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

How to Fix Measure ULA

1 message

scott burrin <noreply@adv.actionnetwork.org> Fri, Jun 5, 2026 at 1:16 PM
Reply-To: scottburrin@hotmail.com
To: clerk.CPS@lacity.org

Los Angeles City Clerk,

I am writing to urge you fix ULA. ULA has had many unintended consequences, most notably providing another impediment to any sort of post covid recovery in the cities office, and now mulitfamily market. Ironically the same problem ULA tried to fix (unhoused) has caused more investors and industry to flee the city excacerbating the strain on jobs and creating more situations for families and inviduals that contribute to homelessnes

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. Couple this with the cities biggest economoic engine (entertainment) rapidly atrophying and the office market enduing a black swan event and ULA continues layer on impediments to any hope of recovery.

While ideally ULA should be wound down, at minimum it should be mofified to include:

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 .5% 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. Also allow for the program to be scaled back or modififed should it hopefully achieve its goal.

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 and investible LA.

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