

AD HOC COMMITTEE ON MEASURE UNITED TO HOUSE LOS ANGELES (ULA) REPORT relative to amending 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 further the purpose of ULA.

Recommendations for Council action, as initiated by Motion (Blumenfield – Lee):

1. INSTRUCT the Los Angeles Housing Department (LAHD), with the assistance of the City Attorney, Chief Legislative Analyst (CLA), and Office of Finance, in 30 days, to 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 Code (LAAC) Sections and Los Angeles Municipal Code Sections 22.618.1, 22.618.3, 22.618.7 among others.
2. REQUEST the CLA and LAHD, in 30 days, to draft findings, with the assistance of the City Attorney and LAHD, 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.
3. INSTRUCT the LAHD, with the assistance of the City Attorney 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.
4. INSTRUCT the LAHD, with the assistance of the City Attorney, 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.
5. INSTRUCT LAHD, in consultation with the City Attorney and the Office of Finance, to report back within 30 days on a recommended structure for a proposed amendment to ULA, pursuant to Los Angeles Administrative Code Section 22.618.8, that would provide a limited exemption for 501(c)(3) nonprofit entities that can, subsequent to the title transfer, demonstrate to the satisfaction of LAHD, that the entirety of the proceeds of a sale were used to construct, acquire, or preserve deed restricted affordable housing in accordance with the requirements and purposes of ULA. Such exemption shall be subject to an enforceable affordable housing covenant that complies with the requirements of ULA, and shall only be approved upon demonstration of compliance with all applicable requirements to the satisfaction of LAHD.
6. DIRECT the LAHD and the Office of Finance to report on the staffing requirements and administrative framework that would be necessary to administer such an exemption process.

Fiscal Impact Statement: Neither the City Administrative Officer nor the CLA has completed a financial analysis of this report.

Community Impact Statement: None submitted.

SUMMARY

At the meeting held on May 29, 2026, the Ad Hoc Committee on Measure ULA considered Motion (Blumenfield – Lee) relative to amending 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 further the purpose of ULA.

After an opportunity for public comment, Councilmember Jurado introduced an amendment regarding this matter. After a brief discussion, the Committee moved to approve Motion (Blumenfield - Lee) as amended and noted above.

This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

AD HOC COMMITTEE ON MEASURE UNITED TO HOUSE LOS ANGELES

<u>Member</u>	<u>VOTE</u>
JURADO:	YES
LEE:	YES
PADILLA:	YES

SG 5/29/26
CF 26-0775

-NOT OFFICIAL UNTIL COUNCIL ACTS-