

Communication from Public

Name: 25-0006-S16

Date Submitted: 07/24/2025 07:13 PM

Council File No: 23-1134

Comments for Public Posting: Hola me llamo Karen R y rento en distrito 9. Y vivo en un apartamento de RSO. Mis demanda son limita la rent al 3%, quita los incrementos extra.

Communication from Public

Name: Karen

Date Submitted: 07/24/2025 07:15 PM

Council File No: 23-1134

Comments for Public Posting: My name is Karen in district 9. I live in a RSO unit. We need the rent increases to end or to stay at an affordable 3% and for rules like 10% increases for additional family members

Communication from Public

Name: Claire

Date Submitted: 07/19/2025 04:25 PM

Council File No: 23-1134

Comments for Public Posting: THE RENT IS TOO HIGH! Adopt the changes proposed by KLAH unamended!

Communication from Public

Name: Amy Nevarez

Date Submitted: 07/24/2025 07:17 PM

Council File No: 23-1134

Comments for Public Posting: Hi my name is AmyLinda Nevarez. I am a renter in District 8. I live in a Larso apartment and receive a rent increase of the maximum percent every year. It is important to me and my community that you use your power to vote to strengthen LARSO, cap the rent at 3%, and no extra increases for utilities and additional people. This will help renters who are on fixed incomes, do not make minimum wage, and live in units that are above market rate. The rent is too high and the wages are too low. We see more of our senior neighbors that are priced out of their long-standing homes and end up unhoused. We need your support. Please use your power to vote to strengthen LARSO, cap the rent at 3%, and no extra increases for utilities and additional people.

Communication from Public

Name: Memphis Perez

Date Submitted: 07/25/2025 09:41 AM

Council File No: 23-1134

Comments for Public Posting: Please support our most vulnerable in our communities. Not all of us specially the elderly on a fixed income can afford to pay these rent increases and they end up getting filed an eviction notice. We need the rent increases to end or to stay at an affordable 3% and for rules like 10% increases for additional family members to end because this is not affordable for our communities. Remember that we get our rents raised every year and in return we get nothing and every 10 years of 10% rent increases the rent will have doubled. Also remember that we the tenants pay for the landlords to have a comfortable life and have left overs to donate to their favorite candidates. But they do not equate to votes We the community are the votes that get members removed or respected. Thank you

Communication from Public

Name: Antonio Hernandez

Date Submitted: 07/24/2025 12:40 PM

Council File No: 23-1134

Comments for Public Posting: I am Antonio, a Community Organizer with Strategic Actions for a Just Economy, and a resident of South Central Los Angeles, Council District 9. The Los Angeles Rent Stabilization Ordinance has been a pillar of protection, keeping millions of residents under a roof. Despite this protection, the rent increases allowed are too high and unrealistic for residents who are already struggling to pay their rent. LARSO has allowed my parents and me to stay in our home for over 16 years. My family and I urge you to implement the Keep LA Housed demands to: (1) Increase rent based on a 60% CPI, (2) Cap rent increases at 3%, with no floor, (3) Prevent rent banking, and (4) Eliminate rent bumps for utilities and additional occupants. The LARSO adoption is critical to create a safety net for vulnerable Angelenos, especially vulnerable immigrant renters who may not be able to work during this crisis. LARSO will prevent further evictions and folks living without a secure roof over their heads. Thank you for your time.

Communication from Public

Name:

Date Submitted: 07/25/2025 11:37 AM

Council File No: 23-1134

Comments for Public Posting: 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. Living in Los Angeles has been extremely difficult. I was born and raised here, but the high cost of living forced me to move in back with my parents. When I was renting, nearly half of monthly income had gone towards paying my rent, and the other half of my check went towards utilities and bills. I was struggling to make it. I urge the City Council to adopt Keep LA Housed's demands for the RSO formula: -Rent increases based on 60% CPI All Items. -A cap of 3% with no floor. -No rent banking. -No bumps for utilities and additional occupants. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. The average rent for a unit in a small RSO property is \$2,357 - that means a renter would need to make nearly six figures a year – \$94,000 – to stay within the recommended 30% rent-to-income ratio. Rent, even in RSO units, is already deeply unaffordable-- it cannot keep going up at the rate currently allowed. These are fair, common-sense changes that will ultimately benefit all Angelenos. We need this update immediately--new rent increases go into effect in July and we can't afford any more increases under the current formula. The City Council must vote now to update the RSO with a new formula to keep Angelenos housed. Thank you.

Communication from Public

Name: Gabriela Rosati

Date Submitted: 07/25/2025 11:57 AM

Council File No: 23-1134

Comments for Public Posting: The majority of Angelenos are renters, and the majority of renters live in stabilized units. To make our housing more affordable, we need a rent increase formula that better promotes stability for tenants while still balancing the needs of landlords. We need common sense updates to make LARSO fair. The current proposal from the LA Housing Department is an improvement for tenants, but it isn't enough. Rent could still go up faster than the rate of inflation far too often. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. The average rent for a unit in a small RSO property is \$2,357 - that means a renter would need to make nearly six figures a year – \$94,000 – to stay within the recommended 30% rent-to-income ratio. Rent, even in RSO units, is already deeply unaffordable -- it cannot keep going up at the rate currently allowed. I urge all Council Members to support tenant-friendly changes to the Los Angeles Rent Stabilization Ordinance. We are urging the City Council to adopt the following updates to LARSO as advocated by the Keep LA Housed Coalition: -Rent increases based on 60% CPI All Items -A rent cap of 3% with no floor -No rent banking -No bumps for utilities and additional occupants -Same formula for all landlords and tenants The City's own housing department recommends updating this formula. We need the City Council to adopt a permanent fix as soon as possible. Thank you!

Communication from Public

Name: Chris Meulbroek

Date Submitted: 07/25/2025 12:13 PM

Council File No: 23-1134

Comments for Public Posting: My name is Chris and I work with SAJE. The LA 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. I live in a rent-stabilized building, and many of my elderly neighbors live on fixed incomes. Any increase in rent is less money that they can spend on food, medicine, transportation and other necessities, the costs of which are all also rising, which means less to support businesses in L.A. I urge the City Council to adopt Keep LA Housed's demands for the RSO formula: -Rent increases based on 60% CPI All Items. -A cap of 3% with no floor. -No rent banking. -No bumps for utilities and additional occupants. Especially in this moment of crisis in LA, in which many immigrant renters cannot go to work and therefore are falling behind on rent, it's imperative that we strengthen LARSO as soon as possible to prevent further evictions and homelessness. Thank you Chris Meulbroek

Communication from Public

Name: Peter Horton

Date Submitted: 07/25/2025 12:27 PM

Council File No: 23-1134

Comments for Public Posting: My name is Peter Horton; I live in CD 13. I urge the City Council to adopt Keep LA Housed's demands for the RSO formula: -Rent increases based on 60% CPI All Items. -A cap of 3% with no floor. -No rent banking. -No bumps for utilities and additional occupants. 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. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. The average rent for a unit in a small RSO property is \$2,357. That means the average renter would need to make nearly six figures a year – \$94,000 – to stay within the recommended 30% rent-to-income ratio. Rent, even in RSO units, is already deeply unaffordable-- it cannot keep going up at the rate currently allowed. These are fair, common-sense changes that will ultimately benefit all Angelenos. We need this update immediately--new rent increases go into effect in July and we can't afford any more increases under the current formula. The City Council must vote now to update the RSO with a new formula to keep Angelenos housed. Thank you.

Communication from Public

Name: Toni Blando

Date Submitted: 07/25/2025 01:31 PM

Council File No: 23-1134

Comments for Public Posting: The rent here in LA is too high, and rent control isn't strong enough. I agree with the Democratic Socialists of America and support stronger rent control that caps annual rent increases at 60% of CPI with a ceiling of 3%.

Communication from Public

Name:

Date Submitted: 07/22/2025 11:46 AM

Council File No: 23-1134

Comments for Public Posting: Rent is too high. Please cap rent.

Communication from Public

Name: Mark Gaynor

Date Submitted: 07/25/2025 02:53 PM

Council File No: 23-1134

Comments for Public Posting: Over the past 50 years, while real wage growth has stagnated, Los Angeles rents have risen more than inflation generally. This is principally due to LA's RSO having a floor of 3-5% (depending on whether one's landlord pays gas and electric utilities). In 23 of the past 30 years, LARSO has permitted rent increases above inflation. The ban on vacancy control has also created a perverse incentive for landlords to target longer term tenants for harassment and eviction, particularly seniors, in order to pursue higher profit margins. These rent increases have created pressures towards overcrowding, displacement, evictions, and rising homelessness. Los Angeles has the most overcrowding of any major city, with over 12.8% of rental units classed as overcrowded according to 2020 Census data. Many workers, particularly in the service and hospitality industry, have been unable to keep up with rising costs and have been forced to move farther away from the city and weather longer commutes, losing significant amounts of self-directed time. From February 2023 to November 2024, the LA Housing Department received over 166,000 eviction notices. A US Government Accountability Office study highlights one of the most significant human costs, finding that for every \$100 increase in median rents, there is a 9% increase in homelessness. Homelessness in the city reached a peak in 2024, with 45,252 people within the city of LA lacking housing on any given night. Expanded tenant protections and targeted efforts have resulted in a 3.4% drop in unsheltered homelessness for the first time in years, but stronger rent control is needed to ensure that Angelenos are able to reduce their rent burden, keep their housing, and rectify historic inequities. The Keep LA Housed coalition is pushing to cap rent increases at 60% of CPI (inflation) with a ceiling of 3%. As a basic need, housing needs to be protected from inflationary pressures. One of the basic problems with allowing rent increases to be tied to 100% of CPI is that CPI as an inclusive measure includes housing costs, so rises in rent influence CPI—in short, past rent increases justify future rent increases. Historically, housing costs have contributed to about 40% of CPI. 60% of CPI is preferable to CPI-minus-shelter, which the LA Housing Department is recommending, because the latter is more volatile, as it includes fewer inputs. CPI-minus-shelter has also historically been higher than 60% CPI

during recessions, a time when working people are particularly vulnerable to rising costs. Capping rent increases at 3% protects workers and seniors from unmanageable increases while still allowing for reasonable rates of return to landlords above the rate of annual increase for property taxes.

Communication from Public

Name: Emmanuel Matamoros

Date Submitted: 07/25/2025 06:31 PM

Council File No: 23-1134

Comments for Public Posting: Tenants are in desperate need of a rent cap at the bare minimum 3%, honestly should be even lower as folks are already struggling to pay rent. Without these established rent cap there will be many folks falling into the UD process. Many of my neighbors would not be able to pay their rent and will have to decide whether they want to eat to stay alive or pay rent. Rent is not the only thing that folks have to pay, god forbid people end up sick or in an accident because hey once again will have to pick between picking their lives and needs or pay rent. So let us stop making housing unaffordable for a lot of low income folks.

Communication from Public

Name: Cinthia Gonzalez

Date Submitted: 07/25/2025 06:34 PM

Council File No: 23-1134

Comments for Public Posting: Hello my name is Cinthia and I am a tenant in LA County but work in the City of Los Angeles and have family that rents in the City of Los Angeles. It is super important to make sure that we have a rent cap of 3%. As you are all aware the current ICE raids have negatively affected our community members. Many tenants are having a hard time working in a hostile environment. Many are falling behind on their rent due to lose of work or fears of moving throughout Los Angeles. If we truly want to address the homelessness crisis happening in Los Angeles we will pass this important policy and cap our rent at 3%. LA is a renters' city—most Angelenos rent, and most live in rent-stabilized units. Any change to the formula directly impacts the city's economic stability and ability to keep residents housed. I urge the City to take action now.

Communication from Public

Name: Wendy Gonzalez

Date Submitted: 07/25/2025 06:35 PM

Council File No: 23-1134

Comments for Public Posting: Hello my name is Wendy Gonzalez, I work and live in the city of Los Angeles. it is super important that we have the rent cap at 3%. A big part of tenants in our community have been negatively affected by the Ice Raids.

Communication from Public

Name: Alicia Godinez Rodriguez

Date Submitted: 07/25/2025 06:37 PM

Council File No: 23-1134

Comments for Public Posting: Hola, mi nombre es Alicia Godinez Rodriguez, tengo mas de 33 años viviendo en el Este de Los Angeles, y veo que para mi como a otras familias nos es muy dificil pagar mas del 3% de renta, ya que es muy poco lo que se gana al mes, somos mayores de edad, con enfermedad terminal, por uno de los que llevan el hogar adelante y no hay muchas ayudas por los requisitos a cumplir, asi que hablo por los que estamos en la misma situacion , agradezco su atencion y gracias.

Communication from Public

Name: Jennifer E Murray

Date Submitted: 07/22/2025 12:12 PM

Council File No: 23-1134

Comments for Public Posting: Hi - Current rent control is not enough. City Council you need to support and enact stronger rent control that caps annual rent increases at 60% of CPI with a ceiling of LESS THAN 3%. thanks!

Communication from Public

Name: Cristy Stiles

Date Submitted: 07/22/2025 12:28 PM

Council File No: 23-1134

Comments for Public Posting: Without affordability, Los Angeles loses the communities that make it special. Angelenos are suffering enough; something as fundamental as shelter should be protected for all.

Communication from Public

Name: Viv B

Date Submitted: 07/22/2025 12:36 PM

Council File No: 23-1134

Comments for Public Posting: Current rent caps are not sufficient—I support stronger rent control that caps annual rent increases at 60% of CPI with a ceiling of 3%. It will be incredibly helpful to renters like me who are not guaranteed raises but face rising housing costs.

Communication from Public

Name: David baker

Date Submitted: 07/22/2025 12:57 PM

Council File No: 23-1134

Comments for Public Posting: Rent is out of control in Los Angeles. All angelenos deserve shelter an an affordable price, and they deserve to live without worrying that their rent might suddenly be raised to a point where they have an untenable situation. Please cap rent increases