



Thursday, February 12, 2026
Los Angeles Housing Department

**RE: UNITED TO HOUSE LOS ANGELES CITIZEN OVERSIGHT COMMITTEE – 2026
AD HOC COMMITTEES**

Dear Los Angeles Housing Department (LAHD),

At its meeting on Thursday, January 28, 2026, the United to House Los Angeles Citizen Oversight Committee (ULA-COC or COC) approved the following motions in response to agenda items eight-A (8A), eight-B (8B), and eight-C (8C).

8A) ACTION: APPROVE 2026 COMMUNICATIONS, OUTREACH, AND EDUCATION
AD HOC COMMITTEE AND COC ASSIGNMENTS

8B) ACTION: APPROVE 2026 POLICY AMENDMENT REVIEW AD HOC COMMITTEE
AND COC ASSIGNMENTS

8C) ACTION: APPROVE 2026 PROGRAM EVALUATION AD HOC COMMITTEE AND
COC ASSIGNMENTS

**8A) Committee Vice Chair Michelle Espinosa Coulter moved for approval of the following
Motion for agenda item 8A.**

***“The ULA-COC moves to approve the 2026 Communications, Outreach, and
Education Ad Hoc workplan and seat Committee Members Kristal Romero, Charlie
Cea, and Zerita Jones on the Ad Hoc.”***

Committee Member Holland seconded the Motion.

The Motion was approved with 8 – yes and 0 – no votes. The following Committee Members
voted to approve the Motion:

1. Zerita Jones, Chair
2. Michelle Espinosa Coulter, Vice Chair
3. Fernando Abarca
4. Roberto Barragan
5. Taylor Holland
6. Nancy Lewis
7. Jeanne Nishimoto
8. Leilani Reed

**8B) Committee Vice Chair Michelle Espinosa Coulter moved for approval of the following
Motion for agenda item 8B.**

“The ULA-COC moves to approve the 2026 Policy Amendment Review Ad Hoc workplan and seat Committee Members Taylor Holland, Michelle Espinosa Coulter, Zella Knight, and Jeanne Nishimoto to the Ad Hoc.”

Committee member Lewis seconded the Motion.

The Motion was approved with 8 – yes and 0 – no votes. The following Committee Members voted to approve the Motion:

1. Zerita Jones, Chair
2. Michelle Espinosa Coulter, Vice Chair
3. Fernando Abarca
4. Roberto Barragan
5. Taylor Holland
6. Nancy Lewis
7. Jeanne Nishimoto
8. Leilani Reed

8C) Committee Vice Chair Michelle Espinosa Coulter moved to approve the following Motion for agenda item 8C.

“The ULA-COC moves to approve the 2026 Program Evaluation Ad Hoc workplan and seat Committee Members Nancy Lewis, Alma Morales, Michelle Espinosa Coulter, and Roberto Barragan on the Ad Hoc.”

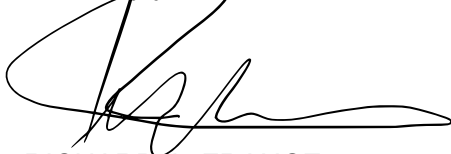
Committee Member Barragan seconded the Motion.

The Motion was approved with 8 – yes and 0 – no votes. The following Committee Members voted to approve the Motion:

1. Zerita Jones, Chair
2. Michelle Espinosa Coulter, Vice Chair
3. Fernando Abarca
4. Roberto Barragan
5. Taylor Holland
6. Nancy Lewis
7. Jeanne Nishimoto
8. Leilani Reed

As the Interim Inspector General of the ULA-COC, our team is available to answer questions you may have regarding this motion. Please contact me via email at Richard@estolanoadvisors.com with any questions.

Sincerely yours



RICHARD A. FRANCE

Interim Inspector General
The United to House Los Angeles Citizen Oversight Committee

cc:

Los Angeles City Clerk
Michael Custodio, Los Angeles City Attorney
Tiena Johnson Hall, General Manager, LAHD
Cally Hardy, Director, Strategic Engagement & Policy, LAHD
Edwin Sun, Housing Planning and Economic Analyst, LAHD
Teddy Loo, Senior Management Analyst, LAHD
Patricia Gispert, Management Analyst, LAHD
Zerita Jones, Chair, ULA-COC
Michelle Espinosa Coulter, Vice Chair, ULA-COC
Fernando Abarca, Committee Member, ULA-COC
Roberto Barragan, Committee Member, ULA-COC
Charlie Cea, Youth Committee Member, ULA-COC
Taylor Holland, Committee Member, ULA-COC
Zella Knight, Committee Member, ULA-COC
Nancy Lewis, Committee Member, ULA-COC
Jacob Lipa, Committee Member, ULA-COC
Alma Morales, Committee Member, ULA-COC
Jeanne Nishimoto, Committee Member, ULA-COC
Leilani Reed, Committee Member, ULA-COC
Kristal Romero, Committee Member, ULA-COC
Antonia Routt, Committee Member, ULA-COC
Daniela Solano, Committee Member, ULA-COC

Eunisses Hernandez, Councilmember, CD1
Adrin Nazarian, Councilmember, CD2
Bob Blumenfield, Councilmember, CD3
Nithya Raman, Councilmember, CD4
Katy Yaroslavsky, Councilmember, CD5
Imelda Padilla, Councilmember, CD6
Monica Rodriguez, Councilmember, CD7
Marqueece Harris-Dawson, Councilmember, CD8
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Heather Hutt, Councilmember, CD10
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John Lee, Councilmember, CD12

Hugo Soto-Martinez, Councilmember, CD13
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Tim McOsker, Councilmember, CD15

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Hannah Lee, Chief of Staff, CD12
Patricia Castellanos, Chief of Staff, CD13
Lauren Hodgins, Chief of Staff, CD14
Jeanne Min, Chief of Staff, CD15



Thursday, February 12, 2026
Los Angeles Housing Department

**RE: UNITED TO HOUSE LOS ANGELES CITIZEN OVERSIGHT COMMITTEE –
SPECIAL MEETING CONSIDERATION OF NEXT STEPS RELATED TO CF 26-0088
MOTION TO AMEND MEASURE ULA**

Dear Los Angeles Housing Department (LAHD),

On Thursday, January 28, 2026, the United to House Los Angeles Citizen Oversight Committee (ULA-COC or COC) held a special meeting to approve the following motion in response to special agenda item four (4).

4A) ACTION: COC APPROVES NEXT STEPS RELATED TO CF 26-0088 MOTION TO AMEND MEASURE ULA

4A) Committee Vice Chair Michelle Espinosa Coulter moved for approval of the following Motion for agenda item 4A.

“The ULA-COC moves to direct the Interim Inspector General (IIG) draft and send the attached letter to City Council regarding amendments to Measure ULA.”

Committee Member Lewis seconded the Motion.

The Motion was approved with 8 – yes and 0 – no votes. The following Committee Members voted to approve the Motion:

1. Zerita Jones, Chair
2. Michelle Espinosa Coulter, Vice Chair
3. Fernando Abarca
4. Roberto Barragan
5. Taylor Holland
6. Nancy Lewis
7. Jeanne Nishimoto
8. Leilani Reed

As the Interim Inspector General of the ULA-COC, our team is available to answer questions you may have regarding this motion. Please contact me via email at Richard@estolanoadvisors.com with any questions.

Sincerely yours,



RICHARD A. FRANCE

Interim Inspector General
The United to House Los Angeles Citizen Oversight Committee

cc:

Los Angeles City Clerk
Michael Custodio, Los Angeles City Attorney
Tiena Johnson Hall, General Manager, LAHD
Cally Hardy, Director, Strategic Engagement & Policy, LAHD
Edwin Sun, Housing Planning and Economic Analyst, LAHD
Teddy Loo, Senior Management Analyst, LAHD
Patricia Gispert, Management Analyst, LAHD
Zerita Jones, Chair, ULA-COC
Michelle Espinosa Coulter, Vice Chair, ULA-COC
Fernando Abarca, Committee Member, ULA-COC
Roberto Barragan, Committee Member, ULA-COC
Charlie Cea, Youth Committee Member, ULA-COC
Taylor Holland, Committee Member, ULA-COC
Zella Knight, Committee Member, ULA-COC
Nancy Lewis, Committee Member, ULA-COC
Jacob Lipa, Committee Member, ULA-COC
Alma Morales, Committee Member, ULA-COC
Jeanne Nishimoto, Committee Member, ULA-COC
Leilani Reed, Committee Member, ULA-COC
Kristal Romero, Committee Member, ULA-COC
Antonia Routt, Committee Member, ULA-COC
Daniela Solano, Committee Member, ULA-COC

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Patricia Castellanos, Chief of Staff, CD13
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Jeanne Min, Chief of Staff, CD15



February 6th, 2026

Dear Honorable Members of the Los Angeles City Council,

The Citizens Oversight Committee (COC) of Measure ULA (the Measure) functions as an oversight body of the Measure to ensure that the funds collected by the Measure are implemented in a way that is transparent and accountable to the residents of the City of Los Angeles (the City). The purpose of today's letter is to provide a response to the City Council Motion housed under Council File 26-0088 and dated January 27, 2026.

COC's Responsibility to Review: Measure ULA Ordinance Section 22.618.8(b), states that the COC "shall" review any proposed amendments to Measure ULA and may express an opinion on whether the proposed amendments further the purposes of the Measure.

Process Concerns: The COC has concerns that the Council Motion appears not to have considered the COC's role as outlined in Section 22.618.8(b).

The COC's Review: The COC has appointed its 2026 Policy Amendment Ad Hoc Committee to deliberate and issue an opinion related to the proposed amendments. We have directed this Ad Hoc Committee to review this Motion in its entirety. If the COC opines that the proposed amendments are inconsistent with the purposes of the Measure, Council must provide "written findings to the contrary supported by substantial evidence in the record before it to justify proceeding with the amendment[s] despite that opposing opinion," per Section 22.618.8(b).

Regarding proposed amendment(s) to Section 21.9.2 for "Commercial/Multifamily Exemptions," we intend to review the ballot measure language drafted by the City Attorney to understand how the proposed amendments further "the purposes stated in Section 22.618.1" of the Measure.

Note Regarding Technical Changes: Regarding the Motion's proposed technical changes to Measure ULA, the COC understands that these fixes may not require a ballot measure. We also understand that the Los Angeles Housing Department (LAHD), real estate lenders and investors, the United to House LA Coalition (the Coalition), and Southern California Association of Nonprofit Housing (SCANPH) have been engaging in a months-long collaborative process to discuss these technical changes. This process may serve as a model for making future changes to the Measure. We look forward to seeing the outcomes of this process and reviewing the proposed technical changes to determine their consistency with the Measure, per Section 22.618.8(b).



Future Collaboration: The COC looks forward to working in collaboration with the City Council, the City Attorney, the Mayor's Office, and all other relevant parties to review any proposed amendments to Measure ULA in an orderly and deliberative manner, as outlined by the Measure.

Signed ,

A handwritten signature in black ink, appearing to read "Zerita Jones".

Zerita Jones (Feb 11, 2026 17:07:31 PST)

Zerita Jones, Chair, ULA-COC

Michelle Espinosa Coulter

Michelle Espinosa Coulter, Vice Chair, ULA-COC

ULA- COC Commissioners:

Nancy Lewis
Taylor Holland
Kristal Romero
Roberto Barragan
Zella Knight
Antonia M. Routt
Jeanne Nishimoto
Leilani Reed
Alma Morales
Fernando Abarca
Charlie Cea

cc:

Los Angeles City Clerk
Jenny Delwood, Deputy Chief of Staff, Office of Mayor Karen Bass
Sasha Harnden, Director of Housing Stability, Office of Mayor Karen Bass
David Greenman, Director of Commission Affairs, Office of Mayor Karen Bass
Michael Custodio, Los Angeles City Attorney



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