Communication from Public

Name: Scott Garvey
Date Submitted: 11/05/2025 12:44 AM
Council File No: 23-1134
Comments for Public Posting: Urgent Demand to Cap Annual Rent Increases for RSO Tenants at 3% Dear Members of the Los Angeles City Council, I am writing/here out of sheer frustration and deep concern about the worsening housing affordability crisis in Los Angeles. It is unacceptable that tenants continue to face rent hikes that far outpace inflation while homelessness skyrockets. I urge you to support the KLAH Coalition's proposal to amend LARSO and cap annual rent increases at 3%. Over 100 organizations—including the LA County Federation of Labor, immigrant rights groups, faith-based organizations, and many others—stand behind this demand. Why isn't the City Council listening????? LARSO was once a beacon of protection for tenants, shielding us from excessive rent hikes and unjust evictions. Those protections have been gutted. Bureaucratic loopholes, aggressive landlord tactics, and court procedures now favor property owners at every turn. Landlords are filing unlawful detainers without "just cause," weaponizing the legal system to intimidate tenants who cannot afford attorneys— knowing full well there aren't nearly enough tenant lawyers to handle the flood of cases.. How is it fair that tenants must comply with Discovery in five days when civil cases allow 30? This imbalance is outrageous and enables landlords to push tenants out and jack up rents—sometimes doubling or tripling them—knowing full well what the long-term rental rates were when they bought the property. The result?…. LARSO units are disappearing at an alarming pace. Families are being displaced. Homelessness is exploding. And yet, some Councilmembers hesitate to act. For too long, Los Angeles tenants have endured annual rent increases higher than inflation. A 3% cap would simply bring LA in line with Unincorporated LA County, Santa Monica, West Hollywood, Cudahy, Huntington Park, and other cities that already recognize the need for stronger tenant protections. Why is LA lagging behind? The math is brutal: According to RentCafe, as of late 2025, the average rent for a 1-bedroom in Los Angeles is $2,559 per month. Someone earning $18/40 hours a week, takes home just over $2000 after taxes—not enough for rent, let alone food or utilities. Even at $20/hour, the numbers still don't work. Consider a tenant who, if fortunate, pays $1,500 per month after living in the same unit for over a decade. Add utilities ($150), internet ($100), car expenses ($200), and car

insurance ($100). That leaves $150 for food. No room for emergencies, healthcare, clothing, or savings. Families, seniors, single parents, and disabled tenants face even worse realities. During the pandemic, landlords received government aid while renters lost jobs and are still drowning in back rent. Many landlords with multiple properties hide behind LLCs and cry "hardship" without transparency. Where is the accountability? The public deserves to see the data. Inflation hits renters harder than landlords. The majority of RSO tenants are in financial crisis. Any rent increase now will displace thousands and worsen homelessness. Enough is enough! I demand the Council take immediate action: - Cap annual rent increases for RSO units at 60% of CPI, with a hard maximum of 3% and no minimum. - Ban additional rent hikes for tenants whose electricity and/or gas is included in rent. - Adopt all other KLAH LARSO demands to ensure tenants can afford to stay in their homes. This is not just policy—it's survival. Do the math. Even a kid can see it doesn't add up. Stop protecting profits over people. Act now!

Communication from Public

Name: Jerard D. Wright
Date Submitted: 11/05/2025 08:10 AM
Council File No: 23-1134
Comments for Public Posting: On behalf of the Greater Los Angeles Realtors® (GLAR), a real estate trade organization representing nearly 12,000 REALTOR® members throughout the Los Angeles region, including the cities of Beverly Hills, Culver City, Los Angeles, Santa Monica and West Hollywood, we are offering feedback on the proposed rent caps as part of amendments and adjustments to the Rent Stabilization Ordinance. One of the chief drivers of the excessive cost of rent in the region is the cost to maintain rental property within the City of Los Angeles in part due to the unintended consequences of well-intended but poorly constructed policies such as artificially deflating the rent increases. Housing providers have finite financial resources – especially the smaller mom and pop housing providers that include people of color in areas like South LA and East LA- with which to subsidize the program which will now make the cost of living more expensive for families in the city. The timing of this proposed rent cap could not be at a more vulnerable time to housing providers as costs have increased over the last four years. • During COVID-19 Pandemic there were blanket rent freezes for over three and a half years. • Insurance premiums increased by 25 to 50% and expected to rise even more due to recent natural disasters (CLICK HERE to read news article) and rising replacement costs. • Utility costs (which are owned by the City of Los Angeles) went up on average 15%. • There are hints that the 'RecycLA' program will have a larger increase for trash hauling for multi-family properties. Housing providers, who often operate on tight margins, have been saying similar comments like this with respect to rent freezes and fiscally unsustainable and unrealistic rent caps for many years and the latest unfounded proposal amplifies that. The research done in 2023 did not take into account the rise to the cost of property insurance which has been key factor with many insurance companies such as State Farm, Farmers and others leaving the LA and California market that has driven the cost of insurance due to scarcity of these protections for properties. Most recently- over the last 60 days- GLAR spoke to members of the community at local fairs, and we have heard many smaller housing providers (usually under 20 units or less) commenting that they are looking to sell their rental units because the rent caps are currently too low. The current proposal will further undermine these housing providers.

This is especially disheartening to housing providers of color who were looking to sustain generational wealth and stay in the communities they have raised their families and worked hard to buy extra units but they can no longer the cost of operations that the City of LA has direct control over such as trash fees and utilities through DWP and costs that have grown exponentially such as insurance. Housing providers are leaving and are selling to corporations because of the burden of costs and liabilities continue to further erode our naturally affordable housing stock in the city. Within this same period, I have at least ten members who work in property management and indicate that their small owners will sell their units within the next 12 months. Just from these members alone, that represents over 200 rental units going into corporate ownership in the near term due to the current rent control policy in the city. The egregious rent cap proposal will further drive the smaller housing providers who are creating the naturally affordable housing in the city out of the area. The city council needs to seriously ask itself: Is pushing small housing providers out of business in the best long term interest of our communities, for some short term easy political wins? In addition, with the city needing to increase over 450,000 units of housing within the City's Housing Element, most of them in the multifamily variety, an artificially deflated rent cap coupled with Measure ULA will make the development of new multi-family housing more expensive and riskier for a developer to build in the city, exacerbating our housing crisis. GLAR, along with our housing provider partners, strongly urge the Council to remember these factors carefully when you vote to approve policies such as increased fees for trash hauling and utility rate hikes and then turn around and suggest that housing providers should subsidize the costs of these increases without any pass-through or cost sharing with tenants who also use the services, this taxation without representation. We will continue to advocate for increasing homeownership opportunities for all, increasing workforce housing production, protecting property rights, and supporting small businesses. If you have any questions, please do not hesitate to contact our Government Affairs Director at (323) 919-9424 or jerard@glarealtors.com. Thank you for the opportunity to share our concerns with this proposal.

November 5, 2025

LA City Council President Marqueece Harris-Dawson
Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012

Re: ITEM 9 – Rent Stabilization Ordinance/ Proposed Caps – 23-1134 (FEEDBACK/COMMENTS)

To the Honorable Council President Marqueece Harris Dawson and Full City Council,

On behalf of the Greater Los Angeles Realtors® (GLAR), a real estate trade organization representing nearly 12,000 REALTOR® members throughout the Los Angeles region, including the cities of Beverly Hills, Culver City, Los Angeles, Santa Monica and West Hollywood, we are offering feedback on the proposed rent caps as part of amendments and adjustments to the Rent Stabilization Ordinance.

One of the chief drivers of the excessive cost of rent in the reigon is cost to maintain property within the City of Los Angeles in part due to the unintended consequences of well-intended but poorly constructed policies such as artificially deflating the rent increases. Housing providers have finite financial resources – especially the smaller mom and pop housing providers that include people of color in areas like South LA and East LA- with which to subsidize the program which will now make the cost of living more expensive for families in the city.

The timing of this proposed rent cap could not be at a more vulnerable time to housing providers as costs have increased over the last four years.

- During COVID-19 Pandemic there were blanket rent freezes for over three and a half years.
- Insurance premiums increased by 25 to 50% and expected to rise even more due to recent natural disasters (CLICK HERE to read news article) and rising replacement costs.
- Utility costs (which are owned by the City of Los Angeles) went up on average 15%.
- There are hints that the 'RecycLA' program will have a larger increase for trash hauling for multi-family properties.

Councilmember Katy Yaroslavsky said it clearly back in April when discussing the increase on the Trash hauling fees: "It's clear to me that we can't continue to subsidize the solid waste program with general fund dollars. It is not responsible budgeting, especially as we stare down a billion-dollar deficit..."

Housing providers, who often operate on tight margins, have been saying similar comments like this with respect to rent freezes and fiscally unsustainable and unrealistic rent caps for many years and the latest unfounded proposal amplifies that.

The research done in 2023 did not take into account the rise to the cost of property insurance which has been key factor with many insurance companies such as State Farm, Farmers and others leaving the LA and California market that has driven the cost of insurance due to scarcity of these protections for properties.

Most recently- over the last 60 days- GLAR spoke to members of the community at local fairs and we have heard many smaller housing providers (usually under 20 units or less) commenting that they are looking to sell their rental units because the rent caps are currently too low. The current proposal will further undermine these housing providers. This is especially disheartening to housing providers of color who were looking to sustain generational wealth and stay in the communities they have raised their families and worked hard to buy extra units but they can no longer the cost of operations that the City of LA has direct control over such as trash fees and utilities through DWP and costs that have grown exponentially such as insurance.

Housing providers are leaving and are selling to corporations because of the burden of costs and liabilities continue to further erode our naturally affordable housing stock in the city. Within this same period, I have at least ten members who work in property management and indicate that their small owners will sell their units within the next 12 months. Just from these members alone, that represents over 200 rental units going into corporate ownership in the near term due to the current rent control policy in the city. The egregious rent cap proposal will further drive the smaller housing providers who are creating the naturally affordable housing in the city out of the area. The city council needs to seriously ask itself: **Is pushing small housing providers out of business in the best long term interest of our communities, for some short term easy political wins?**

In addition, with the city needing to increase over 450,000 units of housing within the City's Housing Element, most of them in the multifamily variety, an artificially deflated rent cap coupled with Measure ULA will make the development of new multifamily housing more expensive and risky for a developer to build in the city, exacerbating our housing crisis.

GLAR, along with our housing provider partners, strongly urge the Council to remember these factors carefully when you vote to approve policies such as increased fees for trash hauling and utility rate hikes and then turn around and suggest that housing providers should subsidize the costs of these increases without any pass-through or cost sharing with tenants who also use the services, this taxation without representation.

GLAR will continue to advocate for increasing homeownership opportunities for all, increasing workforce housing production, protecting property rights, and supporting small businesses. If you have any questions, please do not hesitate to contact our Government Affairs Director at (323) 919-9424 or jerard@glarealtors.com.

Thank you for the opportunity to share our concerns with this proposal.

Sincerely,

Anne Russell
GLAR President 2025