

Communication from Public

Name: Jason Enright

Date Submitted: 07/31/2025 10:29 AM

Council File No: 23-1134

Comments for Public Posting: My name is Jason Enright. I volunteer with LA Forward and live in district 2. 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 used to live in the NoHo Arts district but over ten years we got priced out, rent kept going up and we had to live further and further north losing access to our fun walkable neighborhood. Losing access to the metro, our favorite theaters and restaurants and our friends. Now I live in the north end of the district in an industrial zone with no parks or restaurants in a walkable distance. It stinks. 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 based on the old formula just went into effect in July and we can't afford these higher rents. The City Council must vote now to update the RSO with a new formula to keep Angelenos housed. Thank you, Jason Enright North Hollywood District 2

Communication from Public

Name: Nora Fujita-Yuhas

Date Submitted: 07/31/2025 11:08 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 live in a rent stabilized unit in Lincoln Heights and that is that is the only reason I've been able to stay and continue to live in Los Angeles. The rent increases allowed at the moment would make renting unaffordable for me and thousands of other Angelenos. 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 based on the old formula just went into effect in July and we can't afford these higher rents. 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: 07/31/2025 11:19 AM

Council File No: 23-1134

Comments for Public Posting: Los Angeles rent needs to be capped to keep the city livable

Communication from Public

Name: Josh De Leon

Date Submitted: 07/31/2025 12:04 PM

Council File No: 23-1134

Comments for Public Posting: I call on the LA City Council to Keep LA Housed and adopt the following for the RSO formula: - A cap of 3% with no floor - Rent increases based on 60% CPI All Items - No rent banking - No bumps for utilities and additional occupants At a time where most Angelenos live in housing precarity, where renters are too often on the verge of displacement due to rising rents, we need fair, common-sense changes to our policies to protect our renter-majority community. If we want to mitigate the unhoused crisis, keeping people housed is essential. If we want to raise the livability of our city and the well-being of our constituents, keeping people housed is essential. And to keep people housed, rents must be affordable. It is time to lower the rent cap now.

Communication from Public

Name: Jincy Varughese

Date Submitted: 07/31/2025 12:11 PM

Council File No: 23-1134

Comments for Public Posting: My name is Jincy Varughese and I am an attorney with the Legal Aid Foundation of Los Angeles based in City Council 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. As a former eviction defense attorney, I have worked directly with tenants in the City of Los Angeles who have struggled to afford their rent in LARSO units, particularly due to the additional rent increases permitted for additional occupants and utilities. For a family that is already struggling to pay rent, an additional rent increase of 5% or 10% can place them at risk for eviction and potentially being displaced from their community in the long term. 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 based on the old formula just went into effect in July and we can't afford these higher rents. The City Council must vote now to update the RSO with a new formula to keep Angelenos housed. Thank you.

Communication from Public

Name: Lisa

Date Submitted: 07/31/2025 01:30 PM

Council File No: 23-1134

Comments for Public Posting: Check out Blackstone and high profile deep pockets investors for exploiting renters.

Communication from Public

Name: Carie Martin

Date Submitted: 07/31/2025 02:01 PM

Council File No: 23-1134

Comments for Public Posting: My name is Carie Martin, and I am a Law Fellow at Public Counsel and a resident of CD-13. 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 rent. In addition to working with low-income entrepreneurs, micro entrepreneurs, and small community-serving businesses and non-profits, even with stable employment, I am also personally severely rent-burdened, with over 50% of my salary going towards rent. People are being forced from their homes, or having to move great distances from their communities and places of employment - issues that burden our roads and other infrastructure, and make it hard for those who service the city and our communities to continue to contribute to the local economy. We 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: 07/29/2025 06:35 PM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Paulina M Flores and I am giving a general public comment. Rent increases allowed under the Rent Stabilization Ordinance are too high and unaffordable for Angelenos who are struggling to pay. I urge the City Council to adopt Keep LA Housed's demands for the RSO formula as soon as possible. Updating the Rent stabilization formula to cap the rent at not more than 3% will help many families in my community to stay housed. Any other increases will only mean less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. As a community member that has lived in Boyle Heights for more than 40 years, I have seen firsthand families lose their stable housing due to rent increasing at the current rate. I urge for the adoption of the Keep LA Housed demands for the RSO formula, this will prevent LA from becoming unaffordable to families who have lived here for decades. Thank you.

Communication from Public

Name: Abel Alvarez

Date Submitted: 07/30/2025 04:59 PM

Council File No: 23-1134

Comments for Public Posting: My name is Abel with Communities for a Better Environment from district 15. 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. Update immediately--new rent increases go into effect in July and we can't afford any more. These are fair, common-sense changes that will ultimately benefit all Angelenos. We need this new formula to keep Angelenos housed. Thank you.

Communication from Public

Name:

Date Submitted: 07/31/2025 04:37 PM

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 based on the old formula just went into effect in July and we can't afford these higher rents. The City Council must vote now to update the RSO with a new formula to keep Angelenos housed. Thank you.

Communication from Public

Name: John Curtiss
Date Submitted: 07/31/2025 05:16 PM
Council File No: 23-1134
Comments for Public Posting: STABILIZE RENT CAP

Communication from Public

Name: Heeyoung Linda Park

Date Submitted: 07/31/2025 03:16 PM

Council File No: 23-1134

Comments for Public Posting: My name is Heeyoung Linda Park 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. As part of my work, I see so many clients who are not be able to stay in their homes with the rent increasing at the current rate. This has to change. 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 based on the old formula just went into effect in July and we can't afford these higher rents. The City Council must vote now to update the RSO with a new formula to keep Angelenos housed. Thank you.

Communication from Public

Name: Godfrey Plata

Date Submitted: 07/31/2025 03:17 PM

Council File No: 23-1134

Comments for Public Posting: Councilmembers - Please see the attached letter from LA Forward Institute, signed by our Executive Director, David Levitus, representing our support for amending the current formula for annual rent increases under the Los Angeles Rent Stabilization Ordinance ("LARSO"). Thank you, Godfrey Plata Deputy Director, LA Forward Institute



July 31, 2025

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

RE: Los Angeles Rent Stabilization Ordinance Annual Rent Increase Formula (CF 23-1134)

Dear Councilmembers:

LA Forward Institute 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.

Sincerely,

David Levitus
Executive Director
LA Forward Institute