

Communication from Public

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Council File No: 23-1134-S2
Comments for Public Posting: Attached, please find a letter from the California Apartment Association



California Apartment Association
Los Angeles County

January 13th, 2026

Chair Nithya Raman
Los Angeles Housing and Homelessness Committee
City of Los Angeles
VIA Email

Re: Item 4- Rent Control Changes ([C.F. 23-1134-S2](#))

Dear Councilmembers,

The California Apartment Association (CAA) represents housing providers, operators, suppliers, and real estate professionals who manage rental housing throughout Los Angeles, ranging from single-family homes to large apartment communities.

On multiple occasions prior to adoption of the ordinance, CAA requested that the final Rent Stabilization Ordinance (RSO) language be heard in committee before proceeding to the full Council, so that details and implementation issues could be fully discussed and clarified. Those requests were denied.

Since the ordinance's passage, **the Housing Department has posted guidance on its [website](#) stating: "The RSO annual rent increase must not include any additional percentage increase for utilities. This applies to any annual rent increase notice served to the tenant on or after February 2, 2026."**

Housing providers who have issued notices in good faith with Housing Department guidance now face notices being deemed out of compliance through no fault of their own. This regulatory whiplash and uncertainty have become increasingly common in the City. As the ordinance is mere weeks from taking effect, it is also unnecessary.

If the ordinance is to be revisited, we request that the previously referred motions, the 1% independent rental owner motion ([23-1134-S1](#)) and the [dependent clarification motion](#) be heard immediately, as both remain outstanding committee items directly related to this issue.

CAA urges the Council to adhere to basic governance and due-process principles when enacting and implementing critical housing policy. Continued uncertainty and shifting rules only make housing more expensive and harder to provide in Los Angeles.

Sincerely,

Fred Sutton
California Apartment Association