



THE  
HOLLYWOOD  
PARTNERSHIP

**To:** Hollywood Partnership Stakeholders  
**Date:** October 21, 2022  
**Subject:** HP Board Positions on Ballot Propositions LH, SP & ULA

### Board Action:

The HP Board of Directors took the following positions on the October 20, 2022:

1. Support Proposition LH to authorize development of additional low-income housing.
2. Oppose Proposition SP to fund parks and recreational facilities via a new property tax.
3. Oppose Initiative ULA to fund affordable housing via a new tax on property transfers.

### Information

#### Authorization for Additional Low-Income Housing (Proposition LH)

- Proposition LH asks voters to authorize public entities to develop, construct, or acquire up to 5,000 units of low-income rental housing in each of the city's 15 council districts.
- The proposition neither obligates public entities to produce housing nor creates any funding mechanism, but permits the creation of housing should it be feasible.
- Article 34 of the California Constitution requires that cities obtain voter approval before building low-income housing with public funds.
- Voters last authorized 3,500 units in each council district in 2008, but some neighborhoods (including Hollywood) are nearing the maximum allowable units.
- A measure to repeal Article 34 itself will appear on the Nov. 2024 ballot.
- No organized support or opposition coalitions have been identified.
- The LA Times Editorial Board recommends support for Proposition LH.
- **The HP Board supports this proposition because it enables a solution to homelessness and affordable housing needs with no financial obligation for stakeholders.**

#### Parks and Recreational Facilities Parcel Tax (Proposition SP)

- Proposition SP asks voters to establish a tax of \$0.08414 per sq. ft. on improved parcels to fund parks and recreational facilities.
- The tax rate could be reduced to \$0.0222 upon completion of major projects or after 30 years, but some version of the tax would remain in place indefinitely.
- Revenues of approximately \$227M annually could be used for parks, recreational centers, pools, playgrounds, waterways, beaches, green spaces, open spaces, childcare facilities, and other projects to improve park equity.
- Supporters include California Trust for Public Land Action Fund, Greater LA Zoo Association, LA County Federation of Labor, and LA LGBT Center.

6562 Hollywood Blvd,  
Hollywood, CA 90028

(323) 463-6767  
www.hollywoodpartnership.com  
@hollywoodpartnership



THE  
HOLLYWOOD  
PARTNERSHIP

- Opponents include the Building Owners and Managers Association of Greater LA, California Small Business Association, LA Latino Chamber of Commerce, Howard Jarvis Taxpayers Association, and National Asian American Coalition.
- The LA Times Editorial Board recommends opposition to Proposition SP.
- **The HP Board opposes this proposition because the measure increases property taxes indefinitely and lacks detail around the projects and/or types of projects to be funded as well as their geographic distribution.**

#### Funding for Affordable Housing and Tenant Assistance Programs Through a Tax on Real Property Transfers Over \$5 Million (Initiative Ordinance ULA)

- Initiative ULA asks voters to adopt an ordinance establishing a new tax on sales or transfers of real property in excess of \$5M to fund affordable housing programs and resources for tenants at risk of homelessness.
- The proposed tax rate would be 4% on transactions exceeding \$5M and 5.5% on transactions exceeding \$10M with the thresholds subject to adjustment for inflation.
- The transfer tax would remain in place indefinitely unless ended by voters.
- Revenues projected to be between \$600M and \$1.1B annually would fund the construction of new affordable housing, rehabilitation and/or conversion of buildings to affordable housing, purchase of existing apartment buildings, and programs to provide subsidies and/or legal assistance to tenants at risk of becoming homeless.
- Supporters include Hollywood Community Housing, LA Family Housing, Southern California Association of Nonprofit Housing, California Community Foundation, PATH, The People Concern, and ACLU SoCal.
- Opponents include the Building Owners and Managers Association of Greater LA, California Small Business Association, LA Latino Chamber of Commerce, Howard Jarvis Taxpayers Association, and National Asian American Coalition.
- The LA Times Editorial Board recommends support for Initiative ULA.
- **The HP Board opposes this proposition because the measure sidesteps Proposition 13 protections to create a significant additional financial burden for most Hollywood property owners whose commercial properties would be valued in excess of \$5M.**

6562 Hollywood Blvd,  
Hollywood, CA 90028

(323) 463-6767  
[www.hollywoodpartnership.com](http://www.hollywoodpartnership.com)  
[@hollywoodpartnership](https://twitter.com/hollywoodpartnership)