

**RESOLUTION OF THE LOS ANGELES CITY COUNCIL  
SUBMITTING A BALLOT MEASURE TO THE VOTERS OF THE CITY OF  
LOS ANGELES AND REQUESTING THE LOS ANGELES COUNTY BOARD OF  
SUPERVISORS TO CONSOLIDATE THE ELECTION FOR THE BALLOT MEASURE  
WITH THE STATE GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026**

**WHEREAS**, the City Council wishes to submit a ballot measure to the qualified voters of the City of Los Angeles at a Special Election to be consolidated with the City's General Municipal Election and the State General Election held on November 3, 2026, regarding the following subject: Prop ULA tax exemption for multifamily and mixed-use residential properties and other changes; and

**WHEREAS**, the City Council wishes to request that the Board of Supervisors of the County of Los Angeles consolidate the City's election for the ballot measure with the State General Election also to be held on November 3, 2026.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

Section 1. The ballot measure attached to this Resolution shall be submitted to the qualified voters of the City of Los Angeles at an election consolidated with the City's General Municipal Election and the State General Election held on November 3, 2026.

Sec. 2. The vote requirement for the ballot measure to pass is a majority of the votes cast.

Sec. 3. The ballot title and question for the ballot measure shall be as follows and shall include a letter designation as determined by the City Council in accordance with applicable City and State law:

**TAX EXEMPTION FOR MULTIFAMILY AND MIXED-USE RESIDENTIAL  
PROPERTIES AND OTHER CHANGES TO PROPERTY TRANSFER TAX.  
PROPOSITION \_\_\_\_.**

Shall an ordinance be adopted to: exempt certain newly constructed multifamily and mixed-use residential properties from the City's special documentary transfer tax (Proposition ULA); allow tax revenues to be used for interim housing for individuals experiencing homelessness; and make changes to the appointment structure for the Proposition ULA oversight committee?

Sec. 4. The City Clerk is hereby authorized to make technical and formatting adjustments to the attached ballot measure to facilitate presentation in ballot materials.

Sec. 5. The City Clerk is hereby authorized and directed to publish a notice containing the text of proposed City ballot measures and specifying the date of the election for the ballot measures. The notice shall be published once in a newspaper of general circulation in the City of Los Angeles.

Sec. 6. The City Clerk is hereby authorized and directed to publish once in a newspaper of general circulation that copies of voter information pamphlets containing proposed City ballot measures may be obtained upon request in the City Clerk's office. The City Clerk is directed to prepare and keep in the City Clerk's office a sufficient supply of copies of the voter information pamphlets and to distribute them to persons requesting a copy. Further, the City Clerk is authorized and directed to mail copies of the voter information pamphlets to the qualified voters of the City of Los Angeles.

Sec. 7. The City Council respectfully requests the Board of Supervisors of the County of Los Angeles to order the consolidation of the City's election for the ballot measure with the State General Election to be held on November 3, 2026, and to canvass the returns of the election and transmit the certified election results to the City.

Sec. 8. The City Clerk shall administer the filing, printing, and distribution of all items contained in the City's Voter Information Pamphlet as provided in the City Election Code, including impartial summaries, ballot arguments, and rebuttal arguments regarding City ballot measures. In other particulars, the above-described election shall be held and conducted as provided in State Elections Code 10418 and other applicable law for the holding of elections consolidated with the State General Election.

Sec. 9. The City Council requests the Board of Supervisors to fix the costs to be paid by the City of Los Angeles for consolidation of the City's election with the State General Election. The City will reimburse the County for the City's share of the costs incurred in conducting the City's election consistent with the cost estimate provided by the Registrar-Recorder/County Clerk and agreed to between the County and the City.

Sec. 10. The City Clerk shall file a duly certified copy of this Resolution with the Board of Supervisors and County Registrar-Recorder/County Clerk.

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Los Angeles at its meeting held on \_\_\_\_\_.

PATRICE Y. LATTIMORE, City Clerk

By \_\_\_\_\_ Deputy

## TEXT OF THE PROPOSED BALLOT MEASURE

### PROPOSITION \_\_\_\_

Section 1. A new Section 21.9.18 is added to the Municipal Code of the City of Los Angeles, regarding exemptions to the Homelessness and Housing Solutions Tax, to read as follows:

#### **SEC. 21.9.18. EXEMPTION – MULTIFAMILY AND MIXED-USE RESIDENTIAL DWELLINGS**

(a) The Homelessness and Housing Solutions Tax imposed by Subsection (b) of Section 21.9.2 of this Code shall not apply with respect to any deed, instrument or writing by which any lands, tenements, or other realty sold within the City of Los Angeles shall be granted, assigned, transferred or otherwise conveyed to, or vested in, the purchaser or purchasers, or any other person or persons, provided that:

(1) the land, tenements, or other realty sold is a residential development project consisting of five or more dwelling units, including mixed-use development projects;

(2) the realty sold described in Subsection (a)(1) is a new building or structure built on previously undeveloped land or is a conversion of a non-residential building or structure resulting in the creation of five or more dwelling units, and was not issued a grading or building permit for any construction related to the realty sold described in Subsection (a)(1) prior to the effective date of this section;

(3) the grant, assignment, or transfer described in this section occurred within ten years of the issuance of the certificate of occupancy for the residential development project described in Subsection (a)(2);

(4) the realty sold described in Subsection (a)(1) is not otherwise exempt from Subsection (a) of Section 21.9.2 of this Code; and

(5) the realty sold described in Subsection (a)(1) did not previously obtain an exemption provided herein with respect to any deed, instrument or writing by which any lands, tenements, or other realty sold within the City of Los Angeles shall be granted, assigned, transferred or otherwise conveyed to, or vested in, the purchaser or purchasers, or any other person or persons.

Sec. 2. Subsection (i) of Section 22.618.1 of the Administrative Code of the City of Los Angeles, regarding the purpose and goals of the Los Angeles Program to Prevent Homelessness and Fund Affordable Housing, to read as follows:

(i) Establishing new funding and programs for the creation, preservation and acquisition of affordable housing, ~~and homelessness prevention,~~ and interim housing that supplement existing City funding and programs

Sec. 3. A new definition is added to Section 22.618.2 of the Administrative Code of the City of Los Angeles, regarding the Los Angeles Program to Prevent Homelessness and Fund Affordable Housing, to read as follows:

“Interim Housing” shall mean any premises, buildings, structures, or portion thereof used or intended to be used as a place where provisional sleeping or rooming accommodations are furnished on a temporary basis to persons who lack permanent housing, are experiencing homelessness or are at imminent risk of becoming homeless, with or without compensation from the resident and with or without meal service. Interim Housing includes, but is not limited to, bridge housing, crisis housing, recuperative care housing, stabilization housing, recovery bridge housing, motels, hotels, hostels, or other sites and assets, adult residential facilities, residential care facilities for the elderly, manufactured housing, commercial properties, and other sites with existing residential or non-residential uses that could be converted to interim housing.

Sec. 4. Subsection (b) of Section 22.618.3 of the Administrative Code of the City of Los Angeles, regarding House LA Programs, is amended to read as follows

(b) **House LA Fund-Administration.** No more than 8% of the monies deposited in the House LA Fund annually may be used for compliance, implementation and administration (“House LA Fund-Administration”) described below, including but not limited to the enforcement of affordability covenants associated with House LA Program projects, and, in coordination with the Finance Director and other City departments, the collection of the tax imposed by Subsection (b) of Section 21.9.2 of the Los Angeles Municipal Code and the refund of any overpayments of that tax. Not less than 3% of the monies allocated to the House LA Fund-Administration annually shall go to staffing and other expenses of the House LA Citizens Oversight Committee described in Section 22.618.6 of this Code. Additionally, staffing costs, stipends and honoraria that may be allocated to the Tenant Council pursuant to Section 22.618.3(d)(2)(ii).~~ed.~~ of this Code shall be paid for from the House LA Fund-Administration. Furthermore, the Department may fund training in processes and procedures related to project labor agreements, and may provide project labor agreement management services to contractors. For purposes of this subdivision, “project labor agreement” has the same meaning as Section 2500(b)(1) of the California Public Contract Code.

Sec. 5. Subdivision (2) of Subsection (d) of Section 22.618.3 of the Administrative Code of the City of Los Angeles, regarding the expenditure of funds

collected from the Homelessness and Housing Solutions Tax, is amended to read as follows:

(2) **Homelessness Prevention Program.** Thirty percent (30%) of the House LA Fund – Programs shall be used for the Homelessness Prevention Program, including Interim Housing and related outreach services, as described by this subdivision and according to an expenditure plan adopted pursuant to Section 22.618.4 of this Code:

(i) **Short-Term Rental, Interim Housing, and Income Support for Vulnerable Tenants.**

a. **Short-Term Emergency Assistance.** Five percent (5%) of the House LA Fund – Programs may shall be annually allocated to provide short-term emergency funding to tenant households at risk of becoming homeless. Funds will stabilize low-income tenants at risk of losing their housing due to one-time economic shocks, and may cover the entirety of rent payments for a short-term period of up to 6 months. Priority eligibility shall be established for Lower Income Households.

b. **Income Support for Rent- Burdened At-Risk Seniors and Persons with Disabilities.** Ten percent (10%) of the House LA Fund – Programs may shall annually be allocated to provide income assistance designed to assist households in avoiding displacement from their homes to rent- burdened, Acutely Low Income, Extremely Low Income, and Very Low Income Households including seniors (aged 65 years and above) and/or persons with disabilities at-risk of becoming homeless.

c. **Interim Housing.** Thirty percent (30%) of the House LA Fund – Programs may annually be allocated to provide Interim Housing to those individuals experiencing or at risk of homelessness.

(ii) **Tenant Rights Education, Tenant Council, Navigation Services, and Eviction Prevention, and Interim Housing Outreach.**

a. **Eviction Defense/Prevention.** Ten percent (10%) of the House LA Fund – Programs may shall annually be allocated to provide funding for a right-to-counsel program to provide housing-related legal services to Lower Income Household tenants threatened with eviction.

b. **Tenant Outreach and Education.** Two percent (2%) of the House LA Fund – Programs may shall annually be allocated to

provide tenant outreach, education, and navigation services, including but not limited to providing information about tenant rights and the Homelessness Prevention Program. Outreach, education, and navigation services may include mass mailing, targeted marketing, data visualization, and public websites.

**c. Protections from Tenant Harassment.** Three percent (3%) of the House LA Fund – Programs may shall annually be allocated to fund nonprofit organizations and City services to monitor and enforce protections against tenant harassment and other tenant rights, and to inform tenants of such protections and support them in exercising their rights. At least thirty percent (30%) of the Protections from Tenant Harassment expenditure shall fund programs led by non-profit organizations.

**d. Interim Housing Outreach and Services.** Thirty percent (30%) of the House LA Fund – Programs may annually be allocated to provide Interim Housing outreach and related services.

**e.d. Tenant Council.** The Department shall establish a Tenant Council, to meet at least quarterly to monitor and advise the Department regarding implementation of tenant protections and develop strategies to address Fair Housing Act violations and violations of tenant rights under federal, state, and local law. The Tenant Council shall be composed of tenants or currently homeless individuals living in the City. The Council shall comprise one tenant or currently homeless individual from each City Council District. Appointments to the Tenant Council will be consistent with the process for appointments to the Oversight Committee, as in the manner described in Section 22.618.6(d)(4)(i) of this Code. The City Council shall seek to ensure diverse representation on the Tenant Council with respect to the income level, housing status, race, gender identity, sexual orientation, national origin, immigration status, source of income, religion, age, disability, familial status, and primary language. The Tenant Council shall be empowered to receive reports on implementation of rent relief programs, landlord opt-outs from rental assistance programs, and tenant harassment and eviction data, and may make recommendations to the Oversight Committee, to the Department and to City Council to reduce evictions and displacement and increase tenant access to legal services. Tenant Council members shall be compensated no less than \$150 for each meeting attended. Members may waive compensation.

Sec. 6. Subsection (b) of Section 22.618.4 of the Administrative Code of the City of Los Angeles, regarding the House LA Fund Expenditure Plan, is amended to read as follows

(b) Between January 1, 2023 and June 30, 2023, prior to creation of the initial expenditure plan, the Department may incur expenditures up to five hundred thousand dollars (\$500,000) of funds, to be reimbursed via of the expenditure plan for Fiscal Year 2023-2024 to establish the House LA Fund and House LA Program, including establishment of the Oversight Committee, as referenced in Section 22.618.6, and Tenant Council, as referenced in Section 22.618.3(d)(2)(ii).ed.

Sec. 7. Subsection (d) of Section 22.618.6 of the Administrative Code of the City of Los Angeles, regarding the House LA Citizens Oversight Committee, is amended to read as follows:

**(d) Oversight Committee Members.**

(1) The Oversight Committee shall have thirteen (13) voting members and two (2) advisory members to support youth leadership development.

(2) Membership categories for the initial appointment and first five-year term, to the extent a seat does not become vacant during the first term, are as follows:

**(i) Housing Development, Preservation & Finance.**

a. Seat #1: An individual with at least five (5) years' experience in senior- level decision making in non-profit affordable housing development and preservation.

b. Seat #2: An individual with at least five (5) years' experience in non-profit asset and property management and operations, with a preference for individuals with experience in tenant-engaged management practices or resident ownership.

c. Seat #3: An individual with at least five (5) years' experience in housing finance (tax-exempt bonds, taxes, funding-agency work etc.).

d. Seat #4: An individual with at least five (5) years' experience as a member of a construction labor union involved in workforce development, apprenticeship programs and negotiating Project Labor Agreements for large-scale housing projects.

e. Seat #5: An individual with at least five (5) years' experience in non-profit Community Land Trusts or community development corporations.

f. Seat #6: An individual with at least five (5) years' experience in transit- oriented development.

**(ii) Renter Protection & Support.**

a. Seat #7: An individual with at least five (5) years' experience as a tenant rights organizer or advocate working at a community-based organization on behalf of tenants in Lower Income Households.

b. Seat #8: An individual with at least five (5) years' experience as an organizer or advocate working at a community-based organization to address the housing needs of seniors and/or people with disabilities.

c. Seat #9: An individual with at least five (5) years' experience as a tenant rights or fair housing legal expert representing or advocating for tenants.

**(iii) Lived Experience & Expertise.**

a. Seat #10: An individual with at least five (5) years' experience as a tenant in a Lower Income Household and/or at least one year experiencing homelessness;

b. Seat #11: An individual with at least five (5) years' experience as a tenant of a Lower Income Household and/or at least one year experiencing homelessness.

c. Seat #12: An individual with at least five (5) years' experience as a representative of a public sector labor or service union, the members of which struggle with housing costs.

d. Seat #13: An individual with at least five (5) years' experience as a community leader or an organizer advocating for high-quality transit near affordable housing and job centers and for identifying mobility options associated with the production of affordable housing.

(iv) ~~Youth. Seats # 14 and 15: Two~~ The two advisory, non-voting members of the Oversight Committee shall be individuals between the ages of 16 and 21.

**(3) Eligibility.**

(i) Members of the Oversight Committee must reside in the City of Los Angeles.

(ii) No person currently serving as an elected City, County, special district, State or Federal public official may serve as a Committee member.

(iii) The City's local conflicts of interest code under the Political Reform Act is hereby amended to require members of the Oversight Committee to file annual statements of economic interests and otherwise to comply with the ethics and conflicts of interest provisions of that Act.

**(4) Appointment.**

(i) Initial appointments: Department staff shall submit to the Mayor at least three qualified candidates for each category of membership. The Mayor shall appoint members for each category listed in Subdivision (d)(2) of this section, subject to approval by the City Council.

(ii) Oversight Committee members shall serve five-year terms. However, seats 1, 2, 7, 10, and 11 shall have an initial term of three years; seats 3, 4, 8, 12, and 14 shall have an initial term of two years; and seats 5, 6, 9, 13, and 15 shall have an initial term of one year. ~~Members may be reappointed to an unlimited number of terms at the discretion of the Mayor.~~

(iii) Subsequent vacancy appointments: Upon the expiration, or vacancy, of a five-year term of an Oversight Committee member, the Oversight Committee staff, once hired, shall submit to the Mayor at least three qualified candidates for each vacancy on the Committee, from which the Mayor shall then appoint a candidate to fill the vacancy, subject to approval by the City Council. The candidates shall demonstrate experience in one or more of the following areas:~~After Oversight Committee staff is hired, its staff shall submit to the Mayor with at least three qualified candidates for each vacancy on the Committee. The Mayor shall appoint members, subject to approval by the City Council.~~

a. at least five (5) years of experience in non-profit affordable housing development, preservation, Community Land Trusts, or community development corporations;

b. at least five (5) years of experience in workforce development, apprenticeship programs, or negotiating project labor agreements;

c. at least five (5) years of experience in tenant organizing, or advocacy work addressing the housing needs of tenants, seniors, or people with disabilities; or

d. at least five (5) years of lived experience in a lower-income household, or as an individual who experienced homelessness.

(iv) Reappointments. Members with demonstrated experience under subparagraph (d)(4)(iii) may be reappointed to an unlimited number of terms at the discretion of the Mayor.

(5) **Resignation; Disqualification.** Oversight Committee members may, at any time, resign from the Oversight Committee upon written notice delivered to the Oversight Committee and the Mayor. An Oversight Committee member holding any disqualifying public office, or a Committee member's filing of intent to seek such public office, including a declaration of candidacy pursuant to California Government Code Section 85200, or an Oversight Committee member's relocation outside the City shall disqualify the member from continuing to serve on the Oversight Committee upon the Department's delivery of notice of that fact to the Oversight Committee.

(6) **Grounds for Removal/Termination.** Oversight Committee members ~~may shall only~~ be removed before the end of a term either for cause or at the discretion of the Mayor without Council confirmation. Cause includes: (i) more than two absences from Committee meeting in a 12-month period not excused by the Committee; (ii) more than three absences from Committee meetings in a 12-month period even if excused by the Committee; (iii) failure to actively participate in meetings, committees, subcommittees, or Oversight Committee projects or responsibilities; (iv) acting in conflict with the intent or language of the initiative measure which adopted this ordinance, including opposing the construction or preservation of affordable housing; (v) disrupting the meetings or work of the Oversight Committee or failure to comply with accepted codes of conduct; (vi) failure to disclose a conflict of interest related to a decision pending before the Committee; and (vii) violation of law governing the conduct of the Oversight Committee, including but not limited to the Political Reform Act of 1975 and the Ralph M. Brown Act.

(7) **Disclosure and Recusal.** Members of the Oversight Committee must disclose any conflict of interest, either actual or apparent, as determined by the Ethics Commission. If an Oversight Committee member has a direct or indirect financial interest in a decision of the Oversight Committee, they must recuse themselves from participating in the matter and file Form 51 with the Ethics Commission (Recusal Notification Form) or any successor to that form. If a conflict of interest is alleged by either members of the Oversight Committee or City staff, the matter will be reported to the Inspector General referenced in Subdivision (g)(2) of this section to investigate and report back to the Oversight

Committee as necessary. Nothing in this section shall alter or diminish the authority of the City's Ethics Commission.

(8) **Chair and Vice-Chair.** The Oversight Committee shall select from among its members a Chair and Vice-Chair for each fiscal year. Members may serve as Chair or Vice-Chair for up to three consecutive fiscal years.

Sec. 8. Severability. If any section, subsection, clause, sentence, phrase, or application of this ordinance or any portion thereof is held unconstitutional or invalid by any court or tribunal of competent jurisdiction, the remaining sections, subsections, clauses, sentences, phrases, portions, or applications of this ordinance shall remain in full force and effect, and to this end the provisions of this ordinance are severable. In addition, the voters declare that they would have passed all sections, subsections, clauses, sentences, phrases, portions, and applications of this ordinance without the section, subsection, clause, sentence, phrase, portion, or application held unconstitutional or invalid.

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