

## Communication from Public

**Name:** Marissa Perez

**Date Submitted:** 11/11/2025 02:57 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Hi there! My name is Marissa Perez, I am a renter in City Council district 4. I urge you to vote yes on the motion passed by the Housing & Homelessness Committee to update LARSO. Data from the Economic Roundtable has made it clear that landlords have comfortable profit margins. Landlords who are struggling can turn to the existing Just and Reasonable Rent Adjustment Program. We ask you to place the survival of working class tenants before landlords' profit. This is a historic opportunity to address LA's affordability and homelessness crises. As representatives of this city, you have a clear mandate to support working class residents and vote yes. The data is more than clear; please do not let political influences stop you from voting for this common-sense and critical policy. Keeping people in their homes and keeping those homes affordable is key to not only the character of the city, but to our public safety. You owe it to your constituencies to vote yes on this fair, reasonable update to LARSO.

## Communication from Public

**Name:** Patrick Ioakimedes

**Date Submitted:** 11/11/2025 03:00 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Greetings. I am writing to express committed support for stronger rent control to help make it more affordable for everyday citizens to live in LA. As an LAUSD teacher I not only feel the challenges of the rising cost of living myself, but I see it in my students as they come to class sharing things like water and chips because not everyone has enough to bring for themselves, or as their parents are unable to come to teacher/parent conferences because they are working two or three jobs. While more can be done to help elderly and retired homeowners to deal with the rising cost of living, keeping rents high and unaffordable is not the answer. Indeed an increasing number of retirees and elderly are now renters as well, as is my recently retired father. It is imperative that we do everything we can to make this city more affordable for the working class Angelenos that keep this city moving, and stronger rent control is one of those necessary steps. Thank you and best wishes

## Communication from Public

**Name:**

**Date Submitted:** 11/11/2025 03:10 PM

**Council File No:** 23-1134

**Comments for Public Posting:** I am a small landlord and am writing today regarding Council File 23-1134, which would revise the methods by which allowable rent increases are calculated, and would also cap rent increases to 3% annually. This is simply unreasonable and unfair to property owners. Our costs have increased dramatically and increases should not be punitively restricted causing further financial distress to property owners. I have happily lived in my Los Angeles home in for forty years; and I also own some small rental properties near my home (mostly walking distance). I care about the condition of my properties and I care about my tenants. My costs have skyrocketed in the last few years; rent increases were not allowed during COVID and rents have not keep pace with owners' increasing maintenance costs, insurance premiums and utilities cost. For example, I own a small bungalow court complex that for years had regular insurance company coverage costing \$3,500 to \$5,000/year. This year quotes were \$19,000 to \$22,000 for similar coverage. Yet the City is erecting more and more barriers to owners simply attempting to maintain their properties and collect a fair rent. Frankly, recent State and City imposed regulations have created massive disincentives for local and neighborhood owners to purchase, upgrade/restore and properly maintain the primarily older housing stock in our residential area. Many long term resident owners of income properties in our area are considering selling due to repeated anti-landlord actions by the City and the Courts, and unreasonably restricted rent increases such as are on the Council agenda Wednesday will only exacerbate owners' financial situations and accelerate a decrease of properties owned by local, neighborhood-sensitive, small landlords. Buyers will inevitably be national corporations and LLCs with fewer ties to the neighborhoods and far less concern for their tenants. Everyone -- tenants and property owners alike -- need to be treated fairly. PLEASE vote NO to this latest attack on property owners.

## Communication from Public

**Name:** Makaila Lopez

**Date Submitted:** 11/11/2025 03:11 PM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Makaila Lopez, I'm a constituent of District 1, and I'm writing with a message about the LA Rent Stabilization Ordinance. I'm a renter in a LARSO unit and I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I am a lifelong Angeleno and a normal working-class person who is simply trying to survive and thrive as best as possible. Rent stabilization allows me to have stability and safety. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. This is important because I care about my fellow renters who also want to simply survive and thrive in Los Angeles. Cap the rent at 3%! Thank you.

## Communication from Public

**Name:**

**Date Submitted:** 11/11/2025 03:13 PM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Izzy and I have been living in a rent stabilized apartment in District 13. Please vote yes on the motion passed by the Housing & Homelessness Committee to update LARSO. It is supported by our coalition of over 100 organizations, including the LA Federation of Labor, tenants, small landlords, and more. Rent increases set at 60% of CPI with a 3% max and 0% floor is a fair policy with precedent. 3% is the most common rent cap, used in 9 jurisdictions including Santa Monica, West Hollywood, and Unincorporated LA County. LA County already uses 60% CPI, and Bell Gardens 50% CPI. Data from the Economic Roundtable has made it clear that landlords have comfortable profit margins. Landlords who are struggling can turn to the existing Just and Reasonable Rent Adjustment Program. We ask you to place the survival of working class tenants before landlords' profit. This is a historic opportunity to address LA's affordability and homelessness crises. As representatives of this city, you have a clear mandate to support working class residents and vote yes. The data is more than clear; please do not let political influences stop you from voting for this common-sense and critical policy.

## Communication from Public

**Name:** Katherine Tattersfield

**Date Submitted:** 11/11/2025 03:42 PM

**Council File No:** 23-1134

**Comments for Public Posting:** CAP THE RENT AT 3%!!!! Updating the City's RSO is long overdue. My Councilmember, Adrin Nazarian, campaigned on capping the rent at 3% & gave his word that he would vote for this at the CD2 RSO Town Hall earlier this year. He must vote yes now along with all the other Councilmembers. We are in a homelessness crisis with a terrible job market & tenants dealing with the ICE invasion on our City. We must cap the rent at 3% to help people stay housed.

## Communication from Public

**Name:** Natalie Plasencia  
**Date Submitted:** 11/11/2025 03:50 PM  
**Council File No:** 23-1134

**Comments for Public Posting:** My name is Natalie Plasencia and I am a psychiatric nurse practitioner who works and lives in Los Angeles CA. I am writing to you today to support the Keep LA Housed Coalition's proposal to strengthen LARSO which will cap rent increases at 3% with no floor and remove bumps for utilities and additional occupants. I am thrilled to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. As a psychiatric NP serving 500 patients in Los Angeles, I have become well acquainted with the negative consequences that rent increases have on the mental health of so many of our residents and their communities. I have witnessed first hand in dozens of patients how increased rent and loss of affordable housing leads our community members to homelessness, psychiatric hospitalization, suicide attempts, and substances use. Following LARSO's recommendation would be a massive step in ensuring the mental, physical, and financial health of our city and its residents. Cap the rent at 3%! Thank you.

## Communication from Public

**Name:** Angela Birdsong

**Date Submitted:** 11/11/2025 03:50 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Hello my name is Angela Birdsong. I am giving general public comment. I am a housing rights organizer for Los Angeles Community Action Network better known as LA CAN. I work in Council District 14, and I reside in the city of Inglewood, a close neighbor of the city of Los Angeles, and I am a landlord in Hermosa Beach. The Rent Stabilization Ordinance is an incredibly important law that helps keep millions of Angelenos stably housed. But the rent increases allowed right now are too high and unaffordable for Angelenos who are already struggling to make the rent. LA County, Santa Monica, and West Hollywood have implemented reasonable caps on rent increases without harming the housing market. 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. Charging families extra just for having kids – or older parents – in the household is unfair and unjustified. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. I urge the City Council to adopt Keep LA Housed's demands for the RSO formula to \* Cap increases at 60% CPI or 3% with no minimum increase \* Get rid of unfair additional increases for utilities and extra occupants. Lastly, I am standing with tenants from the 17 buildings recently purchased by Hope For An Affordable LA (HALA) who submitted a letter regarding conditions in the buildings. The letter was emailed on June 3, 2025, to all LA City Councilmembers, the LA Mayor, Los Angeles Housing Department (LAHD), Housing Authority of the City Los Angeles, HALA, Hart District Management and Legal Aid Foundation of Los Angeles. Our demands are: 1. Immediate, on-site, lawful mail delivery for all 15 occupied buildings. No more excuses.?? 2. Restoration of 24/7 security—not armed thugs, not intimidation, but real, tenant-protective presence—across the HALA portfolio. Thank you.

## Communication from Public

**Name:** Matt  
**Date Submitted:** 11/11/2025 04:05 PM  
**Council File No:** 23-1134

**Comments for Public Posting:** My name is Matt, I'm a constituent of the LA area, and I'm writing with a message for the Council Members about the LA Rent Stabilization Ordinance. I'm a LIFE LONG renter. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Council members will vote yes on them in Full Council. As a constituent, I will really be looking to the Council members to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. I am and will likely always be a renter. I love living in LA, however, my current landlord has the ability to raise my rent by 5%-10% every year. Nothing new to me. I know others that have it much harder than myself, but even at this rate, and with full-time employment, this is unsustainable. It is only a matter of time, or a matter of a sudden medical expense, or a matter of an unexpected layoff, until I will be priced out of this city. Out of a home entirely. With stagnant salary growth, increasing costs of living, people losing SNAP benefits, soon to triple health insurance premiums, I.C.E. illegally detaining immigrants from their homes and places of work, a city still recovering from devastating wild fires, and many still feeling the impacts of the COVID-19 lockdowns, there is no better time to EXTEND AND EXPAND RENT STABILIZATION ACROSS LA. This city needs to heal and I believe making rent affordable for EVERYONE is a step in that direction. According to the LA City Controller's analysis of data from the Los Angeles Housing Department (LAHD) from February 2023 through September 2025, reveals that LAHD received a total of 245,599 eviction notices. 6,337 notices were filed for September 2025. 93% of eviction notices were for "non-payment of rent." 89% came with a 3-day notice. \$3,972.26 is the average amount of rent owed. Is this how we keep LA housed? I think not. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. Cap the rent at

3%! Thank you.

## Communication from Public

**Name:** Taylor Vivanco

**Date Submitted:** 11/11/2025 04:08 PM

**Council File No:** 23-1134

**Comments for Public Posting:** I'm a constituent of District 5 and I'm a renter. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI.

## Communication from Public

**Name:** Chad Monk  
**Date Submitted:** 11/11/2025 04:12 PM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Los Angeles should cap rent increases for RSO at 3%, no add ons, no exceptions. We're in a housing crisis and need updated rules to deal with it.

## Communication from Public

**Name:** Pamela Agustin Anguiano

**Date Submitted:** 11/11/2025 04:19 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Esteemed Los Angeles City Council Members: My name is Pamela Agustin-Anguiano and I am a community organizer with the Eastside LEADS coalition and a CBO partner with Stay Housed LA. I write to urge you to support item 47 with the recommendations that the Housing & Homelessness Committee approved last week. As a community organizer with the Stay Housed LA program, I hear every day the struggles and challenges that Angelenos are facing to stay housed. You all know that the Keep LA Housed Coalition and Stay Housed LA CBO's have been uplifting these struggles to you for over 2 years via in person public comment, written public comment, and by driving calls to your offices. We have done this because we want to ensure that Angelenos remain housed in their City and in their neighborhoods. Please vote yes on the motion passed by the Housing & Homelessness Committee to update LARSO. It is supported by our coalition of over 100 organizations, including the LA Federation of Labor, tenants, small landlords, and many other groups. This diverse coalition of supporters comes from the consistent advocacy that Keep LA Housed has done to bridge the struggles of workers, teachers, service employees, and all different communities towards the goal of making the City of LA LARSO law a more just one. Rent increases set at 60% of CPI with a 3% max and 0% floor is a fair policy with precedent. 3% is the most common rent cap, used in 9 jurisdictions including Santa Monica, West Hollywood, and Unincorporated LA County! LA County already uses 60% CPI, and Bell Gardens 50% CPI. Voting these changes to LARSO is a historic opportunity to address LA's affordability and homelessness crises at a time when the Olympics, Climate Change, and racist federal actions are creating more uncertainty in our communities. In Community, Pamela

## Communication from Public

**Name:** Ben Warga

**Date Submitted:** 11/11/2025 04:25 PM

**Council File No:** 23-1134

**Comments for Public Posting:** We need stronger rent control in Los Angeles. I was able to start a successful business because I lived in a rent stabilized unit that was well below market rate for LA. Not having to pay an additional \$1,000 a month for rent freed up that money to be used on the business in the early days when I needed it most.

## Communication from Public

**Name:** Jenelle V.

**Date Submitted:** 11/11/2025 04:32 PM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Jenelle, I'm a constituent of Los Angeles. I'm a renter and I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. I will not be able to stay in my home with the rent increasing at the current rate. This is especially true since I was just laid off due to the rapid decline of the entertainment industry, which has been the backbone of LA's economy for decades. I have never worked a job in this industry or otherwise that has given me a 10% cost of living increase each year. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. Cap the rent at 3%! Thank you.

## Communication from Public

**Name:** Nicholas Lampros

**Date Submitted:** 11/11/2025 05:36 PM

**Council File No:** 23-1134

**Comments for Public Posting:** On behalf of Bet Tzedek Legal Services, I would like to express our support for agenda item 47 for the November 12, 2025 Los Angeles City Council meeting, the Motion for Council Action to amend the Los Angeles Rent Stabilization Ordinance consistent with the Housing and Homelessness Committee recommendation. It is time for Los Angeles to update the outdated LARSO rental increase formula, which has been in place since the 80s. The current formula guarantees landlords a windfall, even as more and more Los Angeles tenants are rent burdened, and housing costs continue to rise much faster than wages. The Committee recommendation to cap increases at 60% of CPI, with a 3% max and a 0% floor, and eliminate the additional occupant and utility bumps, represents fair, common-sense policy, and would bring Los Angeles city in line with other jurisdictions like Santa Monica, Oakland, West Hollywood, and Los Angeles County. Economic Round Table data makes clear that landlord profit margins are more than sufficient. As a former eviction defense attorney, I can tell you firsthand that many Los Angeles residents are struggling to survive against rising rents. The situation is only getting worse in the wake of this year's wildfires, ICE raids, the recent government shutdown, and the ongoing climate of economic volatility. This is a historic opportunity to address LA's affordability and homelessness crises. We are asking you to place people over profits, and vote yes on the Committee motion. Cap the rent at 3%. Thank you.

## Communication from Public

**Name:** Eric

**Date Submitted:** 11/11/2025 05:40 PM

**Council File No:** 23-1134

**Comments for Public Posting:** dear council members, I am writing regarding Wednesday's vote on amending rent Control increase calculations. private property owners are the largest suppliers of subsidized and below market housing and not only Los Angeles but the United States, these owners take enormous risks in order, make a career out of providing subsidized housing. The floor of 3% barely covers, increases in expenses and operations, the consumer price index does not deal with increases in labor, insurance, which has become very difficult in Los Angeles due to recent fires and lawsuits. We worked very hard to try and get suitable insurance and in many times we are paying four times what we paid two years ago. The trash Fence franchise system created by the city council has also increased our expenses beyond belief, controlled properties where we were paying \$250 a month before the franchise are now \$1200 per month. These added costs as mentioned or not reflected in the consumer price index and stronger constraints against Rent Control landlords will only drive more out of business and reduce the supply of units. In closing, I urge you to leave the current system in place. Enclosing, I urge you to leave the current system in place, because as is it barely covers our costs and will indeed reduce the number of available rental units in Los Angeles. Sincerely Eric Eisenberg, private landlord, who has been providing subsidize housing for over 40 years.

## Communication from Public

**Name:** Jacob Eisenberg  
**Date Submitted:** 11/11/2025 05:54 PM  
**Council File No:** 23-1134

**Comments for Public Posting:** please do not make it more difficult to operate housing in Los Angeles. Harsh rent control laws does the opposite to housing affordability unfortunately. Please encourage more housing to be built and do not chase away developers from investing in our city. Anytime a new housing complex is built next to one of my properties it advances customer choices and lowers average rental rates. Zoning law updates would be a great place to start to promote additional building. Thank you for your consideration

## Communication from Public

**Name:** Los Feliz Renter

**Date Submitted:** 11/11/2025 05:59 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Dear Councilmembers, As a long-time renter in Los Angeles, I urge you to vote NO on Council File 23-1134, which would change the Rent Stabilization Ordinance and reduce the allowable annual rent-increase percentage. I have lived in the same apartment for 25 years — a beautiful 1930s building with many long-term tenants. For all those years, rent adjustments have been around 3% annually. While no one enjoys an increase, this modest rate has been fair, predictable, and sustainable for both tenants and landlords. It allows renters to plan ahead and ensures that owners can continue proper maintenance, pay property taxes, and keep historic buildings like mine in good condition. Lowering the allowable rent increase could have unintended negative consequences: Disinvestment in older housing stock: Owners may struggle to maintain aging buildings if their costs rise faster than permitted rent adjustments. Loss of small, responsible landlords: Independent property owners may sell to large investors if they can no longer absorb costs. Rising insurance costs: My landlord has shared that property insurance in California has become extremely difficult to obtain — many policies are being canceled, and those that remain have quadrupled in cost. While this is anecdotal, it aligns with what I've consistently heard in the news and from others across the state. These rising costs make it even more important to preserve a modest, sustainable rent-increase formula. Deferred maintenance & reduced building quality: When owners are squeezed by higher operating costs but limited rent flexibility, repairs and upkeep are often delayed, harming tenants and neighborhoods alike. I want my landlord to stay in business and continue maintaining the quality of our home. The current 3% formula has worked for decades; it strikes a reasonable balance that supports both tenant stability and landlord sustainability. For these reasons, I respectfully urge a NO vote on Council File 23-1134. Los Feliz Renter 90027

## Communication from Public

**Name:** Julio Rodriguez  
**Date Submitted:** 11/11/2025 06:05 PM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Hello, My name is Julio Rodriguez and I live in Council District 7. I'm commenting in support of the rent being capped at 3 % for LARSO units. I am also in support of the removal of the 1-2% utility increase and the 10% increase if a child or dependent moves in.

## Communication from Public

**Name:** Patrick V Pagan  
**Date Submitted:** 11/11/2025 08:55 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Please revise the LARSO as it is an antiquated provision. We are in a dire situation with rent and a large number of displaced or unhoused persons are forced on the street by the underregulated marketplace. I had college professors with roommates who would move every two years due to rising rents. Please act this is unsustainable.

## Communication from Public

**Name:** Rodica Andreescu

**Date Submitted:** 11/11/2025 09:06 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Please vote yes and be on your constituents side ...I have over 42,000 hours of volunteering for homeless Veterans and community and is getting worse than good...Please for once do what is right to be done, because everyone deserves a home...  
Thank you

## Communication from Public

**Name:** Anna Gross

**Date Submitted:** 11/11/2025 09:12 AM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Anna Gross, I'm a constituent in Los Angeles, and I'm asking City Council to pass the Keep LA Housed coalition's proposal to strengthen rent control. Even though I have a fine paying job and the cheapest one bedroom I could find, it is a challenge for me to cover my expenses each month. The Keep LA Housed proposal would give me a higher quality of life and I really hope you'll vote in favor. PLEASE!

## Communication from Public

**Name:** Brandon Laventure  
**Date Submitted:** 11/11/2025 10:19 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** The rent is too high as it is. Landlords should not be allowed to continue outpacing inflation with their predatory rent hikes.

## Communication from Public

**Name:** Cristina Ramirez  
**Date Submitted:** 11/11/2025 10:42 AM  
**Council File No:** 23-1134

**Comments for Public Posting:** I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -calculating rent increases up to 60% CPI ALL Items. -capping rent increases at 3% with no floor -removing bumps for utilities and additional occupants -saying no to rent banking I was encouraged to hear that the housing and homelessness committee approved these recommendations and want to make sure the councilmember will vote yes on them in full council. As a constituent, I will really be looking to the councilmember to make sure they are championing tenants and will be voting at a 3% rent cap, 0% floor, and 60% CPI. I wouldn't be able to continue living in my current space with the rent increase at this rate. The situation is tough enough as is it, it has been harder with the price of groceries and everyday items increasing so much. I help support several family members and I'm scared to think of what will happen with a rent increase. Keep LA Housed's LARSO recommendations is a huge step towards alleviating LA's affordability and homelessness crisis but helping over a million people stay housed. I believe we need to help each other and I can continue to help support others with this rent cap! Thank you!

## Communication from Public

**Name:** Judy Averill

**Date Submitted:** 11/11/2025 10:59 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Councilmember District 4 - Nithya Raman (213) 473-7004 Please help us. We can barely afford to eat, car insurance has gone up, Medical is increasing. Not one of us have been able to recover since Covid, I haven't worked in 2 years taking care of my mother who passed last year. I already cancelled my internet and TV, LA DWP is double, SC gas it getting out of control Only the top 1% are surviving, just to prove a point, not 1 person has any backup money to sustain ourselves when the government shuts down. Raising the rent is going to cost many people housing and we will be on the streets, we will add to the homeless community. Not one of us feel heard. When is someone going to be on our side.

## Communication from Public

**Name:** Jessica Erker

**Date Submitted:** 11/11/2025 11:18 AM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Jessica Erker and I'm a renter from district 13. Please vote yes on the motion passed by the Housing & Homelessness Committee to update LARSO. It is supported by our coalition of over 100 organizations, including the LA Federation of Labor, tenants, small landlords, and more. Rent increases set at 60% of CPI with a 3% max and 0% floor is a fair policy with precedent. 3% is the most common rent cap, used in 9 jurisdictions including Santa Monica, West Hollywood, and Unincorporated LA County. LA County already uses 60% CPI, and Bell Gardens 50% CPI. Data from the Economic Roundtable has made it clear that landlords have comfortable profit margins. Landlords who are struggling can turn to the existing Just and Reasonable Rent Adjustment Program. We ask you to place the survival of working class tenants before landlords' profit. This is a historic opportunity to address LA's affordability and homelessness crises. As representatives of this city, you have a clear mandate to support working class residents and vote yes. The data is more than clear; please do not let political influences stop you from voting for this common-sense and critical policy. I have been an upstanding citizen and member of my community in Los Angeles for over 20 years, providing care to Angelenos through my job as a psychotherapist. My income is modest, not exceeding \$40,000 per year, and during my 20 years in Los Angeles, I have not been able to afford a home. I have rented this entire time. If the rent increases at the current rate, I will be forced to move from Los Angeles. Cap the rent at 3%! Thank you.

## Communication from Public

**Name:** Karl Chand

**Date Submitted:** 11/11/2025 12:31 PM

**Council File No:** 23-1134

**Comments for Public Posting:** I'm asking the Council to take another look at the proposed RSO rent adjustment formula before it moves forward. The 60% of CPI cap at 3% might seem fair at first glance, but it leaves out what's really happening on the ground. Costs for insurance, utilities, and financing have all gone up sharply, and this formula doesn't reflect that reality. If this passes as written, it could backfire...discouraging new affordable housing, making it harder for existing providers to keep up with rising expenses, and ultimately working against the City's own housing goals. This isn't about opposing rent control. It's about making sure policy is built on accurate data and reflects real conditions. I'm asking the Council to send CF 23-1134 back to the Housing & Homelessness Committee for more analysis and real input from people actually managing affordable housing in Los Angeles.

## Communication from Public

**Name:** Alejandra Madrid

**Date Submitted:** 11/11/2025 12:35 PM

**Council File No:** 23-1134

**Comments for Public Posting:** I'm an Attendance Counselor focused on addressing chronic absenteeism. The root causes I typically see are housing insecurity, like evictions driven by unaffordable rent, and health-related issues that require parents to miss work.

## Communication from Public

**Name:** Andrew Miller

**Date Submitted:** 11/11/2025 01:19 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Rent in Los Angeles as ballooned and become unmanageable for most people. I've lived in this city for 18 years, and now more than ever, rent as a primary source of stress and fear for my friends and family. Increasing, people I know go without other necessities because of rising rents. Not only does this impose a material burden on countless working families, it erodes people's sense of hope that Los Angeles is a city that is accessible to working people. Please do the right thing and bring relief and stability to people lives.

## Communication from Public

**Name:** Eric Eisenberg

**Date Submitted:** 11/11/2025 07:37 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Dear Council members, Please VOTE NO on Council File 23-1134. As a housing provider, I've already endured years without rent increases during COVID while expenses have soared. Insurance premiums have quadrupled, and new City franchise trash fee, add even more strain. It will take close to a decade for many of us to recover financially. I urge the Council to table this proposal for 7–10 years so housing providers can regain stability and continue maintaining safe, affordable rentals in Los Angeles. We need balanced policies that support both renters and responsible landlords. Sincerely, Eric Eisenberg

## Communication from Public

**Name:** David Rothschild

**Date Submitted:** 11/11/2025 07:45 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Hi my name is David Rothschild. I'm a member of council district 5 and a member of the Working Families Party. I strongly encourage you to adopt the Keep LA Housed demands to cap the rent at 3%.

## Communication from Public

**Name:** Brad H  
**Date Submitted:** 11/11/2025 07:45 PM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Hi - I'm Brad with the Working Families Party and I strongly encourage you to adopt the KEEP LA HOUSED demands and cap the rent at 3%.

## Communication from Public

**Name:** Julia G

**Date Submitted:** 11/11/2025 07:46 PM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Julia. I am with the Working Families Party and I strongly encourage you to cap the rent at 3%. I'm also writing to ask you to support the Keep LA Housed Coalition's proposal to strengthen the Los Angeles Rent Stabilization Ordinance (LARSO). The proposal from the LA Housing Department is a step in the right direction, but it doesn't go far enough to keep renters in their homes. Under the current plan, rents could still go up faster than inflation, which means more people will struggle to keep up. Rent increases should be tied to inflation. When rents rise faster than prices for everything else, tenants have less money for food, health care, transportation, and childcare. Rent is already too high for most Angelenos — it can't keep going up like this. Fixing LARSO won't solve LA's entire housing crisis, but it's an important step the City Council can take right now to help people stay in their homes. We're asking the City Council to strengthen LARSO by:

- Basing rent increases on 60% of inflation (CPI All Items)
- Capping rent increases at 3% a year, with a 0% floor
- Removing extra rent bumps for utilities and additional occupants
- Ending rent banking (so landlords can't save up and apply missed increases later)

These changes would make LARSO fairer for both tenants and landlords. They would help keep housing stable for working families, especially in uncertain economic times. Los Angeles is in a housing affordability crisis, and renters need stronger protections now. Please support the Keep LA Housed proposal to make LARSO stronger and keep more Angelenos housed. Thank you for your time and leadership.

## Communication from Public

**Name:** Devin

**Date Submitted:** 11/11/2025 07:46 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Hi, My name is Devin, I live in District 2. I am with the Working Families Party and I strongly encourage you to keep LA housed and cap the rent at 3%.

## Communication from Public

**Name:** Michael Eagle-Hall

**Date Submitted:** 11/11/2025 07:46 PM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Michael Eagle-Hall with the Working Families Party, writing about the LA Rent Stabilization Ordinance. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. Cap the rent at 3%! Thank you.

## Communication from Public

**Name:** Amber Watson  
**Date Submitted:** 11/11/2025 07:46 PM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Hi my name is Amber Watson and I'm with the Working Families Party. I strongly encourage you to adopt the keep LA Housed demands and cap the rent at 3%. This will help LA families tremendously. Keep LA affordable!

## Communication from Public

**Name:** Ian whittaker

**Date Submitted:** 11/11/2025 07:46 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Hey my name is Ian Whittaker I am with the working families party and I strongly encourage you to keep LA housing affordable. Please vote yes on the motion passed by the Housing & Homelessness Committee to update LARSO. It is supported by our coalition of over 100 organizations, including the LA Federation of Labor, tenants, small landlords, and more. Rent increases set at 60% of CPI with a 3% max and 0% floor is a fair policy with precedent. 3% is the most common rent cap, used in 9 jurisdictions including Santa Monica, West Hollywood, and Unincorporated LA County. LA County already uses 60% CPI, and Bell Gardens 50% CPI. Data from the Economic Roundtable has made it clear that landlords have comfortable profit margins. Landlords who are struggling can turn to the existing Just and Reasonable Rent Adjustment Program. We ask you to place the survival of working class tenants before landlords' profit. This is a historic opportunity to address LA's affordability and homelessness crises. As representatives of this city, you have a clear mandate to support working class residents and vote yes. The data is more than clear; please do not let political influences stop you from voting for this common-sense and critical policy.

## Communication from Public

**Name:** EL

**Date Submitted:** 11/11/2025 07:47 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Request for an Economic Impact Study Dear Councilmembers, I respectfully urge you to DELAY action on Council File 23-1134 and REQUEST a full Economic Impact Study from the Los Angeles Housing Department (LAHD). Before lowering allowable rent increases, the City must carefully evaluate how rising insurance premiums, property taxes, utility costs, and repair expenses have affected small housing providers in the post-COVID economy. Without this data, policy changes risk unintended consequences that could harm both tenants and responsible landlords. Please introduce a motion to delay this item until a comprehensive impact report is completed and publicly reviewed. Sincerely, EL

## Communication from Public

**Name:** Lyndsey Florez

**Date Submitted:** 11/11/2025 07:47 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Hi I'm Lyndsey. I'm with the Working Families Party and a resident of CD2. I strongly urge you to adopt the Keep LA Housed demands and cap the rent at 3%. I love being in the Valley. It is one of the more affordable areas of LA and that's the reason I chose to live here but I also fell in love with it. I work for Disney, a great LA contributor, but even working at such a prestigious company and in one of the most desirable cities in the US, it's not easy for me. Please keep community alive. Please assist us residents who do all they can to make LA the vibrant beautiful community it is. Thank you, Lyndsey

## Communication from Public

**Name:** Monique Brewer

**Date Submitted:** 11/11/2025 07:47 PM

**Council File No:** 23-1134

**Comments for Public Posting:** I am with the Working Families Party and I am strongly urging you to keep LA Housed. My dad, uncle, and cousins live in CD8. My dad in particular is a veteran (Marines) on a fixed income like many other constituents/residents. Please protect the residents first and foremost. I implore you to do the right thing.

## Communication from Public

**Name:** Martin

**Date Submitted:** 11/11/2025 07:48 PM

**Council File No:** 23-1134

**Comments for Public Posting:** I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -calculating rent increases up to 60% CPI ALL Items. -capping rent increases at 3% with no floor -removing bumps for utilities and additional occupants -saying no to rent banking I was encouraged to hear the housing and homelessness committee approved these recommendations and i want to make sure the councilmember will vote YES on them in full council. As a constituent, I look to the councilmember to make sure they are championing tenants and will be voting at a 3% rent cap, 0% floor, and 60% CPI. I wouldn't be able to continue living in my current space with the rent increase at this rate. The situation is tough enough as is it, it has been harder with the price of groceries and everyday items increasing so much. I help support my family members and I'm scared to think of what will happen with a rent increase. Keep LA Housed's LARSO recommendations are a huge step towards alleviating LA's affordability and homelessness crisis by helping over a million people stay housed. I believe we need to help each other and I can continue to help support others with this rent cap. Thank you.

## Communication from Public

**Name:** Jacob Hart

**Date Submitted:** 11/11/2025 07:51 PM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Jacob Hart. I'm a political organizer and the volunteer coordinator for the LA chapter of the Working Families Party. Please support the Keep LA Housed Coalition's proposal to strengthen LARSO as follows: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I work with organizers who live pay check to paycheck because healthcare costs and rent rates are too high for them to live comfortably. Some organizers I work with are even unhoused, yet they still put in the time to make our city, state, and country better. The biggest problem every activism org faces is not having enough people. When I try to recruit people, the typical reason for why they can't get involved is the general affordability crisis. We can't fight for each other if we only have the time and energy and resources to fight for ourselves. Capping the rent at 3% could allow more people in this city to get activated, and at a time when faith in government is at an all time low, we need those people to join the fight, not tell themselves the fight is impossible to win.

## Communication from Public

**Name:** Phillip Walker

**Date Submitted:** 11/11/2025 07:54 PM

**Council File No:** 23-1134

**Comments for Public Posting:** hi I'll Phil Walker I live in Council district 6 and I'm with the working families part. I strongly implore you to vote yes on the KLAH demands and cap the rent at 3%.

## Communication from Public

**Name:** Christopher

**Date Submitted:** 11/11/2025 06:36 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Hello, I am Christopher Seay, a resident of LA and here with the WFP as well as Streets For All. To Councilmembers Nazarian, Yaroslavsky, Padilla, Harris-Dawson, and McOsker, as well as my fellow residents of LA, we the people demand the necessary action to put a rent-increase ceiling of 3%. We are in the midst of a severe housing crisis. Squeezing the 64% of LA residents who rent for every penny we've got, forcing us to choose between groceries and rent, and making it impossible to save for our future while we work strips us of our dignity. I have a master's degree in astrophysics and work 2 full-time jobs as a data scientist and project manager, yet because of exorbitant rent and rent hikes I have no hope of getting a fair shot at home ownership in my native city. My father died when I was 8 of a heroin overdose and my mother beat her methamphetamine addiction, which I have thankfully overcome. I've done everything right, yet even I struggle to justify living in a city whose legislators ignore my difficulties, our daily struggles. I've got no network, no wealth to lean on. Actually, my mom splits rent with me because there's no way we can afford live separately. And this feels like a best case scenario! The many experiences you've undoubtedly heard over the past months should signal to you a much worse outlook for the average renter. Capping rent at 3% increases isn't bravery or smart politics, in fact a failure to vote in favor of this measure is pure cowardice and a clear attack on the residents of LA. To reject this measure is to reject research, the needs of your constituents, your conscious, and your common damn sense. Let us catch our breath as we navigate the many challenges of the current environment. Let us believe in the American Dream again, rather than continue to be broken down by the American Rat Race.

## Communication from Public

**Name:** Justin Knight

**Date Submitted:** 11/11/2025 07:07 PM

**Council File No:** 23-1134

**Comments for Public Posting:** I and many other residents are in favor of the rent stabilization ordinance. Bit of a cuck for that but no hate. Putting aside land as equity, even house poor owners can benefit from rent stabilization and rent caps, if home values decrease you might eventually be able to renegotiate with another lender to buy you out of crippling \$12k and above mortgages. Many young people are priced out of home ownership in this city, which leads to the creation of a low trust society with more people at risk of being homeless and more crimes of desperation. This past special election across the country has made it clear: popularity among the democrat base will only follow a commitment to an affordability platform. You should consider this carefully in your vote.

## Communication from Public

**Name:** Dan  
**Date Submitted:** 11/11/2025 08:46 PM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Cap the rent at 3%! Keeping people housed and preventing displacement are more important than landlord profits!

## Communication from Public

**Name:** Caleb Norwood  
**Date Submitted:** 11/11/2025 08:52 PM  
**Council File No:** 23-1134  
**Comments for Public Posting:** There is already a homelessness epidemic nationwide and in LA county. Rent hikes would exacerbate this problem, especially as many are being laid off or put into precarious situations due to the Trump administration. This is now the time to show the people of LA county that you care more about their personal well-being and wanting to keep people off the streets over the profits of landlords.

## Communication from Public

**Name:** Amani Minter

**Date Submitted:** 11/11/2025 08:53 PM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Amani Minter, I'm a constituent of District 2, and I'm a renter in a rent controlled building. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I will not be able to stay in my home with the rent increasing at the current rate. I work in the film and television industry and the last few years have been very rocky with work projects due to lack of funding and the strikes. With working conditions being so unstable right now it does not line up with the inflation of rent. Cap the rent at 3%! Thank you.

## Communication from Public

**Name:** Scott G

**Date Submitted:** 11/11/2025 10:20 PM

**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 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 a month 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 only \$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:** Roy S. Chesley

**Date Submitted:** 11/11/2025 10:59 PM

**Council File No:** 23-1134

**Comments for Public Posting:** As a person who has only been able to rent in Los Angeles, I support the establishing a 3% ceiling for annual RSO to rent increases. I also support the deletion of the provision that allows an additional one percent or two percent increase for gas and/or electricity. I also support the decision to increase funding for residential repair, maintenance, and rehabilitation programs for small landlords owning 2- to 10-units. I also support the City efforts in adopting, retaining, and remediating vacant properties operated the City and paid for with taxpayer dollars. I would also support the City's desire to impose a tax on any privately owned properties that have been vacant longer than 4 years (with a exemption to any property vacate due to the wildfires of 2025).

## Communication from Public

**Name:**

**Date Submitted:** 11/11/2025 11:06 PM

**Council File No:** 23-1134

**Comments for Public Posting:** I'm an artist who came to LA like many others, to pursue my dreams. As I've lived here I've had to take on at least 2 if not more jobs just to sustain myself at any given time. Those who I know are very successful are even struggling. My income doesn't go up every year. In fact it rarely goes up at all. Minimum wage doesn't go up every year, we're lucky to get it to increase by tiny morsels every now and then. So why does my rent go up every year regardless of income increases around the city/county/state? It's disgusting and we all know who's behind it. 1/5 homes in LA are owned by corporations. They're buying up apartments as well. Most landlords and property owners are either corporations or wealthy people. They're not raising rent to put food on their family's table. They're raising it to fatten their portfolios. We, the people, however, are just trying to stay housed. I never thought I'd grow up to personally know so many people living out of their cars. I always thought the unhoused were people without jobs. Turns out, most of them have jobs. But "affordable housing" is often the opposite. I don't know many people who can afford \$2,000/month on their own. And yet, in my building, that's what one bedrooms are going for. More if they want parking. I'm lucky enough that I got here ten years ago. I'm only able to have a roof over my head because of rent control. It has been such a blessing that I'm so grateful for. But it's also become a type of prison. I used to be able to move to a different place if something was very wrong with the building that I lived in. This is no longer the case. I couldn't afford to move under current circumstances. I can barely stay here. If you're wondering how to take care of the unhoused crisis on the streets of LA, I suggest you actually do a FULLY HONEST AND TRANSPARENT AUDIT of just how many overly priced empty units sit there and for how long. I've got three in my building alone, a building with only 24 units total, where one has been empty since may. It's atrocious that these units sit empty while just down the street there are colonies of people living under tarps. This is your chance to do something. This is your chance to right some wrongs. If you don't, we know you're bought and paid for, we know by whom, and we will ensure you become unseated. A new age is here, and we don't put up with being gouged for everything we have anymore just so the wealthy can hoard more. Cap the rent at 3% AT MOST for all.

Make real rent regulations so that more people don't have to become unhoused and so that my unhoused neighbors can come in off the streets. Thank you

## Communication from Public

**Name:** Johnny H.

**Date Submitted:** 11/11/2025 11:27 PM

**Council File No:** 23-1134

**Comments for Public Posting:** Dear LA City Council, I strongly urge you to vote YES on the Rent Stabilization Ordinance -- limit the rent increase to 60% of CPI, with 0% floor and 3% max, no to rent banking, and no rent increases for utilities and additional family members. Our city has been especially hard hit this year from the fires that have displaced over 12,000 households, and ICE raids that have jeopardized the livelihoods and safety of thousands of families. Time and again, our federal government chooses to betray our working-class and most vulnerable neighbors. Countless Angelenos continue to make increasingly gut-wrenching and fatal decisions between the necessities of life and having a place to live, as health care costs skyrocket when the Affordable Care Act is repealed next year, and when the highest court in this country would have the gall to order a withdrawal of SNAP benefits away from our poorest neighbors mid-distribution. The continual hostility this administration shows to this country amounts to hundreds of dollars of additional monthly expenses for the average household, while wages are not catching up to the cost of living. Housing is the most essential of human needs -- it is tied to the safety, well-being, and the economic stability of ourselves and our communities. Angelenos from all walks of life deserve to call this city home and have a home without being taken advantage of by real-estate speculators and landlords, who continue to thrive and profit as tenants struggle in this housing and civil rights crisis. Vote YES for LA-RSO, vote yes to keeping Los Angeles housed. Cap the rent at 3%!

## Communication from Public

**Name:** Aida Ashouri

**Date Submitted:** 11/12/2025 12:29 AM

**Council File No:** 23-1134

**Comments for Public Posting:** I support capping the rent and I hope city council does the right thing by approving it today. I've been a lifelong renter and live in a rent stabilized apartment myself which has helped me pursue public interest work. We need these protections as rents are going up and wages continue to be stagnant. Housing is a human right.

## Communication from Public

**Name:** Susan Collins

**Date Submitted:** 11/12/2025 02:05 AM

**Council File No:** 23-1134

**Comments for Public Posting:** This predominantly Socialist leaning City Council is doing exactly what they set out to do, which is to eliminate private ownership of property. That's not a conspiracy theory, it's stated on the DSA website. Capping rent increases at 3% will force mom and pop housing providers out of business. This motion is a win for socialists. 3% doesn't cover the cost of living increases Angelinos are experiencing. Here's the reality of the inflation we're experiencing : 2021: 4.2% (Based on California CPI) 2022: 7.3% (Based on California CPI) 2023: 3.9% (Based on California CPI) 2024-2025: 3.3% (Based on Los Angeles area CPI for the 12 months ending August 2025) During the pandemic, Housing provider's income was forcefully removed from them and when increases were allowed they were capped at 3%, so the numbers above are accurate for the average worker, but the number used for a housing provider's base "salary" is actually 3 years behind. Rent increases were based on rental prices that were 3 years old. For some housing providers like myself, I hadn't issued rent increases to some of the tenants for 2 years prior to Covid, so they went 5 years without an increase and the 3% was based on a 5 year old rate. (BTW: The removal of income from housing providers during Covid was a direct violation of the U.S. Constitution's 5th Amendment which has never been addressed) Housing providers cannot pay for maintenance and repairs when their ability to earn an income has been restrained to a point that they're forced to operate at a loss. In addition tenants are provided free legal services while housing providers need to hire attorneys. Most mom and pop landlords are one lawsuit away from losing their properties. No other business is forced to operate this way. In addition to capping rent increases, they want tenants to have extended grace periods when paying their rent late. No such grace periods are provided to property owners who depend on receiving rent payments in order to pay their bills. Visa doesn't care if my tenants don't pay the rent, they only care that my payment is late and they charge hefty late fees. If I'm late paying my property tax, I'm charged a 10% penalty which is over \$1000. Every debt I'm required to pay charges substantial late fees. When renters pay late, housing providers pay a heavy price. Insurance on rental property increased (in my case) by 50% even though I've never submitted a claim request. Is the city going to demand that the

insurance companies limit their rate increases to 3%? Considering our city council members are the highest paid in the country. In 2021 their base salary, not including the contributions to their "retirement and health fund" was \$218,734. Some years, the contribution to their retirement fund was close to \$50,000. each. In 2024, their base salary was \$252,612. That's a raise of significantly more than 3% per year. Once again, our city leader want us to do as they say, not as they do. They want to pass legislation to limit the income of housing providers to a rate that prevents them from being able to break even, while they receive raises, to their salaries, health care and retirement benefits well beyond 3%. If the city stopped wasting billions of dollars annually on homeless housing that either sits vacant or destroys the surrounding areas, and redirected those funds into providing need based rental subsidies, people would remain housed, stress levels would decrease, property owners could continue to maintain their buildings which in turn creates jobs and greater economic growth. Please OPPOSE CF #: 23-1134 CF #: 23-1134 isn't a solution it's a sloppy, lazy and destructive plan that will do more harm than good.

## Communication from Public

**Name:** Anthony Fordiani

**Date Submitted:** 11/12/2025 04:13 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Please vote yes on the motion passed by the Housing & Homelessness Committee to update LARSO. It is supported by our coalition of over 100 organizations, including the LA Federation of Labor, tenants, small landlords, and more. Rent increases set at 60% of CPI with a 3% max and 0% floor is a fair policy with precedent. 3% is the most common rent cap, used in 9 jurisdictions including Santa Monica, West Hollywood, and Unincorporated LA County. LA County already uses 60% CPI, and Bell Gardens 50% CPI. Data from the Economic Roundtable has made it clear that landlords have comfortable profit margins. Landlords who are struggling can turn to the existing Just and Reasonable Rent Adjustment Program. We ask you to place the survival of working class tenants before landlords' profit. This is a historic opportunity to address LA's affordability and homelessness crises. As representatives of this city, you have a clear mandate to support working class residents and vote yes. The data is more than clear; please do not let political influences stop you from voting for this common-sense and critical policy.

## Communication from Public

**Name:** Richard Passmore

**Date Submitted:** 11/12/2025 05:14 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Please vote yes on the motion passed by the Housing & Homelessness Committee to update LARSO. It is supported by our coalition of over 100 organizations, including the LA Federation of Labor, tenants, small landlords, and more. Rent increases set at 60% of CPI with a 3% max and 0% floor is a fair policy with precedent. 3% is the most common rent cap, used in 9 jurisdictions including Santa Monica, West Hollywood, and Unincorporated LA County. LA County already uses 60% CPI, and Bell Gardens 50% CPI. Data from the Economic Roundtable has made it clear that landlords have comfortable profit margins. Landlords who are struggling can turn to the existing Just and Reasonable Rent Adjustment Program. We ask you to place the survival of working class tenants before landlords' profit. This is a historic opportunity to address LA's affordability and homelessness crises. As representatives of this city, you have a clear mandate to support working class residents and vote yes. The data is more than clear; please do not let political influences stop you from voting for this common-sense and critical policy.

## Communication from Public

**Name:** Sylvie Shain

**Date Submitted:** 11/12/2025 05:16 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Dear Honorable Members of the Los Angeles City Council, I write to urge you to adopt the Housing Committee's recommendations regarding Item 47 (council file 23-1134) relative to changes to the LARSO methodology for the calculation of annual rent increases. Having spent many years engaged in tenant rights advocacy — as a co-founder of the LA Tenants Union, an organizer against displacement, and a candidate for CD13 in 2017 — I eventually took time away to step back from public work. After a more than 5 year hiatus, I am entering the discourse because the matter before you carries exceptional importance not just for Los Angeles renters but for the city's future. I listened carefully to all the testimony during last week's Housing Committee hearing. I have read the Housing Department's report as well as key findings in its study and I agree with the housing provider who stated during the committee hearing that policy decisions should be made based on facts, not emotion. On that basis, I urge this Council to adopt the proposed recommendations, because the facts presented in the Economic Roundtable's study clearly indicate that landlords' net operating income has increased over time, even as more than half of the city's renters remain rent-burdened and 30% severely rent-burdened. All the arguments that landlord advocates make about not being able to make a fair return are dispelled in the study. The Equitable Rent study, commissioned by the Los Angeles Housing Department and conducted by the Economic Roundtable, provides compelling data demonstrating that the proposed revisions are fair to both tenants and landlords. The study documented "substantial growth in the net operating income that landlords receive for rental units covered by the RSO," even though operating expenses have risen faster than the Consumer Price Index. This indicates that property owners continue to achieve reasonable returns, showing that rent stabilization has not prevented fair compensation for landlords. Landlords net an average of 65% of their rental income. And while tenants are subject to annual rent increases, landlords build equity all while typically benefiting from fixed loans, tax deductions and incentives, and increased land valuation. The report also cautions against relying solely on the CPI All Items index, since it includes housing costs — making rent increases circularly dependent on

the very market pressures the RSO is designed to moderate. By adopting a more balanced and transparent formula, the City can ensure that annual rent adjustments reflect real economic conditions rather than speculative housing spikes. Housing in the City of Los Angeles has become a highly profitable investment vehicle—for those lucky enough to earn, raise, or inherit the capital to own property—while renters bear the burden. Over a lifetime, many renters will spend over a million dollars on rent for a unit that provides no equity, no tax benefits, and no long-term return. Meanwhile, there are countless types of investments with caps on returns—money markets, bonds, certain funds—all regulated to balance risk and reward. Yet housing, a basic human necessity, is treated differently. Why is there an expectation that it should generate double-digit returns while simultaneously increasing in value? The reality of the “ma and pa” argument that is always referenced when debating housing policy changes is that caps and limits are more likely to stave off institutional investors who are always looking for “value add” and higher rates of return. Anecdotally, I have lived in a 50 unit building in Hollywood since 2008 except for the 2 years I had to leave due to the withdrawal of the units under the Ellis Act. I was the only former tenant to return after their subsequent return to the market. This meant that 49 units were decontrolled and are now rented at 4 times what I pay. I still receive yearly increases and I worry that within 10 years I will no longer be able to afford to remain under the current rates of increase. Capping extreme profits in housing is not radical. It’s the same principle applied to other investment vehicles: reasonable returns balanced with public good. This ensures housing remains accessible and sustainable while still allowing property owners to earn a fair return. I urge the Committee to advance this item and adopt the Committee’s recommendations for a revised rent adjustment methodology that is transparent, data-driven, and equitable for both tenants and landlords. Stable and fair housing policy benefits not only renters and property owners, but the entire social and economic fabric of Los Angeles. Thank you for addressing this critical issue with the seriousness it deserves. And a special thank you to Council member Raman for your steadfast leadership on this important policy initiative.

Respectfully, Sylvie Shain CD4

## Communication from Public

**Name:** TJ S  
**Date Submitted:** 11/12/2025 07:29 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Vote YES on the motion WITHOUT any amendments!

## Communication from Public

**Name:** Megan Adams  
**Date Submitted:** 11/12/2025 07:30 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** VOTE YES TO PASS THE RENT CONTROL MOTION WITH  
NO AMENDMENTS

## Communication from Public

**Name:**

**Date Submitted:** 11/12/2025 07:32 AM

**Council File No:** 23-1134

**Comments for Public Posting:** I urge the Council members to vote YES WITHOUT AMENDMENTS to strengthening the city's formulation used to cap rent increases on rent stabilized housing! Allowing landlords to increase rent year after year up to 8% without minimum wage moving with it feeds into the housing crisis LA is deeply troubled with. I've lived in LA for over 5 years and being in a rent-stabilized unit has saved me from becoming homeless, but not everyone can afford the increases greedy landlords impose on their tenants. Be part of the solution, not another reason this city goes deeper into despair.

## Communication from Public

**Name:** Caroline

**Date Submitted:** 11/12/2025 07:36 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Please strengthen rent control policies with NO amendments to weaken it. The hardworking people of Los Angeles are counting on you. I'm a contributing member of the LA community: I'm in leadership in retail for over 6 years and have created an excellent and positive experience for residents and tourists alike, contributing to better reflections on our city and county. I volunteer in my spare time. I'm law-abiding. Yet having a more humble income continues to be a problem for so many spending SO much on rent. I would actually be able to put more dollars back into the economy if I weren't using such a majority percentage of my wages on housing. Because I do, I rarely shop or go to restaurants, though I would enjoy doing so! LA is having a business crisis as well, with SO many closing in the last few years, I'm seeing vacant spaces all over the city and county, even in Beverly Hills and Brentwood, nice spaces are going unleased, staying empty and giving a strange vibe to our once fully-thriving metropolis. People can't keep up when rent is bearing down so hard. We need better rent control, it's long overdue. Landlords are already getting an INCREDIBLE income from LA rents, there needs to be a limit or else there will be nothing left to squeeze out of people. It's long been time for more rent control.

## Communication from Public

**Name:** Erika D  
**Date Submitted:** 11/12/2025 07:41 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** vote YES without amendment

## Communication from Public

**Name:** Eric Oxford

**Date Submitted:** 11/12/2025 07:42 AM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Eric Oxford and I'm a resident in council district 47 and I'm writing to strongly urge you to adopt the Keep LA Housed Coalitions recommendations for LARSO, cap the rent at 3%!!!

## Communication from Public

**Name:** Jacqueline  
**Date Submitted:** 11/12/2025 08:08 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** VOTE YES on the motion! WITHOUT any amendments to weaken the rent cap or allow rent banking!

## Communication from Public

**Name:** DC

**Date Submitted:** 11/12/2025 08:22 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Council Members, As a renter in the City of LA for more than 30 years, it is important that rent is affordable. Please Vote YES without amendments to lower the rent control cap. It has come to a point that residents are being forced to house multigenerations in apartments - not designed to accommodate multigenerations. Long term residents are having to transplant to other states in hopes of finding affordable housing. Do you remember your first place as a young adult on your own, it was affordable with 1 roommate - just 20 years ago two young adults earning less than \$70k could partner up to rent an affordable 2bdr - that is practically impossible now. Have the city planners, decided LA will only accommodate high wage earners?

## Communication from Public

**Name:**

**Date Submitted:** 11/12/2025 08:25 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Vote yes on the proposal to strengthen LARSO without any amendments that would weaken the rent cap or allow rent banking! Rent stabilization is so important for housing affordability for many working class Angelenos, and even more important given the crises LA is facing / has faced this year. Thank you!

## Communication from Public

**Name:** Sarah

**Date Submitted:** 11/12/2025 08:26 AM

**Council File No:** 23-1134

**Comments for Public Posting:** City Council must pass stronger rent control protections for tenants in Los Angeles, without adding amendments or making alterations that weaken this proposal or put the interests and greed of landlords and property owners above the needs of working families in our city. I urge city council to freeze the rent in LA, and prioritize policy that makes our city more affordable, more equitable, and more enjoyable for everyone. Housing is a human right, not a commodity. Every person has a right to dignity and self-determination, and a safe, clean, affordable place to live for all is a cornerstone of any healthy society. Landlords and property owners do NOT have a right to guaranteed profit on their investment, nor for that profit to grow exponentially year over year. Yet our city operates under the delusion that protecting landlords' profits and ensuring an ever increasing upward transfer of wealth is a core function of government. The human rights catastrophe that we see unfolding on our streets every day, as tens of thousands of Angelenos, many of them seniors and working families with children, are living unhoused, unsheltered, without access to sanitation facilities, showers, running water, or food, is a shame our city cannot bear, and an indelible mark on the soul of every elected official who has voted in the interest of greed, violence, and fear, and placed the demands of the few over the well being of the many. Strengthening tenants rights and rent control in Los Angeles is one small step towards addressing our escalating housing and affordability crisis in the city.

## Communication from Public

**Name:** Mary Ann Cherry

**Date Submitted:** 11/12/2025 08:27 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Respectfully, please vote to cap rent increases at 3%. Housing is the major expense for most households and the major cause of homelessness. Keep Los Angeles middle-class and working-class friendly. 3% rent increase is the maximum amount that will allow renters to thrive and contribute to our community, rather than be indentured servants.

## Communication from Public

**Name:** Mary Ann Cherry

**Date Submitted:** 11/12/2025 08:28 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Respectfully, please vote to cap rent increases at 3%. Housing is the major expense for most households and the major cause of homelessness. Keep Los Angeles middle-class and working-class friendly. 3% rent increase is the maximum amount that will allow renters to thrive and contribute to our community, rather than be indentured servants.

## Communication from Public

**Name:**

**Date Submitted:** 11/12/2025 08:28 AM

**Council File No:** 23-1134

**Comments for Public Posting:** i would like a yes vote regarding this motion. we need to protect renters from higher rents that end up forcing people onto the streets. we do not need to further exacerbate the homelessness crisis

## Communication from Public

**Name:** Olivia A

**Date Submitted:** 11/12/2025 08:31 AM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Olivia and I'm a member of the LA Tenants Union and a renter in Los Angeles. I am asking you to support the proposal to strengthen LARSO that was recently passed by the Housing and Homelessness Committee. This proposal would (1) Calculate rent increases based on 60% CPI All Items, (2) Cap rent increases at 3% with no floor, (3) Remove bumps for utilities and additional occupants. I am also asking the councilmember NOT to weaken the proposal by increasing the rent cap or by including any rent banking provisions. My entire neighborhood and I will be directly impacted by the decision you all make. Many of us are living in affordable units right now and have been in our homes for decades. In order to stay housed and in our communities where we have spent decades in, we need to keep the cap as low as possible! Keeping the rent cap at 3% will keep us and so many others off the streets! This proposal is one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. This comes at a critical time for our city given the wildfires earlier this year, the ICE attacks against our communities, and the government shutdown. Cap the rent at 3%! Thank you.

## Communication from Public

**Name:** Nina Young

**Date Submitted:** 11/12/2025 08:37 AM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Nina Young, and I'm a renter from district 4. Please vote yes on the motion passed by the Housing & Homelessness Committee to update LARSO. As a renter in various districts in this city since 2020, I would not have financial stability with my salary with rent increasing at the current rate. As representatives of this city, you have a clear mandate to support working class residents and vote yes. Cap the rent at 3%!! Thank you.

## Communication from Public

**Name:** Joseph Laskowski

**Date Submitted:** 11/12/2025 08:41 AM

**Council File No:** 23-1134

**Comments for Public Posting:** I strongly oppose changes to the RSO formula. These buildings are costly to manage and maintain, and the percentages are usually off a low base. With the A/C retrofit and regulatory compliance burden, the current formula is necessary to not have slum housing develop in LA.

## Communication from Public

**Name:** Gemma  
**Date Submitted:** 11/12/2025 08:50 AM  
**Council File No:** 23-1134

**Comments for Public Posting:** I am a constituent and a renter that resides in CD-2 and imploring city council to vote YES on the motion to update LARSO. Rent increases set at 60% of CPI with a 3% max and 0% floor is a fair policy with precedent. 3% is the most common rent cap, used in 9 jurisdictions including Santa Monica, West Hollywood, and Unincorporated LA County. LA County already uses 60% CPI, and Bell Gardens 50% CPI. I am one of the privileged who has an income to afford a 1 bedroom apartment, at the cost of more than 30% of my income. If the council keeps the outdated LARSO as it stands, I will not only have to move, but leave LA altogether to a city that is more affordable. I have friends who already done so and are not in LA anymore. This is a historic opportunity to address LA's affordability and homelessness crises. As representatives of this city, you have a clear mandate to support working class residents and vote yes. The data is more than clear; please do not let political influences stop you from voting for this common-sense and critical policy. Thank you.

## Communication from Public

**Name:** Jay Binyell  
**Date Submitted:** 11/12/2025 08:57 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Pass this amendment to strengthen rent control. Do not make amendments to weaken it. Tenants everywhere are suffering in this economy and during this siege on our city. Landlords will be just fine with a 3% increase.

## Communication from Public

**Name:** Nicholas Monsour

**Date Submitted:** 11/12/2025 09:06 AM

**Council File No:** 23-1134

**Comments for Public Posting:** City Council members must pass the motion to strengthen rent control. Unchecked rent prices are not serving the vast majority of residents of Los Angeles, only very few wealthy property owners, many of whom don't live in or invest in the city in meaningful ways. Without rent control, this city will continue to lose the teachers, students, non profit workers, retiree volunteers, EMTs, artists, musicians — all the people that make this city work and be worth living in. The short sighted money grab by landlord profiteers and massive development and investment funds means long term disaster which is already in our door — the essential workers and diverse community that make LA great will cease to exist and investment in LA will continue to dwindle and more and more money will doubtlessly and pointlessly be spent on policing to evict and oppress the rightfully angry and desperate people who live here and are from here. Do the right thing, strengthen rent control.

## Communication from Public

**Name:** Zoya Naqvi

**Date Submitted:** 11/12/2025 09:09 AM

**Council File No:** 23-1134

**Comments for Public Posting:** How will Los Angeles function as a city if everyone is spending all their money on their rent? With the World Cup in 2026 and the Olympics in 2028, housing prices will skyrocket out of control unless landlords are forced to stop exploiting their tenants, who oftentimes have nowhere else to go and will have no other choice but to leave their homes. Landlords buy up entire buildings with dozens of units and then nickel and dime poor, working-class people who have no other choices. Why does Los Angeles favor landlords so much? Why must the renters in the city pay for their supposed "bad investments"? Why would new construction not be subject to the RSO? City council members have said the only way to lower costs is to increase supply – which means landlords will charge exorbitant amounts of money to make up for however much they "lose" on units under the old ordinance. A ridiculous show of wealth for people whose entire paychecks are coming directly off the backs of working people.

## Communication from Public

**Name:** Dahlia Kelsey

**Date Submitted:** 11/12/2025 09:14 AM

**Council File No:** 23-1134

**Comments for Public Posting:** I am a lifelong Angeleno woman, 44 years on this earth and a resident. I've worked y while life, and have overcome so much, but I've never seen anything like how things are now. The economy is collapsing for working Angelenos. There are no good jobs anymore, and going outside is very risky these days! My last employer illegally terminated me through union busting and the US NLRB is so broken that the Unfair Labor Practice proceedings are still dragging along after two years! I'm doing my best to be strong, push through all of this, and do any work I can find and do to take care of myself and others. You must vote YES WITHOUT ANY WEAKENING AMENDMENTS! Thank you for reading my comments.

## Communication from Public

**Name:** Kira Bartholomew  
**Date Submitted:** 11/12/2025 09:18 AM  
**Council File No:** 23-1134

**Comments for Public Posting:** I'm a renter in Los Angeles in Highland Park. I am about to be unable to afford to rent my current apartment because my landlord raises my rent to the max 4% allowed every year. I know I am not alone in this. The cost of housing is unsustainable for myself and my neighbors. Please vote yes on the motion passed by the Housing & Homelessness Committee to update LARSO. It is supported by our coalition of over 100 organizations, including the LA Federation of Labor, tenants, small landlords, and more. Rent increases set at 60% of CPI with a 3% max and 0% floor is a fair policy with precedent. 3% is the most common rent cap, used in 9 jurisdictions including Santa Monica, West Hollywood, and Unincorporated LA County. LA County already uses 60% CPI, and Bell Gardens 50% CPI. Data from the Economic Roundtable has made it clear that landlords have comfortable profit margins. Landlords who are struggling can turn to the existing Just and Reasonable Rent Adjustment Program. We ask you to place the survival of working class tenants before landlords' profit. This is a historic opportunity to address LA's affordability and homelessness crises. As representatives of this city, you have a clear mandate to support working class residents and vote yes. The data is more than clear; please do not let political influences stop you from voting for this common-sense and critical policy.

## Communication from Public

**Name:** Kai Pedersen

**Date Submitted:** 11/12/2025 09:19 AM

**Council File No:** 23-1134

**Comments for Public Posting:** I'm a constituent of District 2, and I'm writing today with a message for the Councilmember about the LA Rent Stabilization Ordinance. I'm a renter and constituent on Moorpark St, but more than for myself, I am asking on behalf of fellow Angelenos less privileged than I that you to support the Keep LA Housed Coalition's proposal to strengthen LARSO by: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. The Los Angeles homelessness, and housing affordability crisis is nothing short of a catastrophic and reprehensible market failure. As of this year, we have approximately 73,000 unhoused persons, in LA county. How many vacant units, you might ask? Over 226,000. That's nearly 3 vacant units for every single unhoused person. This is so clearly not a supply problem, but a distribution problem that is not only an utter embarrassment to our city, but an affront to human dignity, and if you so believe, to God. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes, and I have hopefully illustrated that this is absolutely the least we can do! Cap the rent at increases at 3%! Thank you.

## Communication from Public

**Name:** Marcia W.

**Date Submitted:** 11/12/2025 09:22 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Make housing affordable. Too many people are living on the streets or in their cars. We are the city of angels, let's act like it by keeping people housed. Reduce the rates. Thank you.

## Communication from Public

**Name:** Michael Kadisha

**Date Submitted:** 11/12/2025 09:24 AM

**Council File No:** 23-1134

**Comments for Public Posting:** More regulation means less housing providers. Less housing providers means less competition for tenants. Less competition means higher rent.

## Communication from Public

**Name:** Audrey  
**Date Submitted:** 11/12/2025 09:24 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Please vote YES on rent freeze without amendments to weaken it. Our city has been through so much already, help give us some breathing room. Thank you.

## Communication from Public

**Name:** Isabella

**Date Submitted:** 11/12/2025 09:29 AM

**Council File No:** 23-1134

**Comments for Public Posting:** I am a lifelong Angelino, and renter. My family are also renters. I am asking you to please vote yes on the motion with no amendments to weaken the rent cap or allow rent banking. Rent increases remain an immense burden and vulnerability for myself and my friends, family, and neighbors. This motion would have an immensely positive affect on my community and would increase our collective safety. Thank you so much!

## Communication from Public

**Name:** Jillian Burgos

**Date Submitted:** 11/12/2025 09:36 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Hi Councilmembers My name is Jillian Burgos, I am President of the NoHo Neighborhood Council and I'm a renter from CD 2. My neighborhood council wrote a Community Impact statement in support of the rent stabilization ordinance but I am writing to you as a lifelong renter on my own behalf. I'm here to ask you to support the Keep LA Housed Coalition's proposal to strengthen LARSO the Los Angeles Rent Stabilization Ordinance because much like New York City Angelenos deserve an affordable city that loves them back. Like I said, I am a renter and for many years I have had to work multiple jobs, rent rooms, and live with multiple roommates because of how unaffordable Los Angeles has become. LA's minimum wage is \$17.87/hr leaving a FT worker taking home about \$2144 a month after taxes. The average rent in LA is \$2300. I'm no mathematician but I think you can see the problem here. Many people are rent burdened and struggling to survive. Housing should be a human right, not for sale to the highest bidder. For many tenants annual rent increases at the current rate are forcing people to leave our city which has been facing a series of catastrophes starting with COVID, the nearly year long entertainment strikes, and now exacerbated the daily attacks by ICE and our federal government. For the concern of Small mom n pop landlords, I hear those concerns but tenants are your customers. It sounds like the problem is with insurance premiums and utility bills is misguided. Who is causing your costs to go up? Not the tenants. It's the corporations and billionaires. That is where your focus should lie. I urge the City Council to adopt Keep LA Housed's demands for LARSO • Rent increases based on 60% CPI All Items -A cap of 3% with no floor. -No bumps for utilities and additional occupants. -No rent banking. Los Angeles is a city of renters and in order to prevent homelessness I urge you to Cap the rent at 3%! Thank you.

## Communication from Public

**Name:** Paula Aréchiga

**Date Submitted:** 11/12/2025 09:38 AM

**Council File No:** 23-1134

**Comments for Public Posting:** LA is made up of majority tenants and we need a LARSO that is based in the reality of the struggles that tenants face. Wages aren't keeping pace with rising rents and Keep LA Housed has laid out demands that center these very struggles. Do the right thing Council and support RSO tenants by voting YES on the Keep LA Housed Demands. It's a shame that more tenants cannot attend to give comment given that the majority of us are working class and can't just take the day off to hopefully be chosen to give public comment. If the goal is to address the Homelessness crisis, then start by keeping RSO Tenants in their units by passing a LARSO formula that actually makes sense. My Council member Adrin Nazarian made the campaign promise to cap the rent at 3% - KEEP YOUR WORD, NAZARIAN! Corporate landlords do not need more support from our City Council, every day Angelenos who are tenants do! If you vote no on this, prepare to be Primaried in the next election. RSO tenants need real solutions NOW, the data is clear, the stories have been told and shared numerous times. Council, have the political will to stand with tenants of LA and vote YES on the Keep LA Housed demands.

## Communication from Public

**Name:** Gary Vogan

**Date Submitted:** 11/12/2025 09:40 AM

**Council File No:** 23-1134

**Comments for Public Posting:** As a native born Angeleno for 72 years the annual rent increases now take 84 % of my social security. The current RSO formula is forcing seniors onto the streets. Please cap the rent increases to 3,%. Seniors are now the fastest growing group of homeless people. Our survival depends on your vote.

## Communication from Public

**Name:** Nicole Volain

**Date Submitted:** 11/12/2025 09:44 AM

**Council File No:** 23-1134

**Comments for Public Posting:** I am a constituent of Adrin Nazarians district in NoHo and want to make it known that I am in favor of making rent more affordable for Angelenos by capping the rent at 3%. This is a step in the right direction to address the affordability crisis in Los Angeles. Adrin agreed to capping the rent at 3% during a town hall last year and has seemed to back pedal in months after. He is our rep a district that is primarily tenants and needs to do what's right for his constituents. If I don't get a 3%+ raise every year why should my landlord? Majority of angelenos are rent burdened and making housing more affordable for the people of LA should be your top priority. Please vote help your constituents, we are watching

## Communication from Public

**Name:**

**Date Submitted:** 11/12/2025 09:45 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Hi councilmembers, My name is Rosa and I am urging you to cap the rent at 3% on behalf of all LA residents that are at risk of losing their housing due to increased cost of living. As a college student, I know that next year my housing will not be guaranteed, and as many of my peers and I already are on financial aid or student loans to pay off an 80,000 dollar tuition, the cost of living will only add to the barriers that we face to access this education. This housing cost impacts far more than just those who have the privilege of accessing higher education, and I hope as councilmembers you will remember our communities that elected you, and vote to support us in the same way we have supported you. Thank you for your time, Rosa

## Communication from Public

**Name:** Chris Heron

**Date Submitted:** 11/12/2025 09:48 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Hello, I'm a renter in CD10 and want to impress upon the council the importance of voting yes to update LARSO. The economy of our city is suffering because of out of control rent prices - when rent is 50% or more of income, it harms the wider economy because people don't have enough money left over to participate in the wider economy and culture. We see this every day as businesses abandon properties they can no longer afford to operate within, and as the homeless population in Los Angeles continues to remain a huge problem for the city. Affordable housing is a must in order to provide a foundation for the robust society we want to build. Even as large swaths of the population have been priced out of the housing market and rendered homeless, rent prices continue to rise as corporate landlords squeeze not just lower income but also middle class residents. If we don't reverse this trend, Los Angeles will become a city exclusively by and for the rich, rather than the rich cultural melting pot it has been. When a landlord falls on hard times, they have options and government assistance to turn to. When a renter falls on hard times, they become homeless and are ripped from the social fabric without recourse. Please make the right choice and cap the rent at 3%.

## Communication from Public

**Name:** Kevin

**Date Submitted:** 11/12/2025 09:48 AM

**Council File No:** 23-1134

**Comments for Public Posting:** It is tiring having to pay more rent for a place that depreciates over time. When there are no actual improvements in the home that justifies the rent increase. There should be rent control, otherwise people will continue being priced out due to landlords hunger for money. There should also be a cap of how much someone pays for rent. A 1 bedroom shouldn't be in the 2-3k, especially when it's being demanded that the tenant make 2.5-3.5 the rent in income. The rent increases do not align even with how much someone gets as an annual raise at work. Whatever the tenant agrees to pay in rent when they first move in should be what they continue to pay until they move out. Once the tenants move out the landlord will go in, do the proper upgrades necessary for the next tenant and increase the rent no more than 5% total for the new lease agreement. I also think that studios should be no more than 800-1000 dollars. 1 bedrooms should be 11-1400. 2bedroom should be 15-2000. So on. These rent prices are crazy high already and not controlling how much it should be increased hurts the working class, and potentially increases the homeless population. Affordability is the key word.

## Communication from Public

**Name:** Marjorie Hunt

**Date Submitted:** 11/12/2025 09:50 AM

**Council File No:** 23-1134

**Comments for Public Posting:** I'm a renter in Council District 14. Most of our city is renters. I am urging you to vote yes on the motion to update rent control with a 3% cap on rent increases. Homelessness is widely acknowledged as one of LA's biggest problems, and limiting rent increases is an obvious, proven solution to prevent more people from losing their homes. It just makes sense. Landlords will still make a profit, but they shouldn't be allowed to constantly increase rents by 8-10% when workers salaries remain stagnant. This city is working-class and a city of renters. We need to support the vast majority of Angelenos and take this major step for affordability for everyone. Thank you. Additionally, there's no reason for Los Angeles to finance more of Frank McCourt's money-losing schemes with the Dodger Stadium gondola. If we want to improve access to the stadium, let's add dedicated bus lanes, bike lanes and actual pedestrian sidewalks. Let's not remove LA's precious park space just to transport people to what for most of the year is a glorified parking lot. Stop the gondola.

## Communication from Public

**Name:** Laura Nguyen

**Date Submitted:** 11/12/2025 09:55 AM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Laura Nguyen with the Working Families Party. I'm a former renter from District 1. Please vote yes on the motion to update LARSO. LARSO is supported by over 100 organizations in LA, including the LA Fed of Labor, tenants orgs, and more. When my roommate moved out and my lease ended this past summer in District 1 I chose not to renew it or find a different lease because I could not afford to pay rent for either of those options. I make a good living and have consistent income in salary but cannot afford to live in LA where I work. This is ridiculous. It is so hard to live with dignity in this city as a working person. It is not reasonable for large portions of the city to be paying at least half their income in rent. We deserve to be housed and live where we work without working back breaking hours. Please support LARSO today as the Housing and Homelessness Committee has drafted.

## Communication from Public

**Name:** Ryan Kim

**Date Submitted:** 11/12/2025 09:57 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Hello, I am Ryan Kim, a resident of LA and here with the Working Families Power. To Councilmembers Nazarian, Yaroslavsky, Padilla, Harris-Dawson, and McOsker, as well as my fellow residents of LA, we the people demand the necessary action to put a rent-increase ceiling of 3%. We are in the midst of a severe housing crisis. Squeezing the 64% of LA residents who rent for every penny we've got, forcing us to choose between groceries and rent, and making it impossible to save for our future while we work strips us of our dignity. Capping rent at 3% increases is a key step to building this city to work for all, not for a few. I urge the council to pass this measure.

## Communication from Public

**Name:** Raya J.

**Date Submitted:** 11/12/2025 10:02 AM

**Council File No:** 23-1134

**Comments for Public Posting:** LA relies on tenants. The current LARSO gurantees Angelenos will be burdened with a housing cost increase each year, despite no protection guaranteeing their pay rate will increase each year. Keep LA Housed has laid out demands that protect the city we love and the people who make it the hallmark that it is. Support RSO tenants by voting YES on the Keep LA Housed Demands. More tenants would be present, however, they are unable to take time off of work to do so. Meanwhile, landlords are able to attend because this is their career.

## Communication from Public

**Name:** Matt Plotkin

**Date Submitted:** 11/12/2025 10:04 AM

**Council File No:** 23-1134

**Comments for Public Posting:** The decline in material conditions for the majority of working class Angelinos is unsustainable and is a rot on the city you claim to love. LARSO 0%-3% proposal makes life more affordable for those who need it most and allows mom and pop landlords to own their properties with dignity and respect. Any other interpretation is a lie to deceive you. Do what best for working class Los Angeles. Pass this ordinance now!

## Communication from Public

**Name:** Myra  
**Date Submitted:** 11/12/2025 10:06 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Please support the proposal to strengthen LARSO that was recently passed by the Housing and Homelessness Committee. Housing is a Human Right! This proposal is one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes.

## Communication from Public

**Name:** ROBERT T NICKELL

**Date Submitted:** 11/12/2025 10:06 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Cap the rent at 3%! Let renters save for vacations and retirement!  
Expand rent control to all new buildings!

## Communication from Public

**Name:** Zach Siegel  
**Date Submitted:** 11/12/2025 10:07 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** WE NEED RENT CONTROL. this has gotten way out of hand and everyone is struggling just to get by. Don't be a Disney villain

## Communication from Public

**Name:** Nicolas Gardner

**Date Submitted:** 11/12/2025 10:07 AM

**Council File No:** 23-1134

**Comments for Public Posting:** On behalf of the 39,000 members of United Teachers Los Angeles, we urge you to support crucial updates to the LARSO formula. Please support the KLAH demands to cap the rent at 3%, prevent additional mandatory increases and oppose rent banking.

## Communication from Public

**Name:** Justin Curran

**Date Submitted:** 11/12/2025 10:07 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Cap rent at 3% and 60% CPI. No additional bump for utilities or additional authorized occupants. Rent is too damn high and we need rental relief now!

## Communication from Public

**Name:** Daniel Jefferson  
**Date Submitted:** 11/12/2025 10:08 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** Pilipino Workers Center is in strong support of the Los Angeles Rent Stabilization Ordinance. Many of our members face uncertainty around their own safety and economic security due to the LA Fires, ICE raids and changes to the healthcare system. LARSO will allow them to remain in their communities and continue providing care to the older adults across Los Angeles.

## Communication from Public

**Name:** Maximiliano Gonzalez

**Date Submitted:** 11/12/2025 10:12 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Los Angeles is not only the city of Angels, but a city of tenants. We need a LARSO that will Keep Angelenos Housed. Now more than ever is affordability and being able to pay rent a struggle for the working class. Corporate landlords do not care about us and only wish to rip every dollar they can from everyday people. I hope City Council, including my Council member Imelda Padilla show they do care by voting YES on the Keep LA Housed demands. Vote YES on capping the rent at 3%! Tenants are the ones who need the support of City Hall, not landlords who don't care about anything besides their own pocket. If you vote no you are contributing to and already dire housing situation here in Los Angeles. If by voting no you contribute to your constituents becoming unhoused, it is NOT something that they will forget at the ballot box. Do the right thing and vote YES on Keep LA Housed demands.

## Communication from Public

**Name:** jesus hermosillo

**Date Submitted:** 11/12/2025 10:13 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Freeze the rent please! Food prices are at an all-time high and nobody's wages is keeping up. Healthcare costs are also rising. I'm a native Angeleno, and my entire family has been forced to leave over the years---I'm the last one still here, thanks to rent stabilization. But with current inflation levels, I'm not sure how much longer anyone can hold on if our rents don't stay the same.

## Communication from Public

**Name:** James Askew

**Date Submitted:** 11/12/2025 10:17 AM

**Council File No:** 23-1134

**Comments for Public Posting:** I urge the council to adopt a 3% rent cap with no floor and no rent banking.

## Communication from Public

**Name:** Arthur

**Date Submitted:** 11/12/2025 10:25 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Vote YES on the proposal without amendments to weaken it

## Communication from Public

**Name:** Alma

**Date Submitted:** 11/12/2025 10:32 AM

**Council File No:** 23-1134

**Comments for Public Posting:** Les pido a los miembros que apoyen la propuesta para fortalecer a LARSO. Su voto en pro de la moción significa protección para muchas familias que están enfrentando muchísimas dificultades económicas y persecución por parte the ICE. Hagan lo correcto y voten Si en la moción.

## Communication from Public

**Name:** Kendall Mayhew  
**Date Submitted:** 11/12/2025 10:33 AM  
**Council File No:** 23-1134  
**Comments for Public Posting:** VOTE YES WITH NO AMENDMENTS TO WEAKEN THIS IMPORTANT STEP TOWARDS EQUITY IN OUR CITY!!!!

## Communication from Public

**Name:** Michael Shusterman

**Date Submitted:** 11/12/2025 10:35 AM

**Council File No:** 23-1134

**Comments for Public Posting:** This city is forcing out a burgeoning working class of young people that will one day be the city's business, entertainment, and political leaders. We need broad affordability for young people in this city, and while that is a multi decade project rent stabilization will a bandaid to help stop the bleeding.

## Communication from Public

**Name:**

**Date Submitted:** 11/11/2025 09:36 PM

**Council File No:** 23-1134

**Comments for Public Posting:** LOS ANGELES CITY COUNCIL MEMBERS VOTE YES ON  
3% RENT CAP! Please Housing is human necessity

## Communication from Public

**Name:** Gabriela Rosati

**Date Submitted:** 11/11/2025 02:18 PM

**Council File No:** 23-1134

**Comments for Public Posting:** My name is Gabriela, I'm a constituent of CD5 and I'm writing with a message for the Councilmember about the LA Rent Stabilization Ordinance. I'm a renter. I'm asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. As a young person with dreams of one day raising a family in the city I love, it is imperative that the Councilmembers of LA vote yes so that I, and many other young people with the same dream, are financially able to do so. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. Not only will this alleviate the homelessness crisis, but it will make a safer and more affordable LA for the families that currently exist and the families that are yet to come. Cap the rent at 3%! Thank you.