



June 23, 2026

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

RE: Advancing a Community Opportunity to Purchase Act Program for Unincorporated Los Angeles County — OPPOSE

Dear Supervisors,

The Valley Industry and Commerce Association (VICA) opposes the motion to advance a Community Opportunity to Purchase Act (COPA) Program for unincorporated Los Angeles County. The proposal would direct the development of a COPA ordinance covering multifamily properties with five or more units and mobilehome parks, along with new registration, notice, and implementation requirements.

VICA opposes policies that interfere with an owner's ability to sell property in an open and competitive marketplace. COPA programs can delay transactions, create uncertainty for property owners, increase compliance costs, and reduce incentives to invest in rental housing, particularly in unincorporated communities where housing providers already face significant regulatory and financial pressures.

At a time when policymakers should be focused on increasing housing supply, Los Angeles County is considering a proposal that could make property transactions more difficult and discourage future housing investment. The motion also directs departments to identify funding, staffing, and administrative resources to support implementation, adding new complexity rather than advancing more direct housing solutions.

Property owners should be free to sell their properties in an expedient manner without government-mandated roadblocks that favor selected buyers or complicate routine sales. For these reasons, VICA respectfully urges your opposition to the motion to advance a Community Opportunity to Purchase Act Program for unincorporated Los Angeles County.

Sincerely,

James Theiring
VICA Chairman
Mission Community Hospital

Stuart Waldman
VICA President

From: Palafox, Araceli <apalafox@enterprisecommunity.org>
Sent on: Thursday, June 25, 2026 9:18:09 PM
To: Homelessness & Housing
Comment <homelessness_and_housing_comment@hsh.lacounty.gov>
Subject: Comment in Support of item a. Advancing a Community Opportunity to Purchase Act Program for Unincorporated LA County

CAUTION: External Email. Proceed Responsibly.

Dear Homelessness & Housing Cluster Committee Members,

I'm writing on behalf of Enterprise Community Partners to **comment in support of item a. Advancing a Community Opportunity to Purchase Act Program for Unincorporated Los Angeles County** as listed on the [June 25th meeting agenda](#). We believe that a COPA program would be complimentary to the TOPA program and would further strengthen the county's preservation and anti-displacement strategies by allowing mission-driven affordable housing organizations like community land trusts and nonprofit affordable housing developers to acquire and preserve properties when tenants are not able to do so. Moreover, COPA is especially important for preserving Naturally Occurring Affordable housing stock in unincorporated Los Angeles County, creating opportunities for local ownership and preservation of affordable housing.

We are grateful to Supervisor Solis for putting this motion forward and look forward to engaging on this motion as it advances through the Board of Supervisors.

Thank you,
Araceli Palafox

Araceli Palafox
Associate Director, Policy
Southern California

951.850.9360 (m)
enterprisecommunity.org



June 22, 2026

Honorable Hilda L. Solis, Chair
Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Homelessness & Housing Cluster Agenda Review Meeting, Agenda Item II.a, “Advancing a Community Opportunity to Purchase Act Program for Unincorporated Los Angeles County,” for June 23, 2026

Dear Chair Solis and Honorable Members of the Los Angeles County Board of Supervisors:

The Board’s Homelessness & Housing Cluster will review a proposed Tenant/Community Opportunity to Purchase Act (TCOPA) at its meeting for June 22, 2026 as contemplated under a Board motion submitted by the Office of the First Supervisorial District (“Motion”).

While TCOPA may appear to be an attractive solution for expanding home ownership for those who are already tenants in a unit for a sale, it in fact presents unmitigable risks while also repeating existing provisions for prospective buyers. Collectively, these concerns may have the effect of depressing, rather than expanding, the housing market in Los Angeles County.

At a time when historically low housing supply contributes to high housing costs in our county, a program like TCOPA could actually make it harder, not easier, for prospective homeowners to find and purchase the home they desire and for which they qualify. With these concerns in mind, we respectfully ask the Board of Supervisors not to move forward with this proposal.

The opportunity for a tenant to purchase their home for sale already exists. Once a unit is listed for sale, the tenant can place a bid at any time. A timely bid together with others is the best way for

buyer and seller to obtain fair market value for the property. If, as the Motion suggests, housing costs are broadly too high, then this is a direct consequence of supply imbalance. There are not enough housing units available for purchase – or for rent – to properly serve the high number of those looking for places to live in Los Angeles County.

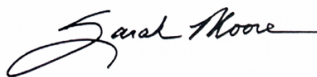
The solution is more housing units. This argument, which we have made under various housing policy proposals over the years, remains the strongest approach for expanding access to housing. The Board of Supervisors should enact policies that increase the number of units available and not come up with complex and formulaic structures that restrict homes, buyers, and sellers.

The Motion is based on a study whose data, from 2023, is no longer reliable at today's date. It furthermore calls for a "platform or mechanism for registering all properties subject to the recommended COPA ordinance", "procedures for implementation and enforcement," and "budgetary and staffing considerations". These point to a potential new bureaucracy that could bring significant long-term costs which are unrecoverable except out of the County's general funds.

A further line item in the Motion contemplates a role for the County to "certify qualified mission driven purchasers". In other words, the County – and not the seller or the market itself – decides who should buy a property and at what price. The price consideration is especially concerning in that a tenant could bid on a property without competing bids which would serve to validate the final price of the sale.

With these concerns in mind, it is clear that TCOPA is not the solution to expanding housing and homeownership opportunities. The REALTOR® profession appreciates the County's motivation to drive homeownership and we want to work together with the Board and County departments on crafting solutions that work.

Sincerely,



Sarah Moore
2026 President

Sam Prater  3:37 PM

SP

Probably a silly question: Can Board action be taken to allow insurance costs to qualify as direct costs?. Since these are local (LA County Measure A) dollars, does the BOS have the power to put forward a motion in order to make insurance coverage less costs prohibitive ?