

Communication from Public

Name:

Date Submitted: 05/22/2026 03:30 PM

Council File No: 22-0178

Comments for Public Posting: RUBS (Ratio Utility Billing Systems) is an important and widely used tool that promotes fairness, conservation, and housing sustainability. By allocating utility costs based on occupancy or usage factors, RUBS encourages residents to be more mindful of water and energy consumption, supporting the city's broader conservation goals. At the same time, utility expenses continue to rise dramatically for housing providers. Eliminating RUBS would remove one of the few practical and equitable methods available to fairly distribute these increasing costs. Without RUBS, all utility expenses are absorbed into overall housing costs, ultimately leading to higher rents for everyone regardless of actual usage.

Communication from Public

Name: Heather

Date Submitted: 05/22/2026 10:10 AM

Council File No: 22-0178

Comments for Public Posting: RUBS is one of the few tools available that encourages conservation of water and other utilities in older, master-metered buildings where individual-unit usage cannot be specifically measured. RUBS utilizes fair and reasonable allocation methodologies that allocate water and other utility costs on a variety of factors that ensure accuracy. RUBS allows housing providers to fairly recover rising utility costs tied to resident consumption. In the face of the city's recent reduction of allowable rent increases to 90% of CPI up to a maximum of 4% (from previous 8%) and elimination of the 1% additional allowed increases for gas and electric in master metered buildings, maintaining the use of RUBS is critical to the survival of many of today's housing providers who may be operating at the margins. Additionally, owners and residents do not receive any caps on utility costs from utility companies. The LAHD proposal was developed without direction from the City Council and without input from housing providers.