

Communication from Public

Name: Flor Estrada

Date Submitted: 07/29/2025 01:05 PM

Council File No: 23-1134

Comments for Public Posting: >Dear members of the Housing and Homelessness Committee and Marqueece Harris-Dawson, I am writing to you in strong support of the Keep LA Housed Coalition's LARSO demands, specifically to adjust the range for rent increases to 0-3%, and to not include rent banking. In a surprising decision, LAHD recommended in their report back (CF 23-1134) to include "rent banking." No such provision currently exists in LARSO - landlords can already apply to LAHD for a further rent increase beyond the allowed increase that year if necessary for a "fair rate of return." LAHD does not explain the rationale behind "rent banking" and how it would be implemented. Implementing a rent banking scheme would require LAHD to divert valuable resources and manpower to implement an administratively burdensome policy. Lastly, allowing rent banking would continue to create confusion for both landlords and tenants, potentially leading to illegal high rent increases and creating a provision that only will benefit landlords, instead of tenants. The Economic Roundtable Report does not recommend that LA adopt rent banking and Keep LA Housed urges the Housing and Homeless Committee members to follow their lead, and refuse to adopt "rent banking". Thank you, (Flor Estrada) and (Council District 8)

Communication from Public

Name: Matthew Pacholl

Date Submitted: 07/29/2025 10:26 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. 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: Elizabeth "Rosie" Brown

Date Submitted: 07/29/2025 10:40 AM

Council File No: 23-1134

Comments for Public Posting: My name is Rosie Brown, and I am a Staff Attorney at Public Counsel. I live in CD11 in an RSO unit. 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 have worked many clients and heard stories of families needing to move into their car in the middle of the academic year because the rent increase was unsustainable for their family. So many of my clients also make difficult decisions to forgo necessary medical expenditures or even groceries to make their rent while working full-time. Additionally, I live in an RSO unit in Venice and have witnessed my elderly neighbors anxiety about climbing rents and the food insecurity that comes with it. Many are even still working into their 70s because their retirement accounts and social security benefits do not keep up with the rent increases for a utilities-included apartment. Even young professionals find themselves priced out of an apartment after a few years because the rent increases exceed their salary increases year over year. This is unsustainable and unjust. 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: ANGELINA ANDREA ARELLANO

Date Submitted: 07/25/2025 06:28 PM

Council File No: 23-1134

Comments for Public Posting: LARSO needs tenant friendly updates: 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. The current formula has forced renters to pay thousands more in rent than they should, making it harder to afford necessities like food, healthcare, and education. Rent increases are a key driver of homelessness—a \$100 increase in rent leads to a 9% rise in homelessness. LA can't afford to keep pushing renters to the brink.

Communication from Public

Name:

Date Submitted: 07/29/2025 01:10 PM

Council File No: 23-1134

Comments for Public Posting: Estimados miembros del Comité de Vivienda, el Comité de Personas sin Hogar y Marqueece Harris-Dawson: Les escribo para expresar mi firme apoyo a las exigencias de la Coalición Keep LA Housed de LARSO, específicamente para ajustar el incremento del alquiler al 0-3% y para no incluir la acumulación de alquileres. En una decisión sorprendente, LAHD recomendó en su informe (CF 23-1134) incluir la "acumulación de alquileres". Actualmente, no existe tal disposición en LARSO; los propietarios ya pueden solicitar a LAHD un aumento de alquiler adicional al permitido para ese año si es necesario para obtener una "tasa de rendimiento justa". LAHD no explica la lógica de la "acumulación de alquileres" ni cómo se implementaría. Implementar un sistema de acumulación de alquileres requeriría que LAHD desviara valiosos recursos y personal para implementar una política administrativa fastidiosa. Por último, permitir la acumulación de alquileres seguiría generando confusión tanto para propietarios como para inquilinos, lo que podría derivar en aumentos de alquiler elevados e ilegales y crear una disposición que sólo beneficiaría a los propietarios, en lugar de a los inquilinos. El Informe de la Mesa Redonda Económica no recomienda que Los Ángeles adopte el sistema de alquiler bancario y Keep LA Housed incita a los miembros del Comité de Vivienda y Comité Personas sin Hogar a seguir su ejemplo y rechazar la adopción del sistema de alquiler bancario. Gracias, (residente del distrito municipal 8).

Communication from Public

Name: Natosha Smith

Date Submitted: 07/29/2025 03:49 PM

Council File No: 23-1134

Comments for Public Posting: My name is [Name] with LA CAN from district [Number]. 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: Brendan Fisher

Date Submitted: 07/29/2025 07:43 PM

Council File No: 23-1134

Comments for Public Posting: My name is Brendan Fisher with Working Families Party 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. I do not live in an RSO unit; however, I appreciate the benefits it will afford everyday people in Los Angeles. 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: Elena Hurst

Date Submitted: 07/29/2025 07:44 PM

Council File No: 23-1134

Comments for Public Posting: My name is Elena Hurst with Working Families Party from district 13. 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 do not live in an RSO unit; however, I appreciate the benefits it will provide to everyday LA residents that do. 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: Michael Eagle-Hall

Date Submitted: 07/29/2025 07:46 PM

Council File No: 23-1134

Comments for Public Posting: My name is Michael Eagle-Hall with the Working Families Party from district 1. 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. We have a massive affordability and displacement problem in Los Angeles. For this reason, 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, --Michael

Communication from Public

Name: Abrahm Oxley-Hase
Date Submitted: 07/29/2025 07:46 PM
Council File No: 23-1134

Comments for Public Posting: My name is Abrahm Oxley-Hase with Working Families Party from district 5. 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 am currently facing the option of being forced out of my neighborhood as my rent is increasing too much for me to continue to rent my apartment. If you are to strengthen RSO, people would me would continue to get to live where we want. 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: Lily Brown

Date Submitted: 07/29/2025 07:51 PM

Council File No: 23-1134

Comments for Public Posting: My name is Lily Brown with the Working Families Party from CD14. 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 do not live in an RSO unit - I am privileged enough to own a condo in DTLA because of and only because of generational wealth. I may be a landlord in the future if I rent out my place. Neither I nor anyone else (including "mom and pop landlords") needs to profit off the backs of working people who are currently struggling to pay rent. Just no - the answer is no. 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: Seung Hyuck Kim
Date Submitted: 07/29/2025 09:09 PM
Council File No: 23-1134

Comments for Public Posting: My name is Seung Hyuck (Ryan) Kim with the California Working Families Party from district 13. 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. This isn't just a moral issue. It's a threat to the safety, stability, and shared future of our city. We can't let a handful of corporate landlords extract wealth while eroding what makes LA home. Everyone has a stake in keeping this city livable, regardless of whether they are renters, live in rent stabilized units, or are homeowners. That means standing up for stronger, fairer rent protections now. 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. Seung Hyuck Kim