

MOTION

Measure ULA was adopted in November 2022, earning nearly 60 percent of the vote in the City of Los Angeles. This measure establishes and funds programs to increase permanent supportive and affordable housing and to provide resources to tenants at risk of homelessness through a 4 percent tax on sales of real properties exceeding \$5,300,000 and a 5.5 percent tax on sales of real properties of \$10,600,000 or more. Since 2023, Measure ULA has raised over \$1 billion.

It is important for major policies such as Measure ULA to be continuously monitored and evaluated to ensure that they are having the intended effect. This measure was developed and adopted at a moment before the many shocks to the local, national, and international economy that have impacted housing development in Los Angeles. Supply chain constraints, inflation, tariffs, and natural disasters such as the 2025 wildfires, among other factors, have consequences that were never contemplated under the original structure of Measure ULA.

Thoughtful, independent review of Measure ULA is needed at this juncture. Revisions may help in furthering the goals to build affordable housing, preserve affordable housing, assist renters at risk of homelessness, and educate constituents on their rights as tenants, all while taking into account the impact on building new housing and the demands of the economy. The City should obtain independent expert analysis and work with the House LA Citizen Oversight Committee, housing advocates and organizations that can provide expertise to make informed decisions on potential changes to Measure ULA to ensure optimal outcomes without constraining local development or hampering investment in the City.

I THEREFORE MOVE that City Council INSTRUCT the Chief Legislative Analyst (CLA) to negotiate and enter into a contract with a consultant to conduct public engagement, including with the Los Angeles Housing Department, the Measure ULA Citizen Oversight Committee, relevant organizations and stakeholders to review of Measure ULA to identify solutions to align the measure to mitigate impacts on new housing construction and investment.

I FURTHER MOVE that the City Council INSTRUCT the CLA to work with the Consultant to present the findings for proposed changes to Measure ULA for the November 2026 ballot.

PRESENTED BY:

SECONDED BY:

MONICA RODRIGUEZ
Councilwoman, 7th District

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