



How to Fix Measure ULA

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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.

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