



TRACI PARK

LOS ANGELES COUNCILWOMAN ★ 11TH DISTRICT

May 28, 2026

Councilmember Jurado, Chair
Councilmember Lee, Vice Chair
Councilmember Padilla

RE: Reforms Needed for Measure United to House LA (ULA)

Madame Chair and Committee Members,

I write in support of meaningful reform of Measure ULA and to urge this Committee to take an honest look at what Angelenos were promised, what has occurred in practice, and what changes are necessary moving forward.

Voters were sold a “Mansion Tax.” They were told the burden would fall on the wealthiest property owners and luxury transactions. Instead, ULA negatively impacts apartment buildings, mixed-use developments, affordable housing projects, and commercial properties, like strip malls, office complexes, sound stages, and more. Voters deserve policies that do what they were promised to do.

Concerns across the housing, development, investment, and financing ecosystems are widely confirmed by academic research. ULA is slowing transactions, discouraging investment, delaying housing production, driving up rents, and adding costs that ultimately ripple through the broader economy and impact disaster recovery.

At a moment when LA faces an affordability crisis and desperately needs new development and housing production, we cannot ignore evidence that existing policy constrains our ability to meet those needs.

ULA should be expressly limited to single family homes only. This ballot measure was falsely labelled a “Mansion Tax,” leading voters to think it targeted only luxury properties and the ultra-wealthy. In keeping with voter intent, all properties other than qualifying single family homes should be categorically exempt from ULA.

Absent a strict limitation to single family homes with an exemption built in for disasters, this Committee should consider the following:

- **Exempt all first sales transactions for all disaster-impacted properties for 5 years.** In the Pacific Palisades, families and businesses are trying to rebuild and reinvest. They should not face barriers that discourage recovery.
- **Exempt all newly-constructed multi-family and commercial development for 15 years and lower the tax burden.** As currently structured, ULA prevents projects from even getting off the ground. Allowing builders to create an exit economy and a more reasonable tax cap on non-residential properties will spur new projects.
- **Expand eligible uses.** Not a penny of ULA money was made available to disaster survivors in the immediate aftermath of the fires, including hundreds of renters who became homeless and workers who lost their income overnight. The City needs the flexibility to address the housing crisis as it exists - whether that means assistance for people who lost homes in a fire disaster or our response to any number of emergencies.
- **Fix the flawed governance and lack of transparency.** Establish regular public reporting regarding revenues collected, expenditures made, and measurable outcomes achieved, and ensure final decisions on revenue allocation and expenditure lie with elected representatives.
- **Ensure future ballot descriptions accurately reflect the practical impact of the measure.** We are now unraveling a ballot measure that was presented inaccurately to voters. Let’s just be honest and transparent with residents so they can make an informed decision this time.

I appreciate the work of this Committee and look forward to a reform process grounded in facts, outcomes, and honesty with the public we serve.

With kind regards,

TRACI PARK
Councilmember, 11th District
City of Los Angeles
Los Angeles City Council