

~~HOUSING & HOMELESSNESS~~
AD HCC **ULA**

MOTION

Since the passage of the United to House LA Measure (ULA), \$1,185,069,154.52 in revenues have been collected, availing millions for dollars towards the development of more affordable housing in Los Angeles. ULA has also supported thousands of tenants through the implementation of programs such as Emergency Renters Assistance, Eviction Defense & Prevention, Income Support for Seniors and People with Disabilities, and Tenant Anti-Harassment Protection programs. The revenues collected through ULA have been an invaluable resource, and it has also resulted in unintended consequences that have taken money away from nonprofit organizations, hampering their ability to provide affordable housing to vulnerable older adults in desperate need of affordable housing with medical care.

The Motion Picture & Television Fund (MPTF), is a California nonprofit, public benefit corporation and 501c3 tax exemption organization that provides subsidized affordable housing, financial assistance and healthcare to seniors in the movie and TV industries with approximately 250 seniors living on campus in Woodland Hills. In 2023, MPTF sold a parcel of their land and paid \$1.65 million in ULA tax. The sales proceeds are dedicated to support MPTF's mission services, including the annual cost of \$3 million in affordable housing costs for industry retirees.

The Jewish Home for the Aging, is another 501c3 that provides subsidized affordable housing, financial assistance and healthcare to seniors and in 2023 sold parcels of their land and paid \$4.455 million in ULA tax. The Jewish Home of the Aging, planned on reinvesting the proceeds from the sale to construct affordable housing and expand the care beyond the 4,000 low-income seniors they already serve. The people being served and will be served are almost all low-income Medicaid recipients.

Currently, ULA only exempts nonprofits buyers, but not nonprofit sellers. Nonprofit organizations that sell their own property are a relatively rare occurrence but the ULA tax impacts these organizations because it takes financial resources away from organizations and hinders their ability to reinvest the proceeds into fulfilling the purpose laid out by ULA, under the Los Angeles Administrative Code (LAAC) 22.618.1 - *to improve access to permanently affordable housing for vulnerable populations including but not limited to seniors in lower income households*. Exemptions should be created so that nonprofit organizations who have sold and those who will sell their property are issued a refund if, and only if, they are using those funds to further the goals and purpose of ULA.

Additionally, the definition of "affordable housing" will need to be expanded to include housing that provides medical services such as residential care facilities, hospitals and to cover other housing models that are reimbursable by Medicaid. Additional exemptions should be made for nonprofit organizations that seek to take proceeds from the sale of their property to allow reinvestment into ongoing housing programs that support low-income seniors and people with disabilities with medical needs, where there is no construction taking place.

While ULA provides funding for the construction of affordable housing, the ULA programs have been designed to be too prescriptive and limits the types of eligible affordable housing projects and further limits nonprofit organizations serving low-income seniors and people with disabilities from accessing ULA funding to build and provide affordable housing and/or income support and homelessness


MAY 22 2026

prevention programs to this vulnerable population outlined within LAAC Section 22.618.1. The ULA Program Guidelines designed in accordance with LAAC Section 22.618.3 limits the types of housing, income support and homelessness prevention programs and a more flexible program design is needed.

On December 10, 2024, the Los Angeles City Council adopted a motion via Council File 23-0038-S8 to "Instruct the Los Angeles Housing Department and request the City Attorney to report to Council with recommendations related to Los Angeles Municipal Code Section 21.9.16 Additional Exemptions - City Council Approval, to exempt qualified affordable housing organizations selling property from the Homelessness and Housing Solutions Tax if they are using proceeds from the sale, which exceeds the tax amount, specifically to build affordable housing or to provide subsidized housing or income support for at risk communities, including seniors. These exemptions shall be effective as of the effective date of Ordinance 187692. The Departments of Housing and Office of Finance shall facilitate refunds for any exempt organizations that qualify under these additional exemptions."

I THEREFORE MOVE to INSTRUCT the Los Angeles Housing Department, with the assistance of the City Attorney, Chief Legislative Analyst, and Office of Finance, in 30 days, draft amending language to the Homelessness and Housing Solutions Tax, that provides refunds to nonprofit organizations who have paid the ULA tax, and are reinvesting the proceeds of the sale towards programs that support low-income seniors and people with disabilities with affordable housing and/or income support. These amendments should include exemptions to Los Angeles Administrative/Municipal Code Section: 22.618.1, 22.618.3, 22.618.7 among others.

I FURTHER MOVE to REQUEST the Chief Legislative Analyst and Los Angeles Housing Department, in 30 days, to draft findings, with the assistance of the City Attorney and Los Angeles Housing Department to inform the ordinance to effectuate a refund for nonprofit organizations who have paid the ULA tax and is seeking to utilize the proceeds to further the ULA Purpose set in LAAC Section 22.618.1.

I FURTHER MOVE to INSTRUCT the Los Angeles Housing Department, with the assistance of the City Attorney's Office and Office of Finance, to initiate LAAC 22.618.8 to enable the Los Angeles City Council to create exemptions for nonprofit sellers that are explicitly furthering the purpose of ULA.

I FURTHER MOVE to INSTRUCT the Los Angeles Housing Department, with the assistance of the City Attorney's Office to expand the definition of affordable housing to include affordable housing that provides medical services for seniors and people with disabilities such as residential care facilities, and housing with medical services.

PRESENTED BY:


BOB BLUMENFIELD
Councilmember, 3rd District

SECONDED BY:



ORIGINAL