

AD HOC ULA
RULES, ELECTIONS, INTERGOVERNMENTAL RELATIONS

MOTION


The United to House LA (ULA) ballot measure was adopted by Los Angeles voters in November 2022. The measure established an additional transfer tax on high-value property sales in the City of Los Angeles, which created revenues for affordable housing and homelessness prevention programs.

The City has collected more than \$1 billion in revenue since the collection of the tax began in April 2023. However, experts, stakeholders and studies have provided feedback that Measure ULA may not be reaching its full potential due to skepticism from lenders, impacts to property transaction activity, and unforeseen technical barriers not fully considered in its inception.

At a time when ULA and similar measures remain under threat, the City has the unique opportunity to consider changes to Measure ULA to further the goal of building affordable housing and generating revenue for programs that stabilize existing affordable housing and provide assistance to tenants to stay housed.

I THEREFORE MOVE the City Council request the City Attorney to prepare and present ballot measure language and the necessary ballot resolutions and ordinances to place the measure on the November 3, 2026 ballot, amending Measure ULA with the following changes:

1. For multifamily or mixed use properties, amend the ULA transfer tax rate to a reduced percentage. CAO is instructed to report back with options for a reduced rate between 2-3.5%.
 - a. Explore subjecting the following project categories to the proposed caps:
 - i. single family, not-for-profit medical, educational, and/or arts facilities
2. Remove barriers to revenue bonding, for maximum flexibility to build expeditiously.
3. Expand the public reporting and performance measures to include:
 - a. Quarterly updates to Council Districts of expenditures, persons served, and program outcomes by ULA program, and
 - b. Regular updates from the ULA Citizen Oversight Committee to the City Council
4. Expand the use of ULA funds to provide greater flexibility to respond to the City's immediate housing needs in coordination with local Council Districts, including street homelessness response and interventions.

PRESENTED BY: 
JOHN S. LEE
Councilmember, 12th District

SECONDED BY: 


MAY 26 2026

ORIGINAL