

Communication from Public

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California Apartment Association
Los Angeles County

December 4th, 2025

Council President Harris-Dawson
Los Angeles City Council
City of Los Angeles
VIA Email

Re: Item 21- Rent Control Changes (C.F. 23-1134)

Dear Councilmembers,

The California Apartment Association (CAA) represents local housing providers, operators, suppliers, and business owners, as well as real estate professionals involved in managing rental properties ranging from single-family homes to large apartment communities. We respectfully request this matter be properly reviewed and deliberated by Housing committee

This is a contentious issue. The draft language is being advanced with only 24 hours of notice and without committee review. A proposal of this significance requires transparency, adequate time for public input, and clear legislative language.

The release of two different ordinance versions highlights the need for further clarification. It appears the changes may take effect immediately even though the Housing Department has publicly posted and noticed existing regulations through June 2026 for more than six months. The current provisions should remain in place for the duration of the adjustment cycle rather than being altered midstream. There is no reason for this speed. The continued regulatory whiplash follows years of shifting rules.

Committee discussions indicated that dependent provisions should apply only to minors. The current draft does not clearly reflect this intent. Additional adult occupants increase building usage and should remain a temporary allowance. In addition, relocation payments appear to remain tied to 100 percent of CPI. This is inconsistent with how the Council has determined cost metrics in Los Angeles housing policy.

The actions taken by the city on this issue will make housing harder to find and more expensive. The Council has already disregarded its own analysis in ways that worsen the housing crisis. Please do not compound this by abandoning a transparent and public process.

We request basic governance procedures be adhered to and this item be sent back to committee prior to approval of final language.

Sincerely,

Fred Sutton
California Apartment Association