



26-0088_pc_01-27-2026

1 message

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

Wed, Jan 28, 2026 at 8:41 AM

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

From: MICHAEL MICHAEL <michael@mdmbuilders.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 20:24:26 +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.

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- 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.

MICHAEL MICHAEL
michael@mdmbuilders.com

Los Angeles, California 90013

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

From: Roman Bootman <rbootman@gspartners.com>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Tue, 27 Jan 2026 19:36:48 +0000 (UTC)
Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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Roman Bootman
rbootman@gspartners.com

Santa Monica, California 90405

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

From: Erik Yesayan <eyesayan@pattern.la>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 19:14:06 +0000 (UTC)

Subject: Support for Advancing Measure ULA Reform to the June 2026 Ballot

Los Angeles City Clerk,

Dear Honorable Members of the Los Angeles City Council,

My name is Erik Yesayan, founder and director of Pattern Planning & Development Inc., a land use consulting and permit expediting firm with over 15 years of experience guiding residential, commercial, and mixed-use projects throughout Los Angeles. I am writing in support of the motion before Council to advance targeted reforms to Measure ULA and place a measure on the June 2026 ballot.

Measure ULA was approved by voters to fund affordable housing and provide critical protections for tenants facing eviction and homelessness, making it an essential and valuable funding source that should be preserved. However, ULA's current structure has produced unintended consequences. Multifamily and mixed-use housing production has slowed, financing has become more difficult, and fewer entitled projects are moving forward to construction and completion. A policy that unintentionally stalls housing production ultimately undermines the long-term success of Measure ULA itself.

The proposed reforms provide a targeted, evidence-based fix. The 15-year exemption for newly constructed or substantially rehabilitated multifamily, commercial, and mixed-use projects—along with limited relief for fire-impacted properties and technical amendments to support nonprofit housing—maintains ULA's core purpose while restoring feasibility to housing production.

In my professional work navigating City approvals and financing realities, I see firsthand how these adjustments are necessary to ensure that housing projects can move forward and deliver

homes for Angelenos. Advancing this reform locally protects critical revenue while avoiding broader, more disruptive changes to the measure.

I respectfully urge the City Council to support this motion and allow voters the opportunity to consider thoughtful reforms that keep Measure ULA aligned with its original intent and the City's urgent housing needs.

Sincerely,

Erik Yesayan
Founder & Principal
Pattern Planning & Development Inc.

Erik Yesayan
eyesayan@pattern.la

Glendale, California 91202

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

From: Peter Cohen <noreply@adv.actionnetwork.org>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Tue, 27 Jan 2026 19:16:54 +0000 (UTC)
Subject: Stop taxing housing Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

PLEASE stop taxing the one thing we desperately need more of: housing. This is the defining issue of our generation. Young people are leaving LA in droves. I am a single issue voter. 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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-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

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Please vote YES on Tuesday to advance these commonsense reforms.

Peter Cohen
pcohen24@gmail.com

Los Angeles, California 90019

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

From: Josh Roden <josh.roden@sbcglobal.net>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Tue, 27 Jan 2026 18:35:19 +0000 (UTC)
Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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Please vote YES on Tuesday to advance these commonsense reforms.

Josh Roden

josh.rodan@sbcglobal.net

Diablo, California 94528

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

From: Colleen Lobel <clobel1@san.rr.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 18:30:00 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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Colleen Lobel

clobel1@san.rr.com

8111 Kenova St

San Diego, California 92126

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

From: Jonathon Neumann <jonneumann@tricalconstruction.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 18:17:50 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

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Please vote YES on Tuesday to advance these commonsense reforms.

Jonathon Neumann

jonneumann@tricalconstruction.com

Marina Del Rey, California 90292

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

From: Kimi Heath <kheath@vistainvestmentgroup.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 17:49:35 +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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Kimi Heath

kheath@vistainvestmentgroup.com

Santa Monica, California 90404

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

From: JL Angell <jangell@earthlink.net>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 17:39:34 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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Please vote YES on Tuesday to advance these commonsense reforms.

JL Angell

jangell@earthlink.net

2391 Ponderosa Rd

Rescue, California 95672

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

From: Tia Triplett <tia@anlf.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 17:30:10 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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Please vote YES on Tuesday to advance these commonsense reforms.

Tia Triplett
tia@anlf.com

Los Angeles, California 90016

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

From: Shane Phillips <noreply@adv.actionnetwork.org>
To: clerk.CPS@lacity.org

Cc:
Bcc:
Date: Tue, 27 Jan 2026 16:43:53 +0000 (UTC)
Subject: Support for item 19, Measure ULA reform

Los Angeles City Clerk,

Hello,

I'm a Lincoln Heights resident and housing researcher at UCLA, and I urge you to support the proposed Measure ULA transfer tax reforms. I absolutely expect this exemption to increase homebuilding in Los Angeles, including both market-rate and income-restricted (i.e., "affordable") housing.

Multiple research teams have found that Measure ULA sharply lowered sales of properties valued over \$5 million compared to neighboring cities without elevated transfer taxes. In my analysis with Jason Ward at RAND Corporation, we found a similar reduction in sales of properties with the greatest potential for redevelopment into multifamily housing, and we linked that to reduced permitting on those sites. Our conservative estimate is that ULA is reducing private development by around 2,000 units per year, including nearly 200 affordable units. The money raised from the sale of recently-completed multifamily projects contributed about 8 percent of ULA revenues, or enough to fund only an additional ~100 units of nonprofit housing. Sales of commercial and industrial projects up to 15 years old accounted for just 6 percent, and these projects generally already pay affordable housing linkage fees.

Bottom line: Taxing privately-funded mixed-income apartments to subsidize publicly-funded apartments is lowering the supply of affordable housing in the city, and it's making housing more unaffordable for everyone by worsening the housing shortage. That wasn't what voters had in mind when they approved Measure ULA. Measure ULA is known as the "mansion tax," but ironically mansions are the only housing type we're building significantly more of since 2022 — permits for single-family houses are up roughly 40%. Multifamily permitting is down about 40%.

As someone who voted for Measure ULA and urged others to do the same, I'm excited to see this proposal to fix its unintended consequences while preserving the vast majority of its revenues. The smaller fixes, like adding flexibility around loan seniority, will also help the city spend these funds more efficiently so that we can help more people, more quickly. Opponents have painted this as an effort by Councilmember Raman to "line the pockets of billionaires and developers," but that rings hollow given her track record in office. If we want to tax developers, we first have to let them build. Measure ULA isn't the only obstacle to building housing in Los Angeles, but it's among the largest, it sets us apart from nearly every other city in the U.S. and California, and it's entirely within our control to fix.

Thank you for your consideration,

Shane Phillips

Shane Phillips

shanedphillips@gmail.com

209 W Ave 26

Los Angeles, California 90031

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

From: Remi Tan <remitan@sbcglobal.net>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 16:56:57 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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Remi Tan

remitan@sbcglobal.net

Pacificia, California 94044

----- Forwarded message -----
From: Nina Wouk <nwouk@ix.netcom.com>
To: clerk.CPS@lacity.org

Cc:
Bcc:
Date: Tue, 27 Jan 2026 16:41:50 +0000 (UTC)
Subject: Support Item 19 to reform Measure ULA

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Nina Wouk
nwouk@ix.netcom.com
1259 El Camino Real
Menlo Park, California 94025

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

From: david schwartzman <david@harridgevelopmentgroup.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 16:29:47 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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Please vote YES on Tuesday to advance these commonsense reforms.

david schwartzman

david@harridgedevelopmentgroup.com

Los Angeles, California 90067

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

From: CJ Thomson <noreply@adv.actionnetwork.org>

To: clerk.CPS@lacity.org

Cc:
Bcc:
Date: Tue, 27 Jan 2026 16:24:06 +0000 (UTC)
Subject: Measure ULA is Inadvertently Destroying LA

Los Angeles City Clerk,

I'm writing to urge you to vote YES on Item 19 and Amend ULA.

We need more market rate and affordable housing.

We are losing thousands of apartment units due to the mansion tax (way more units than we are building with the collected tax).

We are losing tens of thousands of jobs (way more jobs than are created with the collected tax).

PLEASE DONT LET THE UNIONS CONTROL YOU. DO WHAT'S RIGHT FOR THE CITY.

CJ Thomson
cjthompson@gmail.com

Los Angeles, California 90028

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

From: Kevin Iniguez <kiniguez@sbcglobal.net>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Tue, 27 Jan 2026 15:31:40 +0000 (UTC)
Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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Kevin Iniguez

kiniguez@sbcglobal.net

Marina Del Rey, California 90292

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

From: Jon Weir <jonorweir@gmail.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 14:36:00 +0000 (UTC)

Subject: Support Item 19 to reform Measure ULA

Los Angeles City Clerk,

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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.

Jon Weir
jonorweir@gmail.com

Redondo Beach, California 90277

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

From: Chris McKee <gawara@ragcha.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 13:49:45 +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.

Chris McKee
gawara@ragcha.com

Los Angeles, California 90036

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

From: Michael W Evans <mikerain@earthlink.net>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 08:45:51 +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.

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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.

Michael W Evans
mikerain@earthlink.net

Los Angeles, 90034

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

From: Justin Skaggs <noreply@adv.actionnetwork.org>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 07:35:21 +0000 (UTC)

Subject: Reject Item 19 to reform Measure ULA- without feedback from CD11

Los Angeles City Clerk,

I do Not support the bill as written unless Traci Park supports this.

Commercial/Multifamily & Palisades Exemptions:

- Amend Section 21.9.2 to:
 - Create a fifteen year exemption for newly constructed multifamily, commercial or mixed use (i.e. multifamily and commercial combined). The exemption should apply to multifamily and commercial properties transferred within 15 years from issuance of the most recent certificate of occupancy for new construction or substantial rehabilitation. Multifamily is defined as any properties containing 4 or more dwelling units and commercial is defined as any properties containing non-residential uses.
- Amend Measure ULA to allow the Office of Finance to issue an exemption for three years after any natural disaster upon a showing by the listed taxpayer that the Measure ULA tax will cause an undue hardship. This rule should be retroactive to owners of record of residential properties on January 7, 2025 in fire-impacted areas.

The stance of YIMBY is questionable and constantly against the palisades. If CD11 approves, I will. There is an ongoing significant lack of transparency in city communications that needs to be fixed.

Mott Smith is a fine individual and I hope he explains this to the individuals he is using for support.

Justin Skaggs
justinrskaggs@gmail.com

Santa Monica, California 90404

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

From: Andre Bueno <Andre@betterangels.la>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Tue, 27 Jan 2026 04:42:48 +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. Given my work at Better Angels, 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 housing.

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

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- 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.

Andre Bueno

Andre@BetterAngels.LA

Los Angeles, California 90005

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

From: Anthony Franks <af@steyngroup.com>

To: clerk.CPS@lacity.org

Cc:

Bcc:

Date: Tue, 27 Jan 2026 04:32:02 +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

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- 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.

Anthony Franks
af@steingroup.com

, 90291

22 attachments

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

 **Support Item 19 to reform Measure ULA.eml**
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 **Support for Advancing Measure ULA Reform to the June 2026 Ballot.eml**
13K

-  **Stop taxing housing Support Item 19 to reform Measure ULA.eml**
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-  **Support Item 19 to reform Measure ULA.eml**
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-  **Measure ULA is Inadvertently Destroying LA.eml**
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