

Communication from Public

Name: Guillermo Graves

Date Submitted: 09/30/2025 04:55 AM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Jeff, a member of the Los Angeles Tenants Union from district 13 in Echo Park. I'm very concerned about the current Rent increases under the Rent Stabilization Ordinance which are way too high and very unaffordable for myself, my friends, family and the majority of Angelenos who are already struggling to make ends meet. I urge the City Council to adopt the "Keep LA Housed" demands for the RSO formula ASAP! Unlike City Council members who receive guaranteed wage increases or Cost of Living Adjustments (COLA) annually, most workers in LA don't have unions nor guaranteed wage increases like you. Even those lucky enough to have a UNION only get maybe 2-3% wage increases annually, which are a wash or paycut when inflation and cost of living are factored in, let alone the current RSO or unprotected increases that could go anywhere from 5-10% increases annually. Landlords don't give relief or support and while they drag their feet to make necessary repairs for our living spaces to be comfortable and habitable, they don't hesitate like clockwork to increase the rent on the year anniversary of our move. It's very frustrating and makes living life more stressful and difficult than it needs to be. This also adversely impacts the economy because we have less disposable income to spend on supporting small businesses in our communities since we can barely pay the rent and bills ourselves! Everyone loses! So, I urge the City Council to adopt a more reasonable RSO formula to Cap increases at 3% or less, with no minimum increase. Get rid of unfair additional increases for utilities and extra occupants who, in many occasions, have been forced to move in with friends or family to avoid homelessness because their rents are thru the roof as well! Every extra percentage point rent goes up is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare, let alone eating out in their local communities, which hurts small business as well who are already struggling for lack of patronage. We need the formula updated immediately-- new rent increases go into effect in July and we can't afford any more increases under the current formula. The City Council must vote now to update the RSO with a new formula to keep Angelenos housed. LARSO needs tenant friendly updates LA is a renters' city—most Angelenos rent, and most live in rent-stabilized units. Any change to the formula directly

impacts the city's economic stability and ability to keep residents housed. The current formula has forced renters to pay thousands more in rent than they should, making it harder to afford necessities like food, healthcare, and education. Rent increases are a key driver of homelessness—a \$100 increase in rent leads to a 9% rise in homelessness. LA can't afford to keep pushing renters to the brink. The fastest way to prevent more homelessness is to update the formula now. The average rent for a 1-bedroom apartment in Los Angeles County is \$2,388 - that means a renter would need to make nearly \$100k a year to stay within the recommended 30% rent-to-income ratio. LA County, Santa Monica, and West Hollywood have implemented reasonable caps on rent increases without harming the housing market. Without a fair LARSO, LA will continue to see rising homelessness, overcrowding, and economic strain on working and middle-class families. Tenants in LA are too rent burdened More than half of LA renters are rent-burdened—paying more than 30% of their income on rent—and many are just one rent hike away from losing their home. If this doesn't describe you, it probably describes a friend, family member, or co-worker. One in ten renters pay over 90 percent of their household income for rent. A primary cause of homelessness is rent costs that exceed what tenants can pay. Studies have shown a \$100 increase in median rent correlates with a 9% increase in homelessness. Renters in Los Angeles need to earn \$48 per hour or nearly 3x the minimum wage to afford average rent. This is urgent The study on LARSO was approved in 2023. LARSO should have been changed last spring, but the delay in this process made it so tenants are still facing increases under an unfair formula. It takes months for policies to get through City Council. We MUST have a new formula in place before July-- it would be unacceptable to have another round of rent increases based on the current formula which the Housing Department found to be unfair to tenants. We are living through incredibly tough and uncertain times and inflation is likely going to skyrocket. We must act now before more people are displaced from unaffordable rent. Our wages don't automatically increase 2-3% each year and our rent increases shouldn't either. Most cities with RSOs do not have a floor-- it is not a necessary or even reasonable feature! SAVE ANGELENOS FROM BECOMING HOMELESS! PROTECT THE LOCAL ECONOMY AND KEEP OUR COMMUNITIES SAFE & HABITABLE FOR LONGTIME RESIDENTS!

Communication from Public

Name: Jane Demian

Date Submitted: 09/30/2025 06:13 AM

Council File No: 23-1134

Comments for Public Posting: I'm writing to urge you to adopt the Keep LA Housed Coalition's recommendations to strengthen the Los Angeles Rent Stabilization Ordinance. While the current proposal from the Housing Department represents some progress compared to the existing system, it still falls short of providing renters with real stability at a time when housing costs across the city are climbing at alarming rates. Under LAHD's plan, rents could still rise faster than inflation in many cases, pushing tenants further into greater financial vulnerability. Ensuring that allowable rent increases are tied directly to inflation is essential. Every additional percentage point taken in rent is money that renters lose for food, healthcare, childcare, and transportation. The average monthly rent for a unit in a small RSO property is \$2,357. To stay within the recommended 30% rent-to-income standard, a tenant would need to earn around \$94,000 a year. That figure already puts RSO housing well beyond reach for most working families. Rent in stabilized housing is already unaffordable — it cannot continue to grow unchecked. Fixing and strengthening LARSO won't solve LA's housing affordability crisis on its own, but it is a meaningful and necessary step that the City Council can take right now to protect tenants and keep people housed.

Communication from Public

Name: Molly Keogh

Date Submitted: 09/30/2025 06:34 AM

Council File No: 23-1134

Comments for Public Posting: Hello, My name is Molly Keogh and I moved to NELA from The Bay Area in 2005, after my college graduation. LA was an affordable place to live and work as an independent designer, and I found a generous and supportive community in which I was able to build a career in the film industry. Everything felt possible - there was space! Affordable studios! Shared housing with gardens! Affordable rent meant we had time to create our own projects, and see our dreams into fruition. I left LA to follow a job in 2015, but have maintained my ties to my wonderful community there. Recently I planned to move back and raise my small children in Los Angeles, but upon seeing the cost of rent I realized how impossible that would be for me. Many creative friends in LA complain how hard it is for them to take adequate care of themselves and their families with the current cost of rent in LA. I ask that the City Council adopt Keep LA Housed's demands for the RSO formula as soon as possible, and lower the rent cap ASAP. Make it possible for people to not just live, but also dream in LA! Build lives! Thank you.

Communication from Public

Name: Rex Dean

Date Submitted: 09/30/2025 12:03 AM

Council File No: 23-1134

Comments for Public Posting: Please scale back any rent increases. Landlords don't need the money as much as renters do. Renters' salaries aren't increasing as fast as rent. Please also extend rent control to single family homes. Why shouldn't renters of homes be protected? It's not like all the homes people rent are mansions. Thank you.