

Communication from Public

Name: Danielle Guillen
Date Submitted: 10/30/2025 01:06 PM
Council File No: 23-1134

Comments for Public Posting: RE: Los Angeles Rent Stabilization Ordinance Annual Rent Increase Formula (CF 23-1134) Dear Councilmembers:
Immigrants Are Los Angeles submits this letter in support of amending the current formula for annual rent increases under the Los Angeles Rent Stabilization Ordinance (“LARSO”). The City must update the current LARSO rent increase formula to better protect tenants from displacement and ensure LARSO’s intended purpose is achieved. We support the Keep LA Housed Coalition’s recommendation of a formula that sets the annual allowable rent increase at 60% of the change in the Consumer Price Index or 3%, whichever is lower (“3%/60% CPI formula”), with no utility pass through, no increases for additional tenants, no rent banking, and no exemptions for small landlords. This makes both policy sense and is within the constitutional bounds on fair returns for landlords' investments. Other California cities, including many in Los Angeles County, have the same or similar formulas to the one we are proposing to protect their renters. Tenants in Los Angeles are facing a major rent burden crisis. Many are already making the choice between paying rent and paying for other basic necessities. Each additional percentage in the LARSO annual rent increase formula could make a difference between a tenant being able to afford to stay in their homes or being displaced and ending up homeless. Therefore, the City of Los Angeles must take great care in choosing a formula that prevents displacement, while ensuring constitutional safeguards for landlords. The 3%/60% CPI formula would protect tenants from that harsh reality while allowing reasonable increases for landlords. This formula would help protect our city’s tenants from unaffordable steep rent increases during high inflation years. Los Angeles should have the strongest RSO in the state. We strongly urge the City Council to adopt Keep LA Housed’s proposed formula.



November 1, 2025

Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

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Dear Councilmembers:

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The City must update the current LARSO rent increase formula to better protect tenants from displacement and ensure LARSO’s intended purpose is achieved. **We support the Keep LA Housed Coalition’s recommendation of a formula that sets the annual allowable rent increase at 60% of the change in the Consumer Price Index or 3%, whichever is lower (“3%/60% CPI formula”), with no utility pass through, no increases for additional tenants, no rent banking, and no exemptions for small landlords.** This makes both policy sense and is within the constitutional bounds on fair returns for landlords' investments. Other California cities, including many in Los Angeles County, have the same or similar formulas to the one we are proposing to protect their renters.

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Sincerely,
Danielle Guillen
Campaign Manager, Immigrants Are Los Angeles