

Communication from Public

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Comments for Public Posting: Los Angeles City Clerk, I am writing in support of the Ad Hoc Committee's work to reform Measure ULA and to urge you to advance reforms that would fix the measure's most damaging design flaws, which are hurting housing production and the city's finances. Measure ULA was passed with a goal I share: funding affordable housing and reducing homelessness in our city. But the evidence is now clear that the tax as currently designed is working against that goal. Academic research from UCLA, RAND, Harvard, and UC Irvine has documented a significant decline in real estate transactions, a sharp drop in new multifamily housing construction, and a reduction in property tax revenues that fund our schools and public services. I support reforming — not repealing — Measure ULA. Targeted fixes can preserve much of the measure's revenues and equity commitments while dramatically reducing the harm it is causing. Some are trying to frame your work as a choice between supporting low-income tenants and aiding homebuilders, but that's a false choice. Well-designed reform can and will further both goals, as well as support our workforce and help stabilize the city's finances. Los Angeles is already far behind on its state-mandated housing goals. The city needs every policy tool working in the same direction. I urge the committee to move swiftly on meaningful reform and to advance recommendations that align Measure ULA with the housing future Los Angeles voters intended. Thank you for your time and your service to our city. Stephen Albert
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