Communication from Public

Name:	Hawk Koch
Date Submitted:	05/28/2026 05:12 PM
Council File No:	26-0775
Comments for Public Posting:	I am writing in support of MPTF and LA City Council file 26-0775, requesting targeted relief under Measure ULA. Currently ULA does not exempt non profit sellers of property and thereby takes vital resources away from organizations like MPTF that are committed to providing subsidized affordable housing, financial assistance, and health care to seniors - organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry members in Los Angeles. At any given time, MPTF subsidizes housing on its campus in Woodland Hills for more than seventy residents with an average income of less than $2,300. That support includes housing, three daily meals, housekeeping, laundry, telephone and television service, and uncovered medical expenses. The cost to the charity on an annual basis is more than $4 million. It is integral to MPTF's mission of "taking care of our own," and helps keep low income seniors safely housed. In 2023, MPTF sold a parcel of undeveloped land and paid $1.65 million in ULA tax - funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiate to adopt LA City Council file #26-0775. It is the right thing to do for our city and for our vulnerable seniors.

Communication from Public

Name:
Date Submitted: 05/28/2026 01:45 PM
Council File No: 26-0775
Comments for Public Posting: I am writing in support of MPTF and LA City Council File 26-0775 requesting targeted relief under Measure ULA. Currently, ULA does not exempt nonprofit sellers of property and thereby takes vital resources away from organizations like MPTF that are committed to providing subsidized affordable housing, financial assistance, and healthcare to seniors – organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry members in Los Angeles. At any given time, MPTF subsidizes housing on its campus in Woodland Hills for more than 70 residents with an average monthly income of less than $2,300. That support includes housing, three daily meals, housekeeping, laundry, telephone and television service, and uncovered medical expenses. The cost to the charity on an annual basis is more than $4 million. It is integral to MPTF's mission of "taking care of our own" and helps keep low-income seniors safely housed. In 2023, MPTF sold a parcel of undeveloped land and paid $1.65 million in ULA tax – funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiative to adopt LA City Council File 26-0775. It is the right thing to do for our City and for our vulnerable seniors.

Communication from Public

Name: TERRY STOKES
Date Submitted: 05/28/2026 01:58 PM
Council File No: 26-0775
Comments for Public Posting: In 2023, MPTF sold a parcel of undeveloped land and paid $1.65 million in ULA tax – funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiative to adopt LA City Council File 26-0775. It is the right thing to do for our City and for our vulnerable seniors.

Communication from Public

Name: Lois Ludwig
Date Submitted: 05/28/2026 03:00 PM
Council File No: 26-0775
Comments for Public Posting: I am a very happy resident at MPTF, and I am writing in support of LA City Council File 26-0775 requesting targeted relief under Measure ULA. ULA currently does not exempt nonprofit sellers of property and, thereby, takes vital resources away from organizations such as MPTF that are committed to providing subsidized affordable housing, financial assistance, and healthcare to seniors - organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry members in Los Angeles. MPTF at any given time subsidizes housing on its campus in Woodland Hills for more than 70 residents with an average monthly income of less than $2300. The services provided include housing, three meals a day, housekeeping, laundry, telephone and TV services, uncovered medical expenses, not to mention many other services and support that would take too much time to describe. Please support the initiative to adopt LA City Council File 26-0775. It is definitely the right thing to do for our City and for our vulnerable seniors who would otherwise living on the streets.

Communication from Public

Name:

Date Submitted: 05/28/2026 02:26 PM

Council File No: 26-0775

Comments for Public Posting: Please understand why this matter is so important to those of us living at MPTF. There are many fund raisers that have to be done to raise money to help keep our doors open to continue to care for elderly members of the entertainment business. People who worked very hard, but didn't make the kind of money to feel secure in old age. They need every penny to continue to give the best care one can hope for. The money that went to the ULA tax felt wrong from the beginning considering MPTF is non profit and should have been exempt, but all that has been talked about between the powers that be. All we can do is ask you please to reconsider this matter and return this much needed money to MPTF. They care and give a home to the elderly, many residents can't afford to pay anything. They care for the sick, infirm and provide the best care to those who would otherwise not have a place to live. Again, please return the always needed money to MPTF. We would all be so grateful. Thank you!

Communication from Public

Name:	Jean Finley
Date Submitted:	05/28/2026 03:58 PM
Council File No:	26-0775
Comments for Public Posting:	I am writing in support of MPTF and LA City Council File 26-0775 requesting targeted relief under Measure ULA. Currently, ULA does not exempt nonprofit sellers of property and thereby takes vital resources away from organizations like MPTF that are committed to providing subsidized affordable housing, financial assistance, and healthcare to seniors – organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry members in Los Angeles. At any given time, MPTF subsidizes housing on its campus in Woodland Hills for more than 70 residents with an average monthly income of less than $2,300. That support includes housing, three daily meals, housekeeping, laundry, telephone and television service, and uncovered medical expenses. The cost to the charity on an annual basis is more than $4 million. It is integral to MPTF's mission of "taking care of our own" and helps keep low-income seniors safely housed. In 2023, MPTF sold a parcel of undeveloped land and paid $1.65 million in ULA tax – funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiative to adopt LA City Council File 26-0775. It is the right thing to do for our City and for our vulnerable seniors.

Communication from Public

Name: madeleine Rae smith
Date Submitted: 05/28/2026 12:51 PM
Council File No: 26-0775
Comments for Public Posting: I am writing in support of MPTF and LA City Council File 26-0775 requesting targeted relief under Measure ULA. Currently, ULA does not exempt nonprofit sellers of property and thereby takes vital resources away from organizations like MPTF that are committed to providing subsidized affordable housing, financial assistance, and healthcare to seniors - organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry member in Los Angeles. Please continue reading my comments. At any given time, MPTF subsidizes housing on its campus in Woodland Hills for more than 70 residents with an average monthly income of less than $2,300. That support includes housing, three daily meals, housekeeping, laundry, telephone and television service, and uncovered medial expenses. I AM ONE OF THE 70 residents. The cost to the charity on an annual basis is more than $4 million. It is integral to MPTF's mission of "taking care of our own" and helps keep low-income seniors safely housed. If not for MPTF, I would be out on the streets. I have worked in the industry for over 45 years. In 2023, MPTF sold a parcel undeveloped land and paid $1.65 million in ULA tax-funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiative to adopt LA City Council File 26-0775. It is right thing to do for our City and for our vulnerable seniors.

Communication from Public

Name:	Joseph Maltz
Date Submitted:	05/28/2026 12:00 PM
Council File No:	26-0775
Comments for Public Posting:	Please support the initiative to adopt LA City Council File 26-0775. It is the right thing to do for our City and for our vulnerable seniors.

Communication from Public

Name:	The Valley Economic Alliance
Date Submitted:	05/28/2026 10:29 AM
Council File No:	26-0775
Comments for Public Posting:	Please see attached public comment letter from the Valley Economic Alliance. Thank you.

May 28, 2026

Los Angeles City Council
c/o Office of the City Clerk
200 N. Spring Street, Room 395
Los Angeles, CA 90012

Re: Los Angeles City Council File 26-0775 Amendment to United to House Los Angeles (ULA) — Public Comment

Dear Council President and Councilmembers:

On behalf of the Valley Economic Alliance, we are writing to urge the City Council to pursue thoughtful and targeted reforms to Measure ULA in order to accelerate housing production and better address Los Angeles' worsening housing crisis.

Measure ULA was passed by voters in 2022 with the intention of generating substantial funding for affordable housing production, homelessness prevention, and tenant protections. At the time, supporters described the measure as a "mansion tax" aimed primarily at luxury residential sales. Voters were told the measure could generate between approximately $600 million and $1 billion annually for housing and homelessness programs.

However, the reality has been far different.

Since taking effect in April 2023, Measure ULA has generated significantly less revenue than projected. In its first year, the measure raised roughly $215 million — only a fraction of the original estimates. While revenues have since grown, the measure has also had substantial unintended consequences for housing production, multifamily development, and commercial real estate activity throughout Los Angeles.

Importantly, Measure ULA is not simply a "mansion tax." The tax applies broadly to multifamily housing, apartment buildings, mixed-use projects, nonprofit transactions, and commercial properties above the threshold values. Researchers and industry analyses have found that the measure has sharply reduced transactions involving multifamily and redevelopment properties, precisely the types of projects needed to create more housing in Los Angeles.

Multiple studies have found that sales activity for properties subject to ULA declined dramatically after implementation, particularly for multifamily and redevelopment sites. Researchers at UCLA concluded that the measure is "neither a true mansion tax nor a tax that falls solely on unearned property wealth," noting that it also impedes the transfer and development of apartment, commercial, and mixed-use properties.

Los Angeles cannot solve its housing crisis while simultaneously discouraging the production, financing, and turnover of housing projects. Every additional barrier to apartment construction ultimately reduces supply, increases costs, and worsens affordability for renters across the city. At the same time, it is important to acknowledge that Measure ULA has funded meaningful tenant assistance and affordable housing programs, including emergency rental assistance, eviction defense, and affordable housing subsidies.

We respectfully urge the City Council to consider reforms that improve the structure of ULA so that it supports housing creation and assistance instead of unintentionally suppressing them:

- Exempt or reduce taxes on newly constructed multifamily housing;
- Exempt nonprofit and affordable housing developments;
- Encourage reinvestment and redevelopment of underutilized properties;
- Preserve long-term funding for homelessness prevention and tenant protections while removing barriers to housing production.

Los Angeles urgently needs more housing at every income level. Reforming Measure ULA can help restore investment, accelerate development, and better align the measure with the city's broader housing and affordability goals.

For additional information or if you have questions, please contact Sonya Blake at (818) 379-7000 or sblake@economicalliance.org. Thank you for your leadership and consideration.

Sincerely,

Armida Colmenares-Stafford,
Board Chair

Fred Gaines,
Board Policy Chair

Sonya Kay Blake,
President & CEO

5121 Van Nuys Boulevard, Ste 200
Sherman Oaks, CA 91403

EconomicAlliance.org
(818) 379-7000

Communication from Public

Name: Christine Haddad
Date Submitted: 05/28/2026 10:44 AM
Council File No: 26-0775
Comments for Public Posting: When MPTF sold the back acreage, they had to pay $1.65m in a ULA tax which put a deep strain on the organization and several employees had to be laid off. MPTF should be exempt from paying this tax as it is a not for profit organization that provided social services to people among other services. Please provide a refund to MPTF. Thank you very much.

Communication from Public

Name: Sandra Bollinger

Date Submitted: 05/28/2026 11:38 AM

Council File No: 26-0775

Comments for Public Posting: I am a resident of MPTF and writing to support MPTF and LA City Council File 26-0775 requesting targeted relief under Measure ULA. Currently, ULA does not exempt nonprofit sellers of property and thereby takes vital resources away from organizations like MPTF that are committed to providing subsidized affordable housing, financial assistance, and healthcare to seniors – organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry members in Los Angeles. Here at MPTF they subsidize residents in need and no one on the campus knows who is being subsidized or living free. Without the generosity of donors MPTF can't survive and this tax exempt will go a long way in ensuring residents will have a place not only to live, but where their medical needs, food, laundry housekeeping, etc. are seen to. It is integral to MPTF's mission of "taking care of our own" and help keep low-income seniors safely housed. During the recent fires, we took in about 10 families in need and not only housed them but gave them all of the amenities residents have. During strikes in our industry we provided food and necessary items families needed. In 2023, MPTF sold a parcel of undeveloped land and paid $1.65 million in ULA tax – funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiative to adopt LA City Council File 26-0775. It is the right thing to do for our City and for our vulnerable seniors. And MPTF can keep taking care of their own! Sandra Bollinger

Communication from Public

Name:	Joshua P Binder
Date Submitted:	05/27/2026 03:31 PM
Council File No:	26-0775
Comments for Public Posting:	I am writing in support of Los Angeles Jewish Health (LAJH) and Los Angeles City Council File 26-0775, which seeks targeted relief under Measure ULA for nonprofit organizations that reinvest proceeds from property sales into affordable housing, healthcare, supportive services, and homelessness prevention programs. Currently, Measure ULA does not exempt nonprofit sellers of property, even when transactions generate no private profit and proceeds are fully reinvested into charitable, mission-driven purposes aligned with the goals of ULA. As a result, vital resources are diverted away from organizations like Los Angeles Jewish Health that are committed to developing affordable senior housing, healthcare, financial assistance, and supportive services for vulnerable populations. Los Angeles Jewish Health is a nonprofit 501(c)(3) organization that has served seniors for more than a century through affordable housing, skilled nursing, behavioral health services, rehabilitation, and community-based support programs. The organization serves seniors of all backgrounds regardless of race, creed, or religion and focuses extensively on low-income and medically vulnerable older adults. In 2024, LAJH sold the Fountainview Gonda property and paid approximately $4.5 million in ULA taxes because the organization was the seller rather than the buyer. Those proceeds were to be reinvested into a partnership with Menorah Housing Foundation to develop approximately 125 affordable housing units for low-income seniors integrated with healthcare and supportive services. This project directly advances the goals of ULA by expanding affordable housing and helping vulnerable seniors age safely and with dignity. I respectfully urge support for Council File 26-0775. It is the right thing to do for our City and our seniors.

Communication from Public

Name: Isaac Barinholtz
Date Submitted: 05/27/2026 03:32 PM
Council File No: 26-0775
Comments for Public Posting: I am writing in support of MPTF and LA City Council File 26-0775 requesting targeted relief under Measure ULA. Currently, ULA does not exempt nonprofit sellers of property and thereby takes vital resources away from organizations like MPTF that are committed to providing subsidized affordable housing, financial assistance, and healthcare to seniors – organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry members in Los Angeles. At any given time, MPTF subsidizes housing on its campus in Woodland Hills for more than 70 residents with an average monthly income of less than $2,300. That support includes housing, three daily meals, housekeeping, laundry, telephone and television service, and uncovered medical expenses. The cost to the charity on an annual basis is more than $4 million. It is integral to MPTF's mission of "taking care of our own" and helps keep low-income seniors safely housed. In 2023, MPTF sold a parcel of undeveloped land and paid $1.65 million in ULA tax – funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiative to adopt LA City Council File 26-0775. It is the right thing to do for our City and for our vulnerable seniors. Thank you for your consideration. Best, Isaac

Communication from Public

Name:
Date Submitted: 05/27/2026 03:43 PM
Council File No: 26-0775
Comments for Public Posting: I am writing in support of MPTF and LA City Council File 26-0775 requesting targeted relief under Measure ULA. Currently, ULA does not exempt nonprofit sellers of property and thereby takes vital resources away from organizations like MPTF that are committed to providing subsidized affordable housing, financial assistance, and healthcare to seniors – organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry members in Los Angeles. At any given time, MPTF subsidizes housing on its campus in Woodland Hills for more than 70 residents with an average monthly income of less than $2,300. That support includes housing, three daily meals, housekeeping, laundry, telephone and television service, and uncovered medical expenses. The cost to the charity on an annual basis is more than $4 million. It is integral to MPTF's mission of "taking care of our own" and helps keep low-income seniors safely housed. In 2023, MPTF sold a parcel of undeveloped land and paid $1.65 million in ULA tax – funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiative to adopt LA City Council File 26-0775. It is the right thing to do for our City and for our vulnerable seniors.

Communication from Public

Name:
Date Submitted: 05/27/2026 06:13 PM
Council File No: 26-0775
Comments for Public Posting: Below is the text you can cut and paste: I am writing in support of MPTF and LA City Council File 26-0775 requesting targeted relief under Measure ULA. Currently, ULA does not exempt nonprofit sellers of property and thereby takes vital resources away from organizations like MPTF that are committed to providing subsidized affordable housing, financial assistance, and healthcare to seniors – organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry members in Los Angeles. At any given time, MPTF subsidizes housing on its campus in Woodland Hills for more than 70 residents with an average monthly income of less than $2,300. That support includes housing, three daily meals, housekeeping, laundry, telephone and television service, and uncovered medical expenses. The cost to the charity on an annual basis is more than $4 million. It is integral to MPTF's mission of "taking care of our own" and helps keep low-income seniors safely housed. In 2023, MPTF sold a parcel of undeveloped land and paid $1.65 million in ULA tax – funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiative to adopt LA City Council File 26-0775. It is the right thing to do for our City and for our vulnerable seniors.

Communication from Public

Name:	David Jacobs
Date Submitted:	05/27/2026 06:48 PM
Council File No:	26-0775
Comments for Public Posting:	I am writing in support of Los Angeles Jewish Health (LAJH) and Los Angeles City Council File 26-0775, which seeks targeted relief under Measure ULA for nonprofit organizations that reinvest proceeds from property sales into affordable housing, healthcare, supportive services, and homelessness prevention programs. Currently, Measure ULA does not exempt nonprofit sellers of property, even when transactions generate no private profit and proceeds are fully reinvested into charitable, mission-driven purposes aligned with the goals of ULA. As a result, vital resources are diverted away from organizations like Los Angeles Jewish Health that are committed to developing affordable senior housing, healthcare, financial assistance, and supportive services for vulnerable populations. Los Angeles Jewish Health is a nonprofit 501(c)(3) organization that has served seniors for more than a century through affordable housing, skilled nursing, behavioral health services, rehabilitation, and community-based support programs. The organization serves seniors of all backgrounds regardless of race, creed, or religion and focuses extensively on low-income and medically vulnerable older adults. In 2024, LAJH sold the Fountainview Gonda property and paid approximately $4.5 million in ULA taxes because the organization was the seller rather than the buyer. Those proceeds were to be reinvested into a partnership with Menorah Housing Foundation to develop approximately 125 affordable housing units for low-income seniors integrated with healthcare and supportive services. This project directly advances the goals of ULA by expanding affordable housing and helping vulnerable seniors age safely and with dignity. I respectfully urge support for Council File 26-0775. It is the right thing to do for our City and our seniors.

Communication from Public

Name: Danny Rosett
Date Submitted: 05/27/2026 08:47 PM
Council File No: 26-0775
Comments for Public Posting: I am writing in support of LA City Council File 26-0775. The profound merits of ULA are unassailable. It has established critical and fair tax policy to address the crisis facing unhoused people in our community. However, like many well intentioned tax initiatives, ULA created certain unintended penalties for not-for-profit organizations attempting to generate liquidity for investment in new subsidized housing projects. I have seen this unfortunate impact first hand through my involvement as a Board member at Los Angeles Jewish Health ("LAJH" formerly known as Los Angeles Jewish Home). As a not-for-profit serving Los Angeles for over 100 years, our organization has a very long history of providing vital housing and services to the economically vulnerable in our community. We incur annual cash operating deficits in excess of $10 million each year, and rely on significant philanthropic support to remain in service. As part of a strategic initiative to reach a greater number of vulnerable members in the community, we recently divested of a property in Playa Vista, and that transaction unexpectedly generated a significant tax bill under ULA. I describe the tax liability as "unexpected" because our primary mission is to provide shelter for the economically vulnerable in the Los Angeles community, and our net proceeds from this property sale are earmarked for new subsidized housing initiatives. And, of course, we have well established "not-for-profit" status. So it seems to me that our having been subject to the mansion tax was an unexpected consequence of otherwise very well intentioned and meritorious local tax policy. The unintended result is that an organization specifically dedicated to that objective has been inadvertently stripped of funding to invest in qualified housing projects. Given our long history of providing meaningful relief to impoverished seniors facing homelessness, I believe that LAJH is deserving of relief from the tax imposed under ULA. Thank you for your consideration and thank you for your public service.

Communication from Public

Name: Timothy Carlson
Date Submitted: 05/28/2026 09:10 AM
Council File No: 26-0775
Comments for Public Posting: I am expressing my support for Los Angeles City Council File 26-0775, sponsored by Councilmember Bob Blumenfield, which seeks a targeted amendment to the United to House Los Angeles (ULA), also known as the Mansion Tax, ordinance affecting nonprofit organizations that sell property and reinvest the proceeds into affordable housing, healthcare, supportive services, and homelessness prevention programs. Currently, nonprofit sellers are not exempt from the ULA tax. This change should be supported to allow redistribution of the funds to support senior care services for the frail and at risk senior population of Los Angeles. Please support this filing, it is critical to seniors across the city.

Communication from Public

Name: Corinne Conley
Date Submitted: 05/28/2026 08:33 PM
Council File No: 26-0775
Comments for Public Posting: I am writing in support of MPTF and LA City Council File 26-0775 requesting targeted relief under Measure ULA. Currently, ULA does not exempt nonprofit sellers of property and thereby takes vital resources away from organizations like MPTF that are committed to providing subsidized affordable housing, financial assistance, and healthcare to seniors – organizations that serve ULA's mission to prevent and reduce homelessness among working and retired industry members in Los Angeles. At any given time, MPTF subsidizes housing on its campus in Woodland Hills for more than 70 residents with an average monthly income of less than $2,300. That support includes housing, three daily meals, housekeeping, laundry, telephone and television service, and uncovered medical expenses. The cost to the charity on an annual basis is more than $4 million. It is integral to MPTF's mission of "taking care of our own" and helps keep low-income seniors safely housed. In 2023, MPTF sold a parcel of undeveloped land and paid $1.65 million in ULA tax – funds that would have been reinvested directly into serving vulnerable industry members, including partially covering its annual affordable housing costs for seniors. To us, this runs contrary to the intended impact of the ULA tax in protecting vulnerable populations and empowering organizations like MPTF to deliver essential services. Please support the initiative to adopt LA City Council File 26-0775. It is the right thing to do for our City and for our vulnerable seniors.

Communication from Public

Name:	Phyllis Smith
Date Submitted:	05/28/2026 06:56 PM
Council File No:	26-0775
Comments for Public Posting:	MPTF is a non profit which helps people in the most wonderful way. Please reimburse the tax that was charged when they sold some of their property.