

Communication from Public

Name: Jacob Pierce

Date Submitted: 03/26/2026 03:10 PM

Council File No: 26-0300

Comments for Public Posting: Please see the attached letter ways to strengthen ULA, such that it better supports housing affordability, while preserving the vast majority of ULA funding. Specifically, Abundant Housing respectfully calls on the Committee to: 1.) Exempt new multifamily and non-residential properties from the tax for a determined period of time; and 2.) Cap the maximum tax rate on multifamily and non-residential properties



March 26, 2026

Ad Hoc Committee on Measure ULA
200 S. Spring Street
Los Angeles, CA, 90012

Re: ULA reforms essential for housing production and affordability

Dear Councilmembers Jurado, Lee and Padilla,

On behalf of Abundant Housing LA, I write in advance of the first Ad Hoc Committee on Measure ULA about the need for critical reforms to Measure ULA to ensure that the City of Los Angeles can build critically needed new housing units while ensuring the measure's continued success.

Abundant Housing LA fully recognizes that Measure ULA, which we endorsed in 2022, raises substantial and important funds for both homeless prevention and the production of affordable housing. Unfortunately, the design has had serious unintended consequences that have blunted its effectiveness in addressing LA's severe housing crisis. Although the measure was framed as a mansion tax, the policy's structure also taxes desperately needed multifamily housing, and the impact of this feature has been more profound than supporters had imagined. Research from UCLA and the RAND Corporation presents clear evidence that ULA has decreased multifamily housing production in LA, including deed-restricted affordable housing units delivered as part of privately financed mixed income projects.

The unintended consequences of ULA on the multifamily and commercial sectors threaten not only the measure's effectiveness but also its very existence, with a draconian statewide ballot measure looming. Our organization is grateful for the opportunity to make essential fixes to Measure ULA which would reduce the impact on beneficial multifamily and commercial projects while retaining the majority of ULA revenue. Specifically, we call on the Committee to:

1. Exempt new multifamily and non-residential properties from the tax for a determined period of time
2. Cap the maximum tax rate on multifamily and non-residential properties

Thank you for your consideration, and we hope that you will support these critical reforms that will lead to more housing abundance and housing affordability in the City of Los Angeles.

Sincerely,

A handwritten signature in black ink, appearing to read "Azeen Khanmalek".

Azeen Khanmalek
Executive Director

Abundant Housing LA

Communication from Public

Name: Thomas Irwin

Date Submitted: 03/26/2026 09:57 PM

Council File No: 26-0300

Comments for Public Posting: See attached letter indicating support for targeted ULA reforms



March 26, 2026

Ad Hoc Committee on Measure ULA

200 S. Spring Street

Los Angeles, CA, 90012

Re: Targeted Measure ULA reforms to protect housing production

Dear Councilmembers Jurado, Lee, and Padilla,

On behalf of the undersigned organizations, we write in advance of the first Ad Hoc Committee on Measure ULA to urge targeted reforms that preserve ULA's core goals while reducing its damaging effects on housing production and investment in Los Angeles.

Los Angeles has a deep housing crisis: our middle-class is increasingly locked out of home ownership, working families are increasingly rent-burdened, and tens of thousands of residents sleep on Los Angeles streets every night. However, Measure ULA, in its current form, is making the crisis worse by penalizing the construction of new multifamily housing.

Our goal is not to end ULA, but to improve it so it better fulfills the housing and homelessness goals for which Angelenos voted. Measure ULA was sold as a "mansion tax," and voters reasonably expected it to fund tenant protections, affordable housing, and homelessness prevention. But in reality, this tax is borne by projects across the spectrum: 100% affordable homes produced by for-profit developers, mixed-income projects, and market-rate homes, all of which are vital parts of our city's housing portfolio.

Taxing the creation of housing is a recipe for getting less housing, and it is no surprise that 2024 and 2025 have seen near-record-low permitting numbers in LA City. Numerous high-quality academic studies from [Rand](#) and [UCLA](#) have found empirical evidence of ULA's impact on housing production, even accounting for macroeconomic factors. When new housing is delayed or canceled, scarcity worsens, competition for existing homes intensifies, and affordability pressures rise across the market, especially for lower-income renters.

Reform is also urgent because voters may soon face a far more sweeping rollback. Rather than risk a ballot measure that fully repeals ULA and sharply limits the City's future revenue options, the Council should act now to adopt a targeted compromise that preserves ULA's intent while reducing the damage it is doing to housing production and economic activity.

We therefore urge the Committee to advance an ordinance that:

1. Exempt new multifamily and non-residential properties from the tax for a defined period after construction
2. Caps the maximum transfer tax rate applied to multifamily and non-residential properties.

Thank you for your consideration. We urge you to support these reforms, so Los Angeles can preserve ULA's revenue objectives without continuing to suppress the housing and investment the city urgently needs

Signed,

Thomas Irwin
Co-Chair
Eastside Housing for All

Chris Rhie
Co-Chair
Urban Environmentalists Los Angeles

Toby Muresianu
Co-Chair
Westside for Everyone

Tyler Laferriere-Holloway
Chapter Lead
Los Angeles New Liberals

Sheana Ahlqvist
Chair
South Bay Forward

Alex Dobbs
Lead Organizer
Faith and Housing Coalition

Brandon Whalen-Castellanos, AICP
Chapter Lead
San Fernando Valley for All

Davis Read
Co-Chair
Abundant Housing Koreatown

Joshua Seawell
Co-Chair
Sunset Abundant Housing

Leslie Ridings
Chair
DTLA for All