

## Communication from Public

**Name:** Mary Leslie

**Date Submitted:** 05/29/2026 12:21 PM

**Council File No:** 26-0782

**Comments for Public Posting:** May 29, 2026 Ad Hoc Committee on Measure ULA Los Angeles City Council 200 North Spring Street Los Angeles, CA 90012  
RE: LABC Support for Councilmember Lee's Motion to Reform Measure ULA (Council File 26-0782) and Councilmember Park's Motion to Exempt Properties Impacted by the January 2025 Palisades Fire (CF-26-0774) Dear Committee Chair Jurado, Councilmember Lee, and Councilmember Padilla, On behalf of the Los Angeles Business Council (LABC), a business research and advocacy organization representing more than 500 members across all industry sectors working to advance innovative public policy that strengthens our economy while improving quality of life for all, and as a member of the Mend It, Don't End It Coalition, I am writing in support of CF-26-0782, as introduced by Councilmember Lee to place amendments to Measure ULA on the November 3, 2026 ballot, with important reservations regarding the absence of a broader a 15-year exemption for new construction and proposed expansion of spending flexibility. LABC has worked for decades to help bridge the crushing housing affordability gap in Los Angeles. We support the purpose of Measure ULA: raising dedicated revenue for affordable housing and homelessness prevention. But protecting that mission requires confronting a difficult reality: as currently structured, Measure ULA is undermining the very housing production, investment, and market confidence Los Angeles needs to solve its affordability crisis. LABC supports the motion's direction to reduce the ULA transfer tax rate on multifamily and mixed-use properties to a rate between 2 and 3.5 percent. This reform is necessary, but it is not sufficient. Reducing the ULA rate for multifamily and mixed-use properties will help, but it does not solve the larger market challenge facing Los Angeles. Commercial real estate developers and investors are increasingly choosing not to invest in the City because the development environment has become too costly, unpredictable, and difficult to navigate. LABC respectfully urges the Committee to strengthen the reform package by including a 15-year exemption for all newly constructed non-single-family residential properties, including multifamily, commercial, mixed-use, and industrial. LABC also supports removing barriers to revenue bonding. A dedicated revenue source is only useful if the City can deploy it

effectively and at the scale required. Allowing Los Angeles to responsibly leverage future ULA revenues could accelerate affordable housing investment and homelessness prevention resources, rather than allowing funds to move too slowly through fragmented annual spending processes. We also strongly support expanded public reporting and performance measures. Quarterly updates to Council Districts on expenditures, persons served, and program outcomes, along with regular updates from the ULA Citizen Oversight Committee, would improve transparency, accountability, and public confidence. Voters and taxpayers deserve to know whether ULA dollars are producing measurable housing and homelessness outcomes. However, LABC does not support expanding the use of ULA funds in a way that allows dedicated housing dollars to be redirected into loosely defined services or short-term programs that do not produce, preserve, or stabilize housing. At a time when public confidence in local government's ability to address housing affordability and homelessness is already strained, broad spending flexibility risks diluting the measure's impact and undermining voter trust. More broadly, LABC continues to encourage a longer-term reset of ULA that exempts or reduces the burden on new multifamily housing, commercial construction, and wildfire victims, caps future tax rates for predictability, and dedicates revenues transparently to affordable housing and homelessness prevention. The evidence and the market response point in the same direction: Los Angeles cannot tax housing production and investment in ways that make it harder to build housing and then expect to solve its housing crisis. The City needs to stimulate new housing production, attract the capital necessary to make that happen, and ensure that dedicated housing revenues are spent transparently and effectively. We also urge the Committee to consolidate the reform motions, including Councilmember Lee's motion (26-0782), and Councilmember Park's Palisades exemption (26-0774), into a single, comprehensive package for the November ballot. A unified proposal will give voters clarity and give these reforms the best chance of success. LABC respectfully urges the Committee to advance these motions and continue working with housing, business, labor, nonprofit, and community stakeholders to ensure Measure ULA is reformed in a way that supports housing production, protects dedicated housing revenues, and strengthens public accountability. Sincerely, Mary Leslie President, Los Angeles Business Council



**May 29, 2026**

Ad Hoc Committee on Measure ULA  
Los Angeles City Council  
200 North Spring Street  
Los Angeles, CA 90012

**RE: LABC Support for Councilmember Lee's Motion to Reform Measure ULA (Council File 26-0782) and Councilmember Park's Motion to Exempt Properties Impacted by the January 2025 Palisades Fire (CF-26-0774)**

Dear Committee Chair Jurado, Councilmember Lee, and Councilmember Padilla,

On behalf of the Los Angeles Business Council (LABC), a business research and advocacy organization representing more than 500 members across all industry sectors working to advance innovative public policy that strengthens our economy while improving quality of life for all, and as a member of the Mend It, Don't End It Coalition, I am writing in support of CF-26-0782, as introduced by Councilmember Lee to place amendments to Measure ULA on the November 3, 2026 ballot, with important reservations regarding the absence of a broader a 15-year exemption for new construction and proposed expansion of spending flexibility.

LABC has worked for decades to help bridge the crushing housing affordability gap in Los Angeles. We support the purpose of Measure ULA: raising dedicated revenue for affordable housing and homelessness prevention. But protecting that mission requires confronting a difficult reality: as currently structured, Measure ULA is undermining the very housing production, investment, and market confidence Los Angeles needs to solve its affordability crisis.

LABC supports the motion's direction to reduce the ULA transfer tax rate on multifamily and mixed-use properties to a rate between 2 and 3.5 percent. This reform is necessary, but it is not sufficient.

Reducing the ULA rate for multifamily and mixed-use properties will help, but it does not solve the larger market challenge facing Los Angeles. Commercial real estate developers and investors are increasingly choosing not to invest in the City because the development environment has become too costly, unpredictable, and difficult to navigate.

LABC respectfully urges the Committee to strengthen the reform package by including a 15-year exemption for all newly constructed non-single-family residential properties, including multifamily, commercial, mixed-use, and industrial.

LABC also supports removing barriers to revenue bonding. A dedicated revenue source is only useful if the City can deploy it effectively and at the scale required. Allowing Los Angeles to responsibly leverage future ULA revenues could accelerate affordable housing investment and homelessness prevention resources, rather than allowing funds to move too slowly through fragmented annual spending processes.

We also strongly support expanded public reporting and performance measures. Quarterly updates to Council Districts on expenditures, persons served, and program outcomes, along with regular updates from the ULA Citizen Oversight Committee, would improve transparency, accountability, and public confidence. Voters and taxpayers deserve to know whether ULA dollars are producing measurable housing and homelessness outcomes.

However, LABC does not support expanding the use of ULA funds in a way that allows dedicated housing dollars to be redirected into loosely defined services or short-term programs that do not produce, preserve, or stabilize housing. At a time when public confidence in local government's ability to address housing affordability and homelessness is already strained, broad spending flexibility risks diluting the measure's impact and undermining voter trust.

More broadly, LABC continues to encourage a longer-term reset of ULA that exempts or reduces the burden on new multifamily housing, commercial construction, and wildfire victims, caps future tax rates for predictability, and dedicates revenues transparently to affordable housing and homelessness prevention.

The evidence and the market response point in the same direction: Los Angeles cannot tax housing production and investment in ways that make it harder to build housing and then expect to solve its housing crisis. The City needs to stimulate new housing production, attract the capital necessary to make that happen, and ensure that dedicated housing revenues are spent transparently and effectively.

We also urge the Committee to consolidate the reform motions, including Councilmember Lee's motion (26-0782), and Councilmember Park's Palisades exemption (26-0774), into a single, comprehensive package for the November ballot. A unified proposal will give voters clarity and give these reforms the best chance of success.

LABC respectfully urges the Committee to advance these motions and continue working with housing, business, labor, nonprofit, and community stakeholders to ensure Measure ULA is reformed in a way that supports housing production, protects dedicated housing revenues, and strengthens public accountability.

Sincerely,

A handwritten signature in cursive script that reads "Mary Leslie".

Mary Leslie, President, LABC

