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

# 26-0088_pc_05-28-2026

1 message

**City Clerk Council and Public Services** <clerk.cps@lacity.org> Wed, Jun 3, 2026 at 10:58 AM
To: City Clerk Council and Public Services <clerk.cps@lacity.org>

---------- Forwarded message ----------
From: Babak Nehoray <Babak@lumarcorporation.com>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Thu, 28 May 2026 22:25:26 +0000 (UTC)
Subject: How to Fix Measure ULA

Los Angeles City Clerk,

Our dear leaders
The ULA tax is hurting the City we all love.
Contradictory to its intentions, building new projects has been dramatically impacted. Builders do not want to build in Los Angeles anymore. This will only change the dyanamics of supply & demand; worst for the tenant base.
PLEASE - get rid of ULA.
Thank you for your time and service to our city.

Babak Nehoray
Babak@LuMarCorporation.com

Los Angeles, California 90025

---------- Forwarded message ----------
From: Aaron Priceman <aaronpriceman@live.com>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Thu, 28 May 2026 19:56:20 +0000 (UTC)
Subject: How to Fix Measure ULA

Los Angeles City Clerk,

I am writing to urge you to advance well-designed reforms to Measure ULA that fix its obvious flaws while preserving revenues for affordable housing and tenant protections.

ULA's problems are well documented by independent academic research. It taxes newly-built apartment buildings the same as decades-old investment properties, discouraging the construction of homes LA desperately needs. And it has cratered high-value property transactions — by roughly 50% compared to the rest of the county — pushing investment outside the city limits and significantly shrinking the city's property tax base.

The good news is these flaws are fixable. Reforms should include the six changes advanced by the Mend it, Don't End it Coalition:

1. 15-year exemption — Exempt newly built multifamily and commercial properties from the tax for 15 years following Certificate of Occupancy to get residential homebuilding and commercial investment back on track.

2. Rate cap after year 15 — Cap ULA at 1–2% on non-single-family properties to restore transaction liquidity and the city's property tax base.

3. Wildfire relief — Provide a time-limited exemption for 2025 wildfire survivors and future disaster victims.

4. Streamline financing — Remove subordination and foreclosure rules that block affordable housing project financing.

5. Performance and governance — Establish clear targets, transparent reporting, and conflict-of-interest rules so the public can hold the program accountable.

6. Issue bonds to build faster — Leverage future ULA revenues to put capital for housing construction to work now rather than incrementally over years.

This moment is an opportunity to exercise true courage and leadership by delivering on Measure ULA's original promise for a more affordable LA. I urge you to take it.

Thank you for your time and service to our city.

Aaron Priceman
aaronpriceman@live.com

Los Angeles, California 90004

---------- Forwarded message ----------
From: Ari Miller <ari@camdenholdings.com>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Thu, 28 May 2026 16:51:33 +0000 (UTC)

Subject: How to Fix Measure ULA

Los Angeles City Clerk,

I am writing to urge you to advance well-designed reforms to Measure ULA that fix its obvious flaws while preserving revenues for affordable housing and tenant protections.

ULA's problems are well documented by independent academic research. It taxes newly-built apartment buildings the same as decades-old investment properties, discouraging the construction of homes LA desperately needs. And it has cratered high-value property transactions — by roughly 50% compared to the rest of the county — pushing investment outside the city limits and significantly shrinking the city's property tax base.

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This moment is an opportunity to exercise true courage and leadership by delivering on Measure ULA's original promise for a more affordable LA. I urge you to take it.

Thank you for your time and service to our city.

Ari Miller
ari@camdenholdings.com

West Hollywood, California 90069

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

From: City Clerk Council and Public Services <clerk.cps@lacity.org>
To: pcohen24@gmail.com
Cc:
Bcc:
Date: Thu, 28 May 2026 08:56:13 -0700
Subject: Re: End Measure ULA
Good morning,

Thank you for contacting the Office of the City Clerk.

To submit written comment(s) regarding this Council file, please visit https://cityclerk.lacity.org/publiccomment/. You may complete your submission by following the instructions on the online form.

Thank you,

On Wed, May 27, 2026 at 8:31 PM Peter Cohen <noreply@adv.actionnetwork.org> wrote:

> Los Angeles City Clerk,
>
> ULA has killed new housing construction in LA. Please at least make reforms, but preferably end it.
>
> I am writing to urge you to advance well-designed reforms to Measure ULA that fix its obvious flaws while preserving revenues for affordable housing and tenant protections.
>
> ULA's problems are well documented by independent academic research. It taxes newly-built apartment buildings the same as decades-old investment properties, discouraging the construction of homes LA desperately needs. And it has cratered high-value property transactions — by roughly 50% compared to the rest of the county — pushing investment outside the city limits and significantly shrinking the city's property tax base.
>
> The good news is these flaws are fixable. Reforms should include the six changes advanced by the Mend it, Don't End it Coalition:
>
> 1. 15-year exemption — Exempt newly built multifamily and commercial properties from the tax for 15 years following Certificate of Occupancy to get residential homebuilding and commercial investment back on track.
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> 2. Rate cap after year 15 — Cap ULA at 1–2% on non-single-family properties to restore transaction liquidity and the city's property tax base.
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> 3. Wildfire relief — Provide a time-limited exemption for 2025 wildfire survivors and future disaster victims.
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> 6. Issue bonds to build faster — Leverage future ULA revenues to put capital for housing construction to work now rather than incrementally over years.

This moment is an opportunity to exercise true courage and leadership by delivering on Measure ULA's original promise for a more affordable LA. I urge you to take it.

Thank you for your time and service to our city.

Peter Cohen
pcohen24@gmail.com
1158 S Cochran Ave
Los Angeles, California 90019-2866

---------- Forwarded message ----------
From: Karin Liljegren <karin@omgivning.com>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Thu, 28 May 2026 12:12:26 +0000 (UTC)
Subject: How to Fix Measure ULA

Los Angeles City Clerk,

I am an Architect that has been focused on converting commercial buildings to multifamily in Los Angeles for 25 years. Currently ULA is one of the primary reasons that most developers are not proceeding with adaptive reuse projects to housing.

I strongly support these revisions to ULA advanced by the Mend it, Don't End it Coalition:

1. 15-year exemption — Exempt newly built multifamily and commercial properties from the tax for 15 years following Certificate of Occupancy to get residential homebuilding and commercial investment back on track. THIS MUST INCLUDE CONvERSIONS OF EXISTING PROPERTIES.

2. Rate cap after year 15 — Cap ULA at 1–2% on non-single-family properties to restore transaction liquidity and the city's property tax base.

3. Wildfire relief — Provide a time-limited exemption for 2025 wildfire survivors and future disaster victims.

4. Streamline financing — Remove subordination and foreclosure rules that block affordable housing project financing.

5. Performance and governance — Establish clear targets, transparent reporting, and conflict-of-interest rules so the public can hold the program accountable.

6. Issue bonds to build faster — Leverage future ULA revenues to put capital for housing construction to work now rather than incrementally over years.

This moment is an opportunity to exercise true courage and leadership by delivering on Measure ULA's original promise for a more affordable LA. I urge you to take it.

Thank you for your time and service to our city.

Karin Liljegren
karin@omgivning.com

Los Angeles, California 90012

---------- Forwarded message ----------
From: Michael W Evans <mikerain@earthlink.net>
To: clerk.CPS@lacity.org
Cc:
Bcc:
Date: Thu, 28 May 2026 07:45:23 +0000 (UTC)
Subject: How to Fix Measure ULA

Los Angeles City Clerk,

I am writing to urge you to advance well-designed reforms to Measure ULA that fix its obvious flaws while preserving revenues for affordable housing and tenant protections.

ULA's problems are well documented by independent academic research. It taxes newly-built apartment buildings the same as decades-old investment properties, discouraging the construction of homes LA desperately needs. And it has cratered high-value property transactions — by roughly 50% compared to the rest of the county — pushing investment outside the city limits and significantly shrinking the city's property tax base.

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This moment is an opportunity to exercise true courage and leadership by delivering on Measure ULA's original promise for a more affordable LA. I urge you to take it.

Thank you for your time and service to our city.

Michael W Evans
mikerain@earthlink.net

Los Angeles, 90034

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**6 attachments**

**How to Fix Measure ULA.eml**
11K

**How to Fix Measure ULA.eml**
13K

**How to Fix Measure ULA.eml**
12K

**End Measure ULA.eml**
9K

**How to Fix Measure ULA.eml**
12K

**How to Fix Measure ULA.eml**
13K