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**26-0088\_pc\_01-24-2026**

1 message

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**City Clerk Council and Public Services** <clerk.cps@lacity.org>  
To: City Clerk Council and Public Services <clerk.cps@lacity.org>

Mon, Jan 26, 2026 at 4:33 PM

----- Forwarded message -----

From: Pauline Martinez <pauline.martinez@usc.edu>  
To: clerk.CPS@lacity.org  
Cc:  
Bcc:  
Date: Sun, 25 Jan 2026 06:33:36 +0000 (UTC)  
Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

I'm writing to urge you to vote YES on Item 19 this Tuesday to direct the City Attorney to draft ballot language for a targeted Measure ULA reform measure.

Measure ULA was passed to fund affordable housing and homelessness prevention. I support those goals wholeheartedly, but the evidence is now clear that the measure's flawed design is producing serious unintended consequences. Instead of simply taxing mansions, as ULA was advertised to do, it has stalled multifamily residential construction at a moment when Los Angeles urgently needs more homes.

A targeted set of reforms is the responsible way to protect ULA's purpose while reducing its harm to new housing production. The proposed approach, especially a time-limited exemption for new or substantially rehabilitated multifamily and commercial projects, goes a long way to remove the harsh penalties the measure currently imposes on much-needed investments in new homes and jobs in our city.

Overall, these reforms will ensure that Los Angeles:

- Starts building multifamily homes again by restoring basic economic feasibility for projects already buffeted by tariffs, high interest rates, and labor shortages

- Produces more affordable housing, not less, by allowing mixed-income projects across the city to get built

- Protects funding for its schools and other services by unlocking real estate transactions that reset property tax assessments

- Preserves ULA's core goals and nearly all of its revenues by focusing relief on productive investment in our city while continuing to tax windfall gains

Leadership means doing what's right, not what's comfortable. If we want Measure ULA to endure and succeed, we have to be willing to acknowledge and fix its obvious flaws and make the policy work as intended.

Please vote YES on Tuesday to advance these commonsense reforms.

Pauline Martinez  
[pauline.martinez@usc.edu](mailto:pauline.martinez@usc.edu)

Los Angeles, California 90031

----- Forwarded message -----

From: Alan Nissel <[alan.nissel@pepperdine.edu](mailto:alan.nissel@pepperdine.edu)>  
To: [clerk.CPS@lacity.org](mailto:clerk.CPS@lacity.org)  
Cc:  
Bcc:  
Date: Sun, 25 Jan 2026 07:23:32 +0000 (UTC)  
Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

I'm writing to urge you to vote YES on Item 19 this Tuesday to direct the City Attorney to draft ballot language for a targeted Measure ULA reform measure.

Measure ULA was passed to fund affordable housing and homelessness prevention. I support those goals wholeheartedly, but the evidence is now clear that the measure's flawed design is producing serious unintended consequences. Instead of simply taxing mansions, as ULA was advertised to do, it has stalled multifamily residential construction at a moment when Los Angeles urgently needs more homes.

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Please vote YES on Tuesday to advance these commonsense reforms.

Alan Nissel  
[alan.nissel@pepperdine.edu](mailto:alan.nissel@pepperdine.edu)

Beverly Hills, California 90210

----- Forwarded message -----

From: Kamber Moss <noreply@adv.actionnetwork.org>  
To: clerk.CPS@lacity.org  
Cc:  
Bcc:  
Date: Sun, 25 Jan 2026 03:02:31 +0000 (UTC)  
Subject: reform Measure ULA

Los Angeles City Clerk,

Please vote yes on item 19. It's clear this measure has caused the LA housing supply to decrease, contrary to its goal. LA competes for new housing projects with other cities and states. Who the heck wants to build or improve apartment buildings in LA if they start at a return of negative 5%. There's plenty other places that will make it easy and gladly accept more housing...

Kamber Moss  
[kambermoss@gmail.com](mailto:kambermoss@gmail.com)

Los Angeles, California 90024

----- Forwarded message -----

From: Daniel Van Horne <noreply@adv.actionnetwork.org>  
To: clerk.CPS@lacity.org  
Cc:  
Bcc:  
Date: Sun, 25 Jan 2026 03:00:41 +0000 (UTC)  
Subject: Item 19: The Housing-Building Fix Measure ULA Needs

Los Angeles City Clerk,

I'm writing to urge you to vote YES on Item 19 this Tuesday, directing the City Attorney to draft ballot language for a targeted Measure ULA reform.

Measure ULA was passed to fund affordable housing and homelessness prevention—goals I fully support. But it's also becoming clear that the measure's current design is creating serious unintended consequences. In practice, ULA hasn't just affected "mansion" transactions the way it was marketed; it has also put a chill on multifamily development and major rehab, right when Los Angeles needs more housing, not less.

This matters a lot to my generation. I'm 28, and for many people my age, housing already eats up a huge share of income. We're trying to build a future here—stay in Los Angeles, start families, save for a down payment, pay down student debt, and actually have a shot at stability. But when new housing doesn't get built, scarcity gets worse, and the result is predictable: higher rents, fewer options, and a city that becomes harder to stay in unless you're already wealthy.

That's why a narrow set of reforms is the responsible move: protect ULA's purpose while reducing its harm to housing production. The proposed approach—especially a time-limited exemption for new or substantially rehabilitated multifamily and commercial projects—targets relief where it's most productive: getting new homes and jobs built, without abandoning the measure's core intent.

Overall, these reforms would help Los Angeles:

Get multifamily housing building again by restoring basic feasibility for projects already squeezed by tariffs, high interest rates, and labor shortages

Reduce upward pressure on rents over time by expanding supply—critical for younger residents who are already cost-burdened

Support more mixed-income and affordable housing production, not less, by allowing projects across the city to pencil and proceed

Protect funding for schools and city services by unlocking transactions that reset property tax assessments

Preserve ULA's core goals and most of its revenue, by focusing relief on productive investment while continuing to tax windfall gains

Leadership means doing what works in the real world. If we want Measure ULA to endure and succeed, we should be willing to fix its obvious flaws so it functions as intended—especially when the consequences are landing hardest on younger Angelenos trying to put down roots here.

Please vote YES on Tuesday to advance these commonsense reforms.

Daniel Van Horne  
[dvhftw@gmail.com](mailto:dvhftw@gmail.com)

Los Angeles, California 90025

----- Forwarded message -----

From: Raffi Shirinian <raffi@3space-la.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Sun, 25 Jan 2026 00:52:28 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

I'm writing to urge you to vote YES on Item 19 this Tuesday to direct the City Attorney to draft ballot language for a targeted Measure ULA reform measure.

Measure ULA was passed to fund affordable housing and homelessness prevention. I support those goals wholeheartedly, but the evidence is now clear that the measure's flawed design is producing serious unintended consequences. Instead of simply taxing mansions, as ULA was advertised to do, it has stalled multifamily residential construction at a moment when Los Angeles urgently needs more homes.

A targeted set of reforms is the responsible way to protect ULA's purpose while reducing its harm to new housing production. The proposed approach, especially a time-limited exemption for new or substantially rehabilitated multifamily and commercial projects, goes a long way to remove the harsh penalties the measure currently imposes on much-needed investments in new homes and jobs in our city.

Overall, these reforms will ensure that Los Angeles:

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- Protects funding for its schools and other services by unlocking real estate transactions that reset property tax assessments

- Preserves ULA's core goals and nearly all of its revenues by focusing relief on productive investment in our city while continuing to tax windfall gains

Leadership means doing what's right, not what's comfortable. If we want Measure ULA to endure and succeed, we have to be willing to acknowledge and fix its obvious flaws and make the policy work as intended.

Please vote YES on Tuesday to advance these commonsense reforms.

Raffi Shirinian  
[raffi@3space-la.com](mailto:raffi@3space-la.com)

Los Angeles, California 90027

----- Forwarded message -----

From: Will Wright <[will@aialosangeles.org](mailto:will@aialosangeles.org)>  
To: [clerk.CPS@lacity.org](mailto:clerk.CPS@lacity.org)  
Cc:  
Bcc:  
Date: Sun, 25 Jan 2026 00:13:57 +0000 (UTC)  
Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

I'm writing to urge you to vote YES on Item 19 this Tuesday to direct the City Attorney to draft ballot language for a targeted Measure ULA reform measure.

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work as intended.

Please vote YES on Tuesday to advance these commonsense reforms.

Will Wright

[will@aialosangeles.org](mailto:will@aialosangeles.org)

, 90012-1106

----- Forwarded message -----

From: Melissa Tufan <[melissa@integrare.la](mailto:melissa@integrare.la)>

To: [clerk.CPS@lacity.org](mailto:clerk.CPS@lacity.org)

Cc:

Bcc:

Date: Sat, 24 Jan 2026 23:19:30 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

I'm writing to urge you to vote YES on Item 19 this Tuesday to direct the City Attorney to draft ballot language for a targeted Measure ULA reform measure.

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Please vote YES on Tuesday to advance these commonsense reforms.

Melissa Tufan  
[melissa@integrare.la](mailto:melissa@integrare.la)

Los Angeles, California 90066

----- Forwarded message -----

From: Pasqualino Sollazzo <[pasqualino@integrare.la](mailto:pasqualino@integrare.la)>  
To: [clerk.CPS@lacity.org](mailto:clerk.CPS@lacity.org)  
Cc:  
Bcc:  
Date: Sun, 25 Jan 2026 00:00:40 +0000 (UTC)  
Subject: Support Item 19 to reform Measure ULA

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Please vote YES on Tuesday to advance these commonsense reforms.

Pasqualino Sollazzo  
[pasqualino@integrare.la](mailto:pasqualino@integrare.la)

Santa Monica, California 90404

----- Forwarded message -----

From: Jacob Goren <[jacob@integrare.la](mailto:jacob@integrare.la)>

To: [clerk.CPS@lacity.org](mailto:clerk.CPS@lacity.org)

Cc:

Bcc:

Date: Sat, 24 Jan 2026 22:50:30 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

I'm writing to urge you to vote YES on Item 19 this Tuesday to direct the City Attorney to draft ballot language for a targeted Measure ULA reform measure.

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Please vote YES on Tuesday to advance these commonsense reforms.

Jacob Goren

[jacob@integrare.la](mailto:jacob@integrare.la)

Santa Monica, California 90405

----- Forwarded message -----

From: BRAD PADDEN <BRAD@housingdiversity.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Sat, 24 Jan 2026 22:25:11 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

I'm writing to urge you to vote YES on Item 19 this Tuesday to direct the City Attorney to draft ballot language for a targeted Measure ULA reform measure.

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Please vote YES on Tuesday to advance these commonsense reforms.

BRAD PADDEN

[BRAD@HOUSINGDIVERSITY.COM](mailto:BRAD@HOUSINGDIVERSITY.COM)

Bellevue, Washington 98004

----- Forwarded message -----

From: "christian@staynerarchitects.com" <christian@staynerarchitects.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Sat, 24 Jan 2026 22:13:21 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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[christian@staynerarchitects.com](mailto:christian@staynerarchitects.com)

,

----- Forwarded message -----

From: Andy Freeland <[andy@andyfreeland.net](mailto:andy@andyfreeland.net)>

To: [clerk.CPS@lacity.org](mailto:clerk.CPS@lacity.org)

Cc:

Bcc:

Date: Sat, 24 Jan 2026 21:37:26 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

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Please vote YES on Tuesday to advance these commonsense reforms.

Andy Freeland

[andy@andyfreeland.net](mailto:andy@andyfreeland.net)

901 S Flower St #300

Los Angeles, California 90015

----- Forwarded message -----

From: Alexander Albert <[sandy@citypadsre.com](mailto:sandy@citypadsre.com)>

To: [clerk.CPS@lacity.org](mailto:clerk.CPS@lacity.org)

Cc:

Bcc:

Date: Sat, 24 Jan 2026 21:27:34 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

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Please vote YES on Tuesday to advance these commonsense reforms.

- Alexander "Sandy" S. Albert

(3rd Generation Angeleno, 5th Generation Californian and housing investor and developer in the City of Los Angeles)

Alexander Albert

[sandy@citypadsre.com](mailto:sandy@citypadsre.com)

Los Angeles, California 90041

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### 13 attachments

 **Support Item 19 to reform Measure ULA.eml**  
13K

 **Support Item 19 to reform Measure ULA.eml**  
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 **reform Measure ULA.eml**  
11K

 **Item 19: The Housing-Building Fix Measure ULA Needs.eml**  
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 **Support Item 19 to reform Measure ULA.eml**  
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 **Support Item 19 to reform Measure ULA.eml**  
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