

Communication from Public

Name: James Peric Degen

Date Submitted: 07/25/2025 01:54 PM

Council File No: 23-1134

Comments for Public Posting: My name is James Peric Degen with Inner City Law Center from district 4. 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. With the rent increasing at its current rate, many people I work with will be unable to stay in their homes. They will become displaced. The proposed 10% additional occupant rate will also pose an added burden on people who need to take in sick relatives, disproportionately harming those who cannot afford to pay for full time care. 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: Becky Dennison

Date Submitted: 07/28/2025 09:21 AM

Council File No: 23-1134

Comments for Public Posting: My name is [Becky Dennison with Legal Aid Foundation of Los Angeles (LAFLA). LAFLA serves low-income people across Los Angeles, with offices in Council Districts 1 and 9. LAFLA works with thousands of residents each year who live in housing covered by LA's Rent Stabilization Ordinance (LARSO), and we have worked on developing improvements to the ordinance for many years. LARSO 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, and have been shown in various studies over the years to be a disproportionate and/or unfair impact on tenants. The rent increases allowed, for example, for utilities paid by landlords have been shown to be an overpayment to landlords. I am writing in support of 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. These are fair, common-sense changes that will ultimately benefit all Angelenos. For many low-income households, even a small change in the percentage increase in their rent can make a big difference. In the current environment of economic uncertainty, the City Council should take action quickly. Becky Dennison Housing Justice Policy Manager Legal Aid Foundation of LA

Communication from Public

Name: Grace

Date Submitted: 07/28/2025 12:51 PM

Council File No: 23-1134

Comments for Public Posting: My name is Grace with LA CAN from district 9. 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. 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. Anyone who takes the housing crisis seriously, which is a crisis of housing affordability, housing availability, and poverty, must speak and act from a moral place, not a politically convenient place, to keep people in their homes, to prioritize permanent housing, and to stop using criminalization to hide poverty, erase people and cause a city wide genocide. 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. 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: Kim Davila

Date Submitted: 07/28/2025 01:27 PM

Council File No: 23-1134

Comments for Public Posting: My name is Kim Davila with the Inner City Law Center. The Rent Stabilization Ordinance helps keep millions of Angelenos stably housed. The rent increases allowed right now are too high and unaffordable for many families and individuals in Los Angeles who are already struggling to make rent, especially with recent events in our communities. 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 people across Los Angeles. 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 our neighbors housed!

Communication from Public

Name: Raymond Fang

Date Submitted: 07/28/2025 01:42 PM

Council File No: 23-1134

Comments for Public Posting: "My name is Raymond Fang, and I am an attorney at Public Counsel. I live in Council District 10. 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 work with housing clients in Chinatown who have serious difficulty affording their rent every month and need a stronger LARSO. 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.

Communication from Public

Name:

Date Submitted: 07/28/2025 03:18 PM

Council File No: 23-1134

Comments for Public Posting: My name is Ruben with LAFLA from district 9. 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. 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:

Date Submitted: 07/28/2025 03:26 PM

Council File No: 23-1134

Comments for Public Posting: My name is Iskender Altan-Bonnet with Legal Aid Foundation of Los Angeles from district 10. 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. 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: Yamilet Velez

Date Submitted: 07/28/2025 04:12 PM

Council File No: 23-1134

Comments for Public Posting: My name is Yamilet Velez and I am with the Legal Aid Foundation of Los Angeles from district 9. 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. I was born and raised in the city of Los Angeles and have witnessed how housing access has affected many Angelenos from all kinds of backgrounds. I returned to LA after attending college out of state and have continuously fought for better housing conditions for Los Angeles County. I believe we can make housing even more accessible and take our city back. 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: Laura Bloom

Date Submitted: 07/28/2025 04:27 PM

Council File No: 23-1134

Comments for Public Posting: My name is Laura and I am a Senior Staff Attorney at Public Counsel. I live in a rent controlled apartment in District 11. I recognize that the LA Rent Stabilization Ordinance is a vital safeguard that helps keep millions of Angelenos housed. However, the current rent increases are too high, threatening to further destabilize communities already reeling from immigration raids, wildfires, and the rising cost of living. As an attorney for nonprofits serving low-income residents in Los Angeles, I see firsthand how stretched these organizations are as they struggle to meet growing need. This year's rent increases will exacerbate the needs of low income tenants, placing an even greater burden on the very nonprofits working to keep vulnerable residents afloat. I urge the City Council to adopt Keep LA Housed's proposed changes to 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. Thank you for your consideration.

Communication from Public

Name: Cassidy Bennett
Date Submitted: 07/28/2025 05:18 PM
Council File No: 23-1134

Comments for Public Posting: My name is Cassidy Bennett, and I am an attorney at Public Counsel. I live in Council District 4. 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. Each day I work with clients who can't afford their rent and need a stronger ordinance so that they can continue living their lives and working hard to keep themselves and their families housed, fed, and safe. This protection is particularly crucial at a time when many of my clients are scared to even leave their homes, and fear for their families. 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. This is another moment of crisis in LA, when many immigrant renters cannot go to work and therefore are falling behind on rent. We need to strengthen LARSO as soon as possible to prevent further evictions and homelessness. Thank you.

Communication from Public

Name: Natosha Smith

Date Submitted: 07/28/2025 05:20 PM

Council File No: 23-1134

Comments for Public Posting: Greetings LA CAN Members and Friends! LA CAN with Keep LA Housed is demanding a fair Los Angeles Rent Stabilization Ordinance (LARSO) NOW! LARSO's rent increase formula has not been updated in nearly 40 years and is currently deeply unfair to tenants. We are going to send written comments today, Monday, July 28 about LARSO overloading the system, get folks' attention, and remind them about our two current demands. Thank you to those who sent written comments last week! Please do it again :)) ~Angela Come & learn more about the above and how to get more involved by attending our Tenant Rights Committee every Thursday, 2p-3:30p at LA CAN, 838 East 6th Street, DTLA 90021.

Communication from Public

Name:

Date Submitted: 07/28/2025 05:33 PM

Council File No: 23-1134

Comments for Public Posting: My name is Todd with LA CAN from district 14. 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. 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. Anyone who takes the housing crisis seriously, which is a crisis of housing affordability, housing availability, and poverty, must speak and act from a moral place, not a politically convenient place, to keep people in their homes, to prioritize permanent housing, and to stop using criminalization to hide poverty, erase people and cause a city wide genocide. 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. 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: Immediate, on-site, lawful mail delivery for all 15 occupied buildings. No more excuses. 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: Angela Birdsong

Date Submitted: 07/28/2025 06:36 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.