

Communication from Public

Name: Janet Gagnon

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Comments for Public Posting: Please see attached formal comment letter from the Apartment Association of Greater Los Angeles.

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March 23, 2026

Via Electronic Mail

Honorable President Marqueece Harris-Dawson
and the Members of the Los Angeles City Council
John Ferraro Council Chamber
Room 340, City Hall
200 North Spring Street
Los Angeles, California 90012

Re: RSO February 2nd Effective Date Invalidation Notices – Agenda Item 10

Honorable President Harris-Dawson and Members of the Los Angeles City Council:

The Apartment Association of Greater Los Angeles (AAGLA) represents approximately 10,000 rental housing providers, including many in Los Angeles. More than 80% of our members are mom-and-pop owners with 20 or fewer units, including a large majority with properties under the City’s Rent Stabilization Ordinance (RSO).

While the ordinance before you today appears to be a small change to the newly revised RSO policy, it has major damaging effects on Section 8 rental housing providers. As this ordinance is being considered tomorrow with an urgency clause, we will already be 50 days PAST the newly proposed effective date for proper notices to be sent out. As most rental housing providers under state law must sent out notices of rent increases at least 30 days in advance, the majority of such notices have already gone out prior to this ordinance passing. Thus, the ordinance will have no impact on such notices that should have already complied with the elimination of utilities when the ordinance became effective on February 2nd.

In addition, the ordinance would have little, if any, effect regarding notices due to the calculation of the RSO formula using the 90% Consumer Price Index that was passed on December 15, 2025 as the calculation under this revised formula and the prior formula would result in the same allowable annual increase.

So, the ONLY significant impact this revision would have is on Section 8 rental housing providers that are required by the U.S. Department of Housing and Urban Development (HUD) to provide 60 days advance notice for any rent increases AND obtain prior authorization for any such increase from the Housing Authority of the City of Los Angeles (HACLA). These housing providers have already complied with the laws as they existed at the time the notices were sent out. Now at this late date to require such housing providers to start OVER in the process of providing proper notices (some already in at the tail end of the



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notice period) is administratively burdensome, unfair and a strong deterrent to existing and future rental housing providers from voluntarily participating in the section 8 program.

The City Council has long sought ways to encourage more rental housing providers to voluntarily participate in Section 8 as such low-income housing is acutely needed in the City. This ordinance sends the wrong message that participation in Section 8 is unwise and unpredictable as the City can change the rules at the 11th hour even after all steps have been properly followed.

We strongly urge a NO vote on this ordinance as it is unnecessary in 90% of the cases and harmful in the other 10% of cases (that are exclusively Section 8 housing) for rental housing providers supplying needed housing under the City's rent stabilization ordinance.

Thank you for your time and consideration. Please feel free to reach out to me directly by telephone at (213) 384-4131; Ext. 309 or via electronic mail at janet@aagla.org.

Sincerely,

Janet M. Gagnon

Janet M. Gagnon, Esq.

CC: Daniel Yukelson, Executive Director, Apartment Association of Greater Los Angeles