters reasonably expected it to help fund tenant protections, affordable housing, and homelessness prevention. But as currently structured, **ULA has also functioned as a tax on new multifamily housing in a high-cost market, hitting the kinds of projects that produce homes for working people and often include deed-restricted affordable units through mixed-income development.**

The Eastside has seen the cost of living rise rapidly over the last decade, leading to rent hikes, overcrowding, and displacement. We believe this is primarily due to our city’s policy choices, which have created housing scarcity rather than abundance. This is especially true near jobs, transit, parks and in high-opportunity neighborhoods broadly. There is no way to combat this in the long run that doesn’t involve more homes, built faster and at lower cost, in more places.

That’s why we support CF 26-0088, a reform that exempts new multifamily housing (and commercial construction) from ULA in a targeted way while retaining nearly 90% of the revenue stream. This is a compromise that will keep most of the funding, stop penalizing projects that create badly needed homes, and reduce the political risk that ULA will be struck down by voters in the fall.

We respectfully urge the Council to advance CF 26-0088 and move swiftly to place these targeted Measure ULA reforms before voters on June 2, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Irwin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thomas Irwin
Co-Chair at Eastside Housing for All

Communication from Public

Name: Tyler Laferriere
Date Submitted: 01/26/2026 05:02 PM
Council File No: 26-0088
Comments for Public Posting: See attached document indicating the support of the LA New Liberals for motion 26-0088, ULA Reform

January 26, 2026
Office of Councilmember Nithya Raman (CD4)
200 N. Spring Street, Suite 415
Los Angeles, CA 90012



RE: Support for CF 26-0088 (Raman/Harris-Dawson) Measure ULA Ordinance Reforms

Honorable Councilmembers,

On behalf of the *Los Angeles New Liberals*, **we write in support of CF 26-0088**, authored by Councilmember Nithya Raman and seconded by Council President Marqueece Harris-Dawson, to **place targeted reforms to Measure ULA on the June 2, 2026, ballot.**

Los Angeles cannot solve its affordability crisis without building substantially more housing, faster and at lower cost, in more places. Policies that discourage new homebuilding may feel satisfying in theory, but in practice, they worsen scarcity, raise prices, and make homelessness and displacement harder to prevent.

Measure ULA was sold as a “mansion tax,” and voters reasonably expected it to fund tenant protections, affordable housing, and homelessness prevention. **But as currently structured, ULA also functions as a tax on new multifamily housing, including mixed-income projects that can deliver deed-restricted affordable units alongside market-rate homes.**

Taxing the creation of housing in a high-cost market is exactly how you get less housing. Numerous high-quality academic studies have found empirical evidence of these impacts, in addition to the simple fact that permitting new housing in 2024 will be among the worst on record for Los Angeles. We cannot wait: every day we create incentives to build less housing means more scarcity, rising rents, homelessness, overcrowding, and displacement.

CF 26-0088 strikes a pragmatic balance: it would exempt new multifamily housing (and commercial construction) from ULA in a targeted way while retaining nearly 90% of the revenue stream. That is the right policy direction, aligning revenue goals with a pro-housing incentive structure that stops penalizing new supply while preserving most of the resources voters intended.

We urge the Council to advance CF 26-0088 and move swiftly to place these targeted Measure ULA reforms before voters on June 2, 2026.

Sincerely,

Tyler Laferriere-Holloway
Chapter Lead
LA New Liberals

Communication from Public

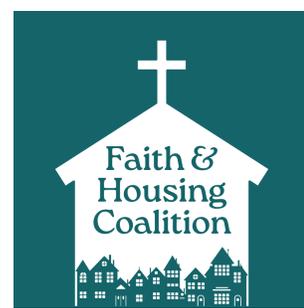
Name:

Date Submitted: 01/26/2026 05:13 PM

Council File No: 26-0088

Comments for Public Posting: See attached letter of support for motion to reform measure ULA,
council file 26-0088

Office of Councilmember Nithya Raman (CD4)
200 N. Spring Street, Suite 415
Los Angeles, CA 90012
Phone: (213) 473-7004



Re: Support for CF 26-0088 (Raman/Harris-Dawson) Measure ULA Ordinance Reforms

Honorable Councilmembers,

On behalf of the Faith and Housing Coalition, we write to support CF 26-0088, authored by Councilmember Nithya Raman and seconded by Council President Marqueece Harris-Dawson, to place targeted reforms to Measure ULA on the June 2, 2026, ballot.

The Faith and Housing coalition exists to educate, organize, and mobilize churches and leaders to advance effective policy reforms that increase abundance, dignity, and community in our region. We want the systems that shape land, housing, and infrastructure to produce enough resources for everyone to access the good life. That vision necessarily requires our city to create conditions that encourage more housing construction. And that simply is not happening in the city of Los Angeles right now: middle-class families are locked out of home ownership, working families are increasingly rent-burdened, and tens of thousands of residents sleep on the street every night.

Measure ULA was sold as a “mansion tax,” and voters reasonably expected it to fund tenant protections, affordable housing, and homelessness prevention. But as currently structured, ULA also functions as a tax on new multifamily housing, including mixed-income projects that can deliver deed-restricted affordable units alongside market-rate homes.

Taxing the creation of housing in a high-cost market is exactly how you get less housing. Numerous high-quality academic studies have found empirical evidence of these impacts, in addition to the simple fact that permitting new housing in 2024 will be among the worst on record for Los Angeles. We cannot wait: every day we create incentives to build less housing means more scarcity, rising rents, homelessness, overcrowding, and displacement.

CF 26-0088 strikes a pragmatic balance: it would exempt new multifamily housing (and commercial construction) from ULA in a targeted way while retaining nearly 90% of the revenue stream. That is the right policy direction, aligning revenue goals with a pro-housing incentive structure that stops penalizing new supply while preserving most of the resources voters intended.

We urge the Council to advance CF 26-0088 and move swiftly to place these targeted Measure ULA reforms before voters on June 2, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Irwin".

Thomas Irwin
Director
Faith and Housing Coalition

Communication from Public

Name: Ron Rouda

Date Submitted: 01/26/2026 05:24 PM

Council File No: 26-0088

Comments for Public Posting: Exempt multi family housing from voter passed ULA? Are you nuts or, just trying to steal the money from affordable housing projects for some other purpose or ??? Seems like our votes and democracy don't matter to some. Vote no on this 15 year exemption request. We have an affordable housing crisis based on years of delay of building housing. Why continue the same practice of delay? Ron Rouda, Nancy Loncke

Communication from Public

Name: Nomatterwhat24org

Date Submitted: 01/26/2026 08:28 PM

Council File No: 26-0088

Comments for Public Posting: Nmw24org could bring real change with homelessness. Housing people for up to 3 years Max making them productive members of society community safety and putting them to work. Where they won't be living off our government for the rest of their life. This is just a portion of our business plan and number one is community safety and not putting Band-Aids on the issue. Respectfully submit Mr Daniel Gaffney EIN 88-3648847 nomatterwhat24org ?? unity service ????????

Communication from Public

Name: Miguel Santana

Date Submitted: 01/26/2026 08:59 PM

Council File No: 26-0088

Comments for Public Posting: CF Number: 26-0088 - Amendment to Measure ULA Dear Honorable Councilmembers, As original supporters and funders of Measure ULA, we are calling for clear-eyed leadership at this critical moment to meet the needs of people in Los Angeles. Measure ULA is rooted in a shared belief that Los Angeles must be bold to address housing insecurity. That belief remains. But promises don't house people—homes do. While progress has been made, the housing and homelessness crisis in Los Angeles continues to strain working families. Last year's wildfires have only deepened our urgency, and put added pressure on our communities and local economy. Recent data is clear: housing production has slowed dramatically in Los Angeles, as rents and displacement are rising, and construction jobs and economic activity have softened. Recent UCLA research found that ULA's current structure has contributed to a concerning slowdown in multifamily construction of more than 50% over the past year. Reporting from the Los Angeles Times, shows LA's decline in housing production is an outlier in the region. And at a time when Los Angeles needs to expedite its housing, current limitations within Measure ULA have even made it difficult to respond to emerging and urgent needs—including providing relief to wildfire survivors. As housing advocates we have a responsibility to ensure public programs and resources are effective and reach the people they are intended to serve. With targeted, responsible improvements, Los Angeles can honor voters' intent, unlock housing production, stabilize communities, and demonstrate the kind of leadership that learns, adapts, and acts with urgency to deliver for its residents. Reforming Measure ULA is not a retreat from our values — it is how we live up to them. We urge our city leaders to seize this moment and move us closer to the thriving Los Angeles we all want to see. Sincerely, California Community Foundation Abundant Housing LA CA YIMBY

Honorable Members of the City Council
City of Los Angeles c/o City Clerk,
City Hall 200 N. Spring Street
Los Angeles, CA 90012
CF Number: 26-0088 - Amendment to Measure ULA

Dear Honorable Councilmembers,

As original supporters and funders of Measure ULA, we are calling for clear-eyed leadership at this critical moment to meet the needs of people in Los Angeles.

Measure ULA is rooted in a shared belief that Los Angeles must be bold to address housing insecurity. That belief remains. But promises don't house people—homes do. While progress has been made, the housing and homelessness crisis in Los Angeles continues to strain working families. Last year's wildfires have only deepened our urgency, and put added pressure on our communities and local economy.

Recent data is clear: housing production has slowed dramatically in Los Angeles, as rents and displacement are rising, and construction jobs and economic activity have softened. Recent [UCLA research](#) found that ULA's current structure has contributed to a concerning slowdown in multifamily construction of more than 50% over the past year. Reporting from the [Los Angeles Times](#), shows LA's decline in housing production is an outlier in the region. And at a time when Los Angeles needs to expedite its housing, current limitations within Measure ULA have even made it difficult to respond to emerging and urgent needs—including providing relief to wildfire survivors.

As housing advocates we have a responsibility to ensure public programs and resources are effective and reach the people they are intended to serve. With targeted, responsible improvements, Los Angeles can honor voters' intent, unlock housing production, stabilize communities, and demonstrate the kind of leadership that learns, adapts, and acts with urgency to deliver for its residents.

Reforming Measure ULA is not a retreat from our values — it is how we live up to them.

We urge our city leaders to seize this moment and move us closer to the thriving Los Angeles we all want to see.

Sincerely,



Communication from Public

Name: Housing Action Coalition

Date Submitted: 01/26/2026 10:58 AM

Council File No: 26-0088

Comments for Public Posting: Dear Council President Harris-Dawson and Members of the Los Angeles City Council, I write on behalf of the Housing Action Coalition to express strong support for proposed reforms to Measure ULA that would better align the policy with the city's housing, equity, and fiscal goals. Measure ULA was conceived with an important and broadly-shared objective: generating dedicated funding for affordable housing and homelessness prevention by asking those who benefit most from land appreciation to contribute more toward the public good. However, nearly three years into implementation a growing body of academic evidence shows that the measure's current design is undermining its very goals—reducing housing production and affordability across the city while destabilizing public finances. Carefully designed transfer taxes can be an effective and progressive tool, particularly in a Proposition 13 system that allows land appreciation to go largely untaxed. Unfortunately, Measure ULA contains several flaws, the greatest of which is its failure to distinguish between productive investment and speculative windfalls—taxing new apartment, office, and retail construction in the same way it taxes passive land appreciation. In practice, this functions as a major penalty on reinvestment and redevelopment at the precise moment Los Angeles desperately needs more housing, more jobs, and a more resilient tax base. These concerns are no longer theoretical. Recent academic research paints a consistent picture: -Comparing the City of Los Angeles to neighboring jurisdictions across LA County, UCLA and USC researchers found that non-single family home transactions fell by 30-50% after ULA took effect—and that effect has proven durable over time (See Figure 1). -A joint UCLA–RAND analysis linked these reduced property transactions to a sharp decline in multifamily development of nearly 2,000 fewer multifamily permits per year—a significant drag on new construction of both market-rate and deed-restricted affordable homes that is far greater than ULA's contribution to the construction of affordable housing (See Figure 2). -A third study from Harvard and UC Irvine shows that slower property turnover under ULA erodes the city's long-run property-tax base. For every dollar raised by ULA, 63–138% may be offset by lost property-tax revenue. In many cases, the fiscal loss of property

taxes exceeds the tax gain from ULA—a self-defeating outcome for a city already facing a structural deficit. These outcomes directly conflict with Los Angeles’s housing obligations. The City is already hundreds of thousands of homes short of its state-mandated RHNA targets and must dramatically accelerate housing production to avoid worsening affordability and displacement. Policies that constrict real estate transactions and penalize new construction make that task significantly harder. The encouraging news is that the problems with Measure ULA are completely fixable and can be accomplished while safeguarding the vast majority of its current revenues. A set of targeted, evidence-based reforms can dramatically reduce ULA’s harm to both housing production and public finances, none more important than the proposed 15-year tax exemption for newly-constructed multifamily, commercial, and mixed-use projects. Taken together, these reforms do not represent a retreat from Measure ULA’s intent, but rather its rescue—transforming a blunt instrument into a sustainable funding tool that works with the housing market rather than against it. Simply put, Los Angeles cannot meet its housing affordability goals while enacting punishing taxes on the very transactions that make new housing possible. The most progressive path forward is not to blindly defend Measure ULA as written, but to improve it so it can succeed on its own terms. Leadership means doing what’s right, not what’s comfortable. I urge the Council to advance these thoughtful reforms that preserve Measure ULA’s core goals and ensure it supports the creation of desperately needed homes across the City of Los Angeles. Respectfully, Jesse Zwick Southern California Director Housing Action Coalition



January 26, 2026

Los Angeles City Council
JOHN FERRARO COUNCIL CHAMBER
ROOM 340, CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

Re: Support for Amending Measure ULA (CF 26-0088)

Dear Council President Harris-Dawson and Members of the Los Angeles City Council,

I write on behalf of the Housing Action Coalition to express strong support for proposed reforms to Measure ULA that would better align the policy with the city's housing, equity, and fiscal goals.

Measure ULA was conceived with an important and broadly-shared objective: generating dedicated funding for affordable housing and homelessness prevention by asking those who benefit most from land appreciation to contribute more toward the public good. However, nearly three years into implementation a growing body of academic evidence shows that the measure's current design is undermining its very goals—reducing housing production and affordability across the city while destabilizing public finances.

Carefully designed transfer taxes can be an effective and progressive tool, particularly in a Proposition 13 system that allows land appreciation to go largely untaxed. Unfortunately, Measure ULA contains several flaws, the greatest of which is its failure to distinguish between productive investment and speculative windfalls—taxing new apartment, office, and retail construction in the same way it taxes passive land appreciation. In practice, this functions as a major penalty on reinvestment and redevelopment at the precise moment Los Angeles desperately needs more housing, more jobs, and a more resilient tax base.

These concerns are no longer theoretical. Recent academic research paints a consistent picture:

- Comparing the City of Los Angeles to neighboring jurisdictions across LA County, UCLA and USC researchers [found](#) that non-single family home transactions fell by 30-50% after ULA took effect—and that effect has proven durable over time (See Figure 1).
- A joint UCLA–RAND analysis [linked](#) these reduced property transactions to a sharp decline in multifamily development of nearly 2,000 fewer multifamily permits per year—a significant drag on new construction of both market-rate and deed-restricted affordable homes that is far greater than ULA's contribution to the construction of affordable housing (See Figure 2).
- A third [study](#) from Harvard and UC Irvine shows that slower property turnover under ULA erodes the city's long-run property-tax base. For every dollar raised by ULA, 63–138% may be offset by lost property-tax revenue. In many cases, the fiscal loss of property taxes exceeds the tax gain from ULA—a self-defeating outcome for a city already facing a structural deficit.

These outcomes directly conflict with Los Angeles's housing obligations. The City is already hundreds of thousands of homes short of its state-mandated RHNA targets and must dramatically accelerate housing production to avoid worsening affordability and displacement. Policies that constrict real estate transactions and penalize new construction make that task significantly harder.

The encouraging news is that the problems with Measure ULA are completely fixable and can be accomplished while safeguarding the vast majority of its current revenues. A set of targeted, evidence-based reforms can dramatically reduce ULA's harm to both housing production and public finances, none more important than the proposed 15-year tax exemption for newly-constructed multifamily, commercial, and mixed-use projects.

Taken together, these reforms do not represent a retreat from Measure ULA's intent, but rather its rescue—transforming a blunt instrument into a sustainable funding tool that works with the housing market rather than against it.

Simply put, Los Angeles cannot meet its housing affordability goals while enacting punishing taxes on the very transactions that make new housing possible. The most progressive path forward is not to blindly defend Measure ULA as written, but to improve it so it can succeed on its own terms.

Leadership means doing what's right, not what's comfortable. I urge the Council to advance these thoughtful reforms that preserve Measure ULA's core goals and ensure it supports the creation of desperately needed homes across the City of Los Angeles.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jesse Zwick', with a stylized, flowing script.

Jesse Zwick
Southern California Director
Housing Action Coalition

Figure 1.

Measure ULA is changing behavior (reducing sales)

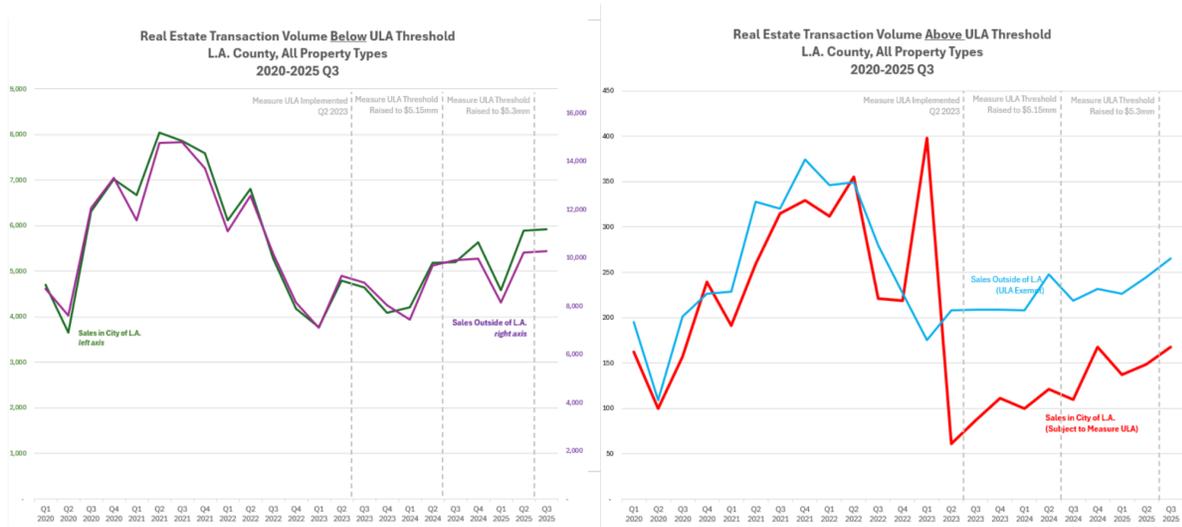
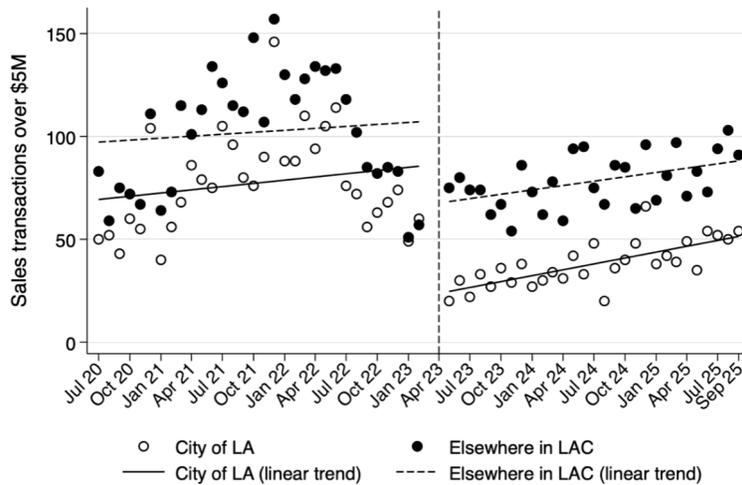


Figure 2.

ULA is reducing sales of properties with the highest potential for redevelopment into multifamily housing



Sales of these “leading indicator” properties have declined by ~50% *above and beyond* the decline seen in other LA County cities (from higher interest rates, construction costs, etc.)

Communication from Public

Name: Simon Ha

Date Submitted: 01/26/2026 11:00 AM

Council File No: 26-0088

Comments for Public Posting: Dear Los Angeles City Council, I am submitting this public comment IN SUPPORT of the motion introduced by Councilmember Nithya Raman to amend Measure ULA. ULA was sold to voters as a “Mansion Tax” intended to tax million-dollar homes to fund homeless solutions. Most voters I spoke with had no idea this measure would tax all real estate transactions over \$5 million, including some 100 percent affordable housing projects. Many believed this was simply a tax on wealthy homeowners with large mansions. Councilmember Raman’s motion proposes targeted exemptions and technical fixes to Measure ULA. The motion appropriately acknowledges that ULA funding is critical for affordable housing and homelessness prevention, while also recognizing that taxing housing production reduces housing production, which worsens affordability and displacement citywide. A key element of the motion is a temporary exemption for newly constructed multifamily and mixed-use housing, recognizing that housing production is part of the solution and not something to be penalized. The data is now catching up to what practitioners have been experiencing on the ground for the past two years. Research by Harvard University and UCLA concludes that sales of redevelopment-oriented parcels, including multifamily-zoned land, mixed-use sites, and commercial conversion candidates, in the City of Los Angeles dropped by roughly 50 percent more than in the rest of LA County. To validate these findings, a senior LA City Planning executive recently stated that the city has seen a dramatic decrease in market-rate multifamily entitlement submittals. Many real estate investors have turned away from the City of Los Angeles. Please don’t misunderstand my position. I support the intent behind Measure ULA. We need stable funding for affordable housing and homelessness prevention. But good intentions do not override bad outcomes. As both a housing advocate and a homelessness solutions advocate, I believe these efforts must work together as part of a single system. Shrinking overall housing supply increases the need for subsidy. Taxing housing results in less housing for everyone. We should tax speculation. We should tax luxury transactions. But we should not tax new housing production in the middle of a housing crisis. If we are serious about affordability, equity, and homelessness

prevention, we must fix the policies that unintentionally
undermine those very goals. Respectfully submitted, Simon Ha,
AIA SH Housing Solutions



January 26, 2026

RE: Council File 26-0088

Dear Los Angeles City Council,

I am submitting this public comment **IN SUPPORT** of the motion introduced by Councilmember Nithya Raman to amend Measure ULA.

ULA was sold to voters as a “Mansion Tax” intended to tax million-dollar homes to fund homeless solutions. Most voters I spoke with had no idea this measure would tax all real estate transactions over \$5 million, including some 100 percent affordable housing projects. Many believed this was simply a tax on wealthy homeowners with large mansions.

Councilmember Raman’s motion proposes targeted exemptions and technical fixes to Measure ULA. The motion appropriately acknowledges that ULA funding is critical for affordable housing and homelessness prevention, while also recognizing that taxing housing production reduces housing production, which worsens affordability and displacement citywide. A key element of the motion is a temporary exemption for newly constructed multifamily and mixed-use housing, recognizing that housing production is part of the solution and not something to be penalized.

The data is now catching up to what practitioners have been experiencing on the ground for the past two years. Research by Harvard University and UCLA concludes that sales of redevelopment-oriented parcels, including multifamily-zoned land, mixed-use sites, and commercial conversion candidates, in the City of Los Angeles dropped by roughly 50 percent more than in the rest of LA County. To validate these findings, a senior LA City Planning executive recently stated that the city has seen a dramatic decrease in market-rate multifamily entitlement submittals. Many real estate investors have turned away from the City of Los Angeles.

Please don’t misunderstand my position. I support the intent behind Measure ULA. We need stable funding for affordable housing and homelessness prevention. But good intentions do not override bad outcomes. As both a housing advocate and a homelessness solutions advocate, I believe these efforts must work together as part of a single system. Shrinking overall housing supply increases the need for subsidy. Taxing housing results in less housing for everyone.

We should tax speculation. We should tax luxury transactions. But we should not tax new housing production in the middle of a housing crisis. If we are serious about affordability, equity, and homelessness prevention, we must fix the policies that unintentionally undermine those very goals.

Respectfully submitted,

A blue ink handwritten signature, appearing to read 'Simon Ha'.

Simon Ha, AIA
SH Housing Solutions

Communication from Public

Name: Emma M.

Date Submitted: 01/26/2026 02:15 PM

Council File No: 26-0088

Comments for Public Posting: There is no reason to water down ULA to appease developers. This is still one of the most populous cities in the country, they have plenty incentive to continue building without actively defunding the city's future. They have all the money they need.

Communication from Public

Name: Brad Neal

Date Submitted: 01/26/2026 04:08 PM

Council File No: 26-0088

Comments for Public Posting: Please restrict application of the ULA Mansion Tax to homes only. The impact this tax has had on Commercial real estate has been substantial. I have spoken to dozens of apartment building owners that are unable to sell their buildings with this tax in place. Many of them are seniors that wish to retire and are not interested in a 1031 exchange. But with the burdensome ULA tax they cannot afford to sell.

Communication from Public

Name: Chris Tilly

Date Submitted: 01/26/2026 04:13 PM

Council File No: 26-0088

Comments for Public Posting: I write as a voter and citizen and as a professor of urban planning at UCLA. Please vote NO on Councilmember Raman's motion to establish multiple exemptions from Measure ULA. Measure ULA has been a lifeline for affordable housing construction and preservation and reducing the inflow into homelessness by keeping tenants in their homes. Pease do not cut off or shrink this vital lifeline.

Communication from Public

Name: Angela Birdsong

Date Submitted: 01/26/2026 04:17 PM

Council File No: 26-0088

Comments for Public Posting: Hello my name is Angela Birdsong. I am addressing Item #19 and general public comment. I am a housing rights organizer for Los Angeles Community Action Network better known as LA CAN. I work in Council District 14, and I reside in the city of Inglewood, a close neighbor of the city of Los Angeles, and I am a landlord in Hermosa Beach. Measure ULA is one of the City's most effective tools to keep people housed. It is working — it has helped prevent thousands of people from falling into homelessness and is funding real, permanent housing solutions. I'm deeply concerned that the LA City Council is now moving to put amendments to ULA on the ballot. This effort is not about stopping the Howard Jarvis repeal — that campaign is behind, and its backers refused to engage with the community. This is about giving in to real estate pressure. ULA is voter-approved and narrowly targeted, applying only to property sales over \$5.3 million and asking the wealthiest property owners to contribute to housing solutions that benefit all Angelenos. Weakening ULA through carve-outs, delays, or funding shifts would hurt our members and constituents who live in Skid Row. I urge you to reject this amendment effort and fully implement what voters approved. Also, interim housing is very expensive. People in interim housing are still homeless. People who live in ULA-built permanent housing are home. There are ULA-built homes open at Santa Monica and Vermont and Montesquieu Manor where people live today. More is on the way at seven other sites across the city. Much more is on the way when we get the results of the biggest affordable housing funding round in LA's history next month. Trump wants to take money out of permanent housing and put it in shelters. Why would we do the same? In addition, I am standing with tenants from the 21 buildings purchased by Hope For An Affordable LA (HALA) regarding conditions in the buildings. A letter was emailed on June 3, 2025, to all LA City Councilmembers, the LA Mayor, Los Angeles Housing Department (LAHD), Housing Authority of the City Los Angeles, HALA, Hart District Management and Legal Aid Foundation of Los Angeles. Our demands are: * Immediate, on-site, lawful mail delivery for all 18 occupied buildings. No more excuses. * Restoration of 24/7 security—not armed thugs, not intimidation, but real, tenant-protective presence—across the HALA portfolio. Thank you.

Communication from Public

Name: Jane Mohon

Date Submitted: 01/26/2026 04:31 PM

Council File No: 26-0088

Comments for Public Posting: Measure ULA, was approved by Los Angeles voters in 2022 and has raised over \$1 billion in funds for affordable housing programs. Council member Raman's motion to would exempt multifamily housing, commercial property, and mixed-use development and most certainly goes against what people of this city voted for. This exemption would significantly cut revenues that fund affordable housing programs, with no requirements for the City to report the consequences of these changes, and with no attempt to offset the losses it proposes to introduce. Please vote AGAINST Council member Raman's motion.