

Communication from Public

Name: Alberta Wright

Date Submitted: 09/29/2025 11:19 PM

Council File No: 23-1134

Comments for Public Posting: I see more and Angelenos living on the streets every day. This is not a the fault of the individuals, but the policies their city has let go unchanged for decades, failing to meet the current reality. LA's rent control formula hasn't been updated in nearly 40 years. The current formula allows rent hikes that far outpace inflation, pushing more tenants into crisis. LARSO must be changed immediately to cap rent increases, remove unfair add-ons for utilities or extra tenants, and eliminate the floor that forces automatic rent hikes — even when inflation is low. LA's housing crisis won't wait. We need a new rent formula to stop more working Angelenos from being displaced.

Communication from Public

Name: Alison Reilly

Date Submitted: 09/29/2025 08:13 PM

Council File No: 23-1134

Comments for Public Posting: Hello I live in Council District 13. I am considering leaving Los Angeles because of the high cost of rent and lack of affordability. I want to stay in my community. Please vote to protect tenants rights and make it more affordable for people like me who work full time but barely have enough to pay the rent and the bills. I urge the City Council to adopt Keep LA Housed's demands for the RSO formula as soon as possible.

Communication from Public

Name: Pinguino Kolb

Date Submitted: 09/29/2025 09:54 PM

Council File No: 23-1134

Comments for Public Posting: I'm Pinguino Kolb from District 2, Studio City. I am giving general public comment. Rent is out of reach for many Angelenos, especially those who have been hit hard by the city's tragedies in recent years. The Rent Stabilization Ordinance is super important to keep housing affordable in Los Angeles, but the rent increases in an already high cost of living city are making it unsustainable for its residents. I've had close friends move away from the city because they couldn't afford to continue renting here, and know that a lot of hard working families will also have to face that same decision if the costs continue to increase. High rents also make people choose between food or medicine and rent, or can lead to homelessness. 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, and remove additional increases for utilities and extra occupants.

Communication from Public

Name: Freddie Champion

Date Submitted: 09/29/2025 09:59 PM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Freddie Champion with DSA and a resident of District 10. I am giving general public comment. 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 to Cap increases at 60% CPI or 3% with no minimum increase Get rid of unfair additional increases for utilities and extra occupants. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. We need the formula updated 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: 09/29/2025 05:38 PM

Council File No: 23-1134

Comments for Public Posting: Please revise the RSO to eliminate the floor for rent increases. If the change in CPI is 0, then there should be no rent increase. There should also be a 3% cap on rent increases. Costa-Hawkins provides for vacancy decontrol and allows landlords to set the initial rent at any amount. Because of this, a 3% cap is appropriate for existing tenancies. Landlords are more than capable of achieving a fair return with a 3% cap while Costa-Hawkins is in place.

Communication from Public

Name: Emilee Madrak

Date Submitted: 09/29/2025 05:54 PM

Council File No: 23-1134

Comments for Public Posting: The rent is out of control in this city. I am a young professional making over 6 figures and still unable to ever contemplate buying property in the Los Angeles area. So I am left with renting, and even there my dollar doesn't go far. I have had to relocate from apartment to apartment over the 13 years I have lived here due to yearly rent increases. This doesn't even begin to cover the outrageous rent for those impacted by the fires earlier this year. You are choking out anyone that isn't the upper most elite income class in Los Angeles. We are going to lose what makes LA LA with the disappearance of the lower and middle class due to outrageous cost of living in this city— the most outrageous of all being the cost of housing. Please put sensible rent control laws into place to protect the people of LA.

Communication from Public

Name: Alison Regan

Date Submitted: 09/29/2025 04:47 PM

Council File No: 23-1134

Comments for Public Posting: Please revise the RSO to eliminate the floor for rent increases. If the change in CPI is 0, then there should be no rent increase. There should also be a 3% cap on rent increases. Costa-Hawkins provides for vacancy decontrol and allows landlords to set the initial rent at any amount. Because of this, a 3% cap is appropriate for existing tenancies. Landlords are more than capable of achieving a fair return with a 3% cap while Costa-Hawkins is in place.

Communication from Public

Name: Olga

Date Submitted: 09/29/2025 04:07 PM

Council File No: 23-1134

Comments for Public Posting: Please stop The rent increases. Rent is too high. Most people are living Check to check an increase in rent could leave people homeless. Please consider stopping these rent increases. we need a new rent control formula to keep LA housed. Thank you, OH

Communication from Public

Name:

Date Submitted: 09/29/2025 04:09 PM

Council File No: 23-1134

Comments for Public Posting: Dear Los Angeles City Councilmembers and staff, I'm writing to urge you to adopt the Keep LA Housed Coalition's recommendations to strengthen the Los Angeles Rent Stabilization Ordinance. While the current proposal from the Housing Department represents some progress compared to the existing system, it still falls short of providing renters with real stability at a time when housing costs across the city are climbing at alarming rates. Under LAHD's plan, rents could still rise faster than inflation in many cases, pushing tenants further into financial precarity. Ensuring that allowable rent increases are tied directly to inflation is essential. Every additional percentage point taken in rent is money that renters lose for food, healthcare, childcare, and transportation. The average monthly rent for a unit in a small RSO property is \$2,357. To stay within the recommended 30% rent-to-income standard, a tenant would need to earn around \$94,000 a year. That figure already puts RSO housing well beyond reach for most working families. Rent in stabilized housing is already unaffordable — it cannot continue to grow unchecked. Fixing and strengthening LARSO won't solve LA's housing affordability crisis on its own, but it is a meaningful and necessary step that the City Council can take right now to protect tenants and keep people housed. Thank you for your time and consideration of this matter.

Communication from Public

Name:

Date Submitted: 09/29/2025 07:40 PM

Council File No: 23-1134

Comments for Public Posting: Rent control as it is in LA is outdated by decades, with no regard for stagnant wages and increasing job losses today. Please, please change LARSO to keep neighbors together and people doing everything right off the streets. My own rent has risen annually to an unrecognizable degree compared to even 5 years ago, despite an "affordable housing" label. Seniors, disabled individuals like my household - they can't work 80+ hours a month! Yet that's the expectation we're dealing with! It's inhumane and only serves to treat our city like a massive hotel where no one can actually live. Damn the LAPD's bloated, obscene budget portion and ALLOCATE RESOURCES for PERMANENT housing support, and with more accountability! All these new builds are empty, it is NOT a matter of supply, but COST TO GET IN.

Communication from Public

Name: Merlin L

Date Submitted: 09/29/2025 06:13 PM

Council File No: 23-1134

Comments for Public Posting: I am a resident in Koreatown part of LA and work as a substitute teacher. Each month, rent takes up 52% of my income. Combined with the RUBS utilities that my landlord charges, they take up 62% of my income. I live in a studio apartment, one of the cheapest on the market, yet the vast majority of my income still goes into rent. I do honest work, and I know I do not do a lot, and I do not expect to be swimming in luxury. But with how much rent costs each month, I can barely stay afloat with my basic needs, and a rent increase would completely throw off my ability to support myself. LA is long overdue for a rent stabilization ordinance update, so that the average working people can afford to live in LA and make it thrive. Please do not betray the people who you represent and do the right thing for all of us: cap the rent increases, and use a new rent formula that makes sense for the working people of Los Angeles.

Communication from Public

Name: Ingrid Mueller

Date Submitted: 09/29/2025 11:11 AM

Council File No: 23-1134

Comments for Public Posting: Councilmembers! Please support a 3% CAP on annual rent increases! Households' incomes ARE NOT \$94K to qualify for a \$2,300+ monthly rent! 'Rent Stabilization' only keeps up for a few years! To be rent burdened here in LA/County/CA is a tragic truth, following almost unlimited overdevelopment, obviously without grasping our/people's true needs.

Communication from Public

Name: Cody Sloan

Date Submitted: 09/29/2025 11:12 AM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Cody Sloan from zip code 90065. Rent increases allowed under the Rent Stabilization Ordinance 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 as soon as possible. I am a renter and any rent increase would make it difficult for me to stay in my home. Thank you. Cody

Communication from Public

Name:

Date Submitted: 09/29/2025 11:31 AM

Council File No: 23-1134

Comments for Public Posting: We are STILL in a housing crisis, and I am writing to urge you to adopt the Keep LA Housed Coalition's recommendations to strengthen the Los Angeles Rent Stabilization Ordinance. While the current proposal from the Housing Department represents some progress compared to the existing system, it still falls short of providing renters with real stability at a time when housing costs across the city are climbing at alarming rates. Under LAHD's plan, rents could still rise faster than inflation in many cases, pushing tenants further into financial precarity. Ensuring that allowable rent increases are tied directly to inflation is essential. Every additional percentage point taken in rent is money that renters lose for food, healthcare, childcare, and transportation. The average monthly rent for a unit in a small RSO property is \$2,357. To stay within the recommended 30% rent-to-income standard, a tenant would need to earn around \$94,000 a year. That figure already puts RSO housing well beyond reach for most working families. Rent in stabilized housing is already unaffordable — it cannot continue to grow unchecked. Fixing and strengthening LARSO won't solve LA's housing affordability crisis on its own, but it is a meaningful and necessary step that the City Council can take right now to protect tenants and keep people housed.

Communication from Public

Name: Mariana Uribe

Date Submitted: 09/29/2025 11:40 AM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Mariana Uribe from City Council District 4. I am giving general public comment. 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 (remember COVID? Many Angelenos are still reeling from its effects. Remember the recession we are ACTIVELY in that lawmakers continue to deny, even as costs of living rise for people all over the country? The cost of eggs? Anything? Remember human dignity?) I urge the City Council to adopt Keep LA Housed's demands for the RSO formula to 1) Cap increases at 60% CPI or 3% with no minimum increase 2) Get rid of unfair additional increases for utilities and extra occupants. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. We need the formula updated 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. Nithya, I voted for you for a reason. I hope you have this important dialogue with your coworkers on behalf of your constituents, and that your fellow council members listen in good faith. Thank you.

Communication from Public

Name: Blake Griggs

Date Submitted: 09/29/2025 12:11 PM

Council File No: 23-1134

Comments for Public Posting: Blake Griggs from District 13. Hurry up and modernize the RSO. Landlords are NOT struggling, nor facing homelessness - renters and local businesses are! 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. Frankly, you should go further than this and ban landlords from owning more than 1 building but this would be a good start. Also, ban RUBS.

Communication from Public

Name: Louis Elkner-Alfaro

Date Submitted: 09/29/2025 12:31 PM

Council File No: 23-1134

Comments for Public Posting: I urge the City Council to adopt Keep LA Housed's RSO formula as soon as possible. Policies that can make a majority of people's lives easier and help them be happier should be adopted. Policies aimed to benefit a minority, at the expense and suffering of a majority should be rejected. Supporting LA Housed's RSO formula will prevent more financial stress for renters, who are the majority. Please help prevent increased stress and hardship for renters by adopting Keep LA Housed's RSO formula.

Communication from Public

Name: Olivia

Date Submitted: 09/28/2025 12:13 PM

Council File No: 23-1134

Comments for Public Posting: Please approve LARSO's rent control formula. Too many Los Angeles residents are being negatively affected by rent prices they feel trapped in or can not afford at all. While some may argue there are alternative options before experiencing full homelessness (ie leaving Los Angeles) this does not serve as a solution for moving costs and the added costs of commuting back to the city they work and have community in. Having rent act as a huge stress in our lives affects the communities we strive to grow and improve by making our sole focus living pay check to pay check and dedicating all of our time to jobs that drain us from our energy we could devote to volunteering, enriching others' lives through community effort and so on. On a capitalistic effort, when all or majority of our money goes to paying rent, we are not able to patronize tax paying businesses, which only adds to the cycle of a city on the brink of crumbling under its own weight. Thank you for your time.

Communication from Public

Name: Jodie Miller

Date Submitted: 09/28/2025 05:21 PM

Council File No: 23-1134

Comments for Public Posting: LA rents are too high! We need rent control reform to keep LA housed!

Communication from Public

Name: Cindy Hernandez

Date Submitted: 09/28/2025 06:20 PM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Cindy with DSA-LA, from district . I am giving general public comment. 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 to cap increases at 60% CPI or 3% with no minimum increase. Get rid of unfair additional increases for utilities and extra occupants. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. We need the formula updated 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: kevin

Date Submitted: 09/28/2025 09:14 PM

Council File No: 23-1134

Comments for Public Posting: LA rents are too high and we need a new rent control formula NOW to keep LA housed!

Communication from Public

Name: Christy Lambertson

Date Submitted: 09/29/2025 09:30 AM

Council File No: 23-1134

Comments for Public Posting: I urge you to adopt the Keep LA Housed Coalition's recommendations to strengthen the Los Angeles Rent Stabilization Ordinance. The current proposal from the Housing Department still falls short of providing renters with real stability at a time when housing costs across the city are climbing at alarming rates. Under LAHD's plan, rents could still rise faster than inflation in many cases, pushing tenants further into housing insecurity. We cannot effectively address the significant homelessness problem in Los Angeles without addressing the high rents that push people onto the streets. Ensuring that allowable rent increases are tied directly to inflation is essential. Every additional percentage point taken in rent is money that renters lose for food, healthcare, childcare, and transportation. The average monthly rent for a unit in a small RSO property is \$2,357. To stay within the recommended 30% rent-to-income standard, a tenant would need to earn around \$94,000 a year. That figure already puts RSO housing well beyond reach for most working families. Rent in stabilized housing is already unaffordable — it cannot continue to grow unchecked. Fixing and strengthening LARSO won't solve LA's housing affordability crisis on its own, but it is a meaningful and necessary step that the City Council can take right now to protect tenants and keep people housed.

Communication from Public

Name:

Date Submitted: 09/29/2025 09:37 AM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Harriet Joya. I am giving general public comment. 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 to Cap increases at 60% CPI or 3% with no minimum increase Get rid of unfair additional increases for utilities and extra occupants. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. We need the formula updated 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. Talking points: 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. The fastest way to prevent more homelessness is to update the formula now. The average rent for a 1-bedroom apartment in Los Angeles County is \$2,388 - that means a renter would need to make nearly \$100k a year to stay within the recommended 30% rent-to-income ratio. LA County, Santa Monica, and West Hollywood have implemented reasonable caps on rent increases without harming the housing market. Without a fair LARSO, LA will continue to see rising homelessness, overcrowding, and economic strain on working and middle-class families. Tenants in LA are too rent burdened More than half of LA renters are rent-burdened—paying more than 30% of their income on rent—and many are just one rent hike away from losing their home. If this doesn't describe you, it probably describes a friend, family member, or co-worker. One in ten renters pay over 90 percent of their household income for 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. Renters in Los Angeles need to earn \$48 per hour or nearly 3x the minimum wage to afford average rent. This is urgent. The study on LARSO was approved in 2023. LARSO should have been changed last spring, but the delay in this process made it so tenants are still facing increases under an unfair formula. It takes months for policies to get through City Council. We MUST have a new formula in place before July-- it would be unacceptable to have another round of rent increases based on the current formula which the Housing Department found to be unfair to tenants. We are living through incredibly tough and uncertain times and inflation is likely going to skyrocket. We must act now before more people are displaced from unaffordable rent. Lower the cap. LARSO's 8% cap on annual increases is several percentage points higher than a majority of RSOs in California. Santa Monica, Cudahy, West Hollywood and Unincorporated LA County all have 3% caps. LA City should be consistent with these cities. Tenants cannot afford rent increases above 3%. Eliminate the floor. We need to eliminate the floor in LARSO. There is no justification for a floor and it has a long history of driving unfair rent hikes, displacement, overcrowding, and homelessness. LARSO's 3% floor has determined the allowable rent increases for the majority of years and has allowed rents to rise beyond inflation for years in ways that a majority of other RSOs do not allow for. The Economic Roundtable report showed from 2010-2020, the average rents of RSO units increased 34.6% while CPI increased 23.3% in that same timeframe. LAHD recommends a 2% floor, but any floor is arbitrary and subjects tenants to unnecessarily high and compounding rent increases. Our wages don't automatically increase 2-3% each year and our rent increases shouldn't either. Most cities with RSOs do not have a floor-- it is not a necessary or even reasonable feature of a rent increase formula. No extra bumps. A key finding of the Economic Roundtable report is the 1-2% utility bump for gas and electricity greatly exceeds the actual cost of providing those utilities, allowing an extra \$12 million a year in annual rent increases for RSO units. LAHD recommends removing the utility bump. A 10% increase for each additional occupant is not found in other RSOs and discourages growing one's family and taking in struggling loved ones.

Communication from Public

Name: Andrew Morris

Date Submitted: 09/29/2025 09:59 AM

Council File No: 23-1134

Comments for Public Posting: As a resident and renter of Los Angeles County for the past 5 years, I am in full support of updating LARSO to make a meaningful difference for tenants of all income brackets and from all neighborhoods. It has been more than 40 years since the last update to this ordinance, and the rental landscape has dramatically changed since then. If the City Council is dedicated to serving the interests of its constituents, then dramatic action must be taken to support the most vulnerable and impacted groups. The people you ask to vote for you in the fall. The people who depend on you. The time is now. DO NOT CAPITULATE TO THE LANDLORD LOBBY. THEY DO NOT REPRESENT THE PEOPLE WHO ELECTED YOU.

Communication from Public

Name: Brittany

Date Submitted: 09/29/2025 10:22 AM

Council File No: 23-1134

Comments for Public Posting: The rent is too damn high, and working people are being squeezed past our breaking point. Landlords are not only charging outrageous rents, but piling on excessive fees for parking, for simply accepting our packages, and even for applications. On top of that, tenants are forced to meet unfair income requirements 2.5 times the rent just to qualify for housing. This is exploitation, plain and simple. Meanwhile, our communities are being gentrified. We see shiny new apartments rise all around us, but they are not for us, the Angelenos who built, work in, and sustain this city. As city officials you all are allowing developments are pushing us out instead of building us up. It's sad we can no longer afford to live in the city we work in. For over 40 years, housing policies have failed the people of Los Angeles. Now, the crisis is at its peak, and we are telling you directly enough is enough. If you, our elected leaders, do not take bold and immediate action to protect renters and rein in predatory landlords, then you are showing us that you do not care about the very people who trusted you with our votes. The time for excuses has passed. We are paying attention, and we will hold you accountable. Stand with us the people or make it clear where you stand with the developers. Thank you honorable City Council members our demand is simple the ordinance must be changed immediately to cap rent increases, remove unfair add-ons for utilities or extra tenants, and eliminate the floor that forces automatic rent hikes even when inflation is low.

Communication from Public

Name: Jackie Lark

Date Submitted: 09/29/2025 01:39 PM

Council File No: 23-1134

Comments for Public Posting: It is Very Ridiculous that Im paying \$2950 for a 2 bedroom apartment in South Gate in the building is Very old, built in the late 50s (1958-59) Landlords do not care because they getting away with it.

Communication from Public

Name: Ben Austin-Docampo

Date Submitted: 09/29/2025 01:47 PM

Council File No: 23-1134

Comments for Public Posting: Rent control for LA now. Make the city affordable for everyone.

Communication from Public

Name: Jeremiah Johnson

Date Submitted: 09/29/2025 01:53 PM

Council File No: 23-1134

Comments for Public Posting: I am Jeremiah Johnson and i own a small business and work as a freelance audio engineer in Los Angeles. Currently the city just barely scrapes by as a working class place. People can actually earn a livable wage here and afford housing if they spend the majority of what they make on living here. We need to increase the amount of padding for workers not decrease it. We need stronger rent controls to keep the cost of rent from outpacing what a working person can reasonably expect to make in this city. It's pretty wild that a skilled labor worker such as myself still can't really make enough reliably each year to expand their life in some way, with say a family or a bigger place. Let's fix this!

Communication from Public

Name: Nicole Pasini

Date Submitted: 09/29/2025 02:00 PM

Council File No: 23-1134

Comments for Public Posting: LA's rent control formula hasn't been updated in nearly 40 years. The current formula allows rent hikes that far outpace inflation, pushing more tenants into crisis. LARSO must be changed immediately to cap rent increases, remove unfair add-ons for utilities or extra tenants, and eliminate the floor that forces automatic rent hikes — even when inflation is low. We need a new rent formula to keep people out of homelessness. I am not a renter, but I care about this issue because I want my community to have security, stability, and the opportunity to put down roots in their neighborhoods.

Communication from Public

Name: Bryne

Date Submitted: 09/29/2025 02:13 PM

Council File No: 23-1134

Comments for Public Posting: I am a resident of Los Angeles District 1 and I feel strongly about the Rent Stabilization Ordinance. I live in a rent-stabilized unit and I urge the City Council to adopt Keep LA Housed's demands for the RSO formula as soon as possible. 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. We are in a manufactured housing crisis perpetrated by wealthy real estate developers, landlords, and investors. It is time to put the well-being of people before profits. A flourishing healthy LA is possible and this is one small step in the right direction.

Communication from Public

Name: Rose Lenehan

Date Submitted: 09/29/2025 02:29 PM

Council File No: 23-1134

Comments for Public Posting: As an organizer in the L.A. Tenants Union, I currently organize in a LARSO building in Koreatown where tenants received a 6% rent increase last year - 4% plus 2% for utilities. In the same building, the landlord is leaving units vacant and refusing to rent them out, and one tenant had a hole through the floor to the unit below until she and her tenants' association forced the landlord to fix it. The cost of living is skyrocketing and tenants wages certainly didn't go up 6% last year. For changes to the RSO formula, tying rent increases to inflation is vital, as every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. Fixing LARSO will not solve LA's housing affordability crisis on its own, but it is one step that the City Council can take in the right direction. I urge the City Council to strengthen LARSO by:

- Implementing a rent increase formula based on 60% CPI All Items
- Capping rent increases at 3% annually with a 0% floor
- Removing existing bumps for utilities and additional occupants
- Excluding rent banking from the revised ordinance

Communication from Public

Name: Nicole Pasini

Date Submitted: 09/29/2025 02:46 PM

Council File No: 23-1134

Comments for Public Posting: LA's rent control formula hasn't been updated in nearly 40 years. The current formula allows rent hikes that far outpace inflation, pushing more tenants into crisis. LARSO must be changed immediately to cap rent increases, remove unfair add-ons for utilities or extra tenants, and eliminate the floor that forces automatic rent hikes — even when inflation is low. We need a new rent formula to keep people out of homelessness. I am not a renter, but I care about this issue because I want my community to have security, stability, and the opportunity to put down roots in their neighborhoods.

Communication from Public

Name: Olga Hernandez
Date Submitted: 09/29/2025 02:56 PM
Council File No: 23-1134
Comments for Public Posting: Rent is to high we don't need more rent increase. If the rent goes up it will be harder to pay for food and other essentials . It would force some people out of their housing and in to homelessness. I ask you to consider not increasing the rents. Thank you, OH

Communication from Public

Name: John Conant

Date Submitted: 09/29/2025 03:02 PM

Council File No: 23-1134

Comments for Public Posting: I am a renter living in Echo Park, and I am writing today to support an update to LA's RSO laws. I have been renting a room in the same single-family home in Echo Park for the past 5 years. I live with 2 other roommates, who rent the other 2 bedrooms, and my wife. Rent control is an extremely important issue to me and all of my roommates -- when we receive our ballots in the mail every year and are discussing how we will vote, rent control and housing are the two most common issues we talk about. When we moved into our house 5 years ago, our rent was \$4500/mo. Now, because RSO laws do not apply to us in this single-family home, our rent has gone up to \$6000/mo. (This represents nearly a than 6% increase in our rent every year.) While our rent has gone up every year, my hourly wage has remained \$25/hr. I have a good job working at a theater, and I don't want to seek other employment in this chancy job market. Still, it gets harder and harder to save money every time our rent goes up. My wife's car is getting old, and we want to have kids but are afraid about the expenses since we aren't saving enough money now. If our rent continues to increase, it will only make our other expenses more and more stressful. Rent control would not only mean peace of mine for me and my 3 roommates, but a secure path to our goals and dreams. I support improved renter protections in LA's RSO laws, especially regarding renters in single-family homes.

Communication from Public

Name: Chad Shields

Date Submitted: 09/29/2025 03:02 PM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Chad Shields from Historic Filipinotown in District 13. I am giving general public comment. I am a homeowner in Los Angeles, and I am deeply concerned about the impact of excessive rent increases on our communities. 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 my neighbors who are already struggling to make rent. As a homeowner, I see firsthand how rising rents are tearing apart the fabric of our neighborhoods. I'm tired of watching longtime neighbors—families who have contributed to our community for years—being forced to move because they can no longer afford their rent. These aren't just statistics; these are teachers, healthcare workers, service industry employees, and retirees who make our neighborhoods vibrant and diverse. When we lose these community members to displacement, we all lose. Our local businesses lose customers, our schools lose families, and our neighborhoods lose their character and stability. The housing crisis affects all of us, whether we rent or own. I urge the City Council to adopt Keep LA Housed's demands for the RSO formula: - Cap increases at 60% CPI or 3% with no minimum increase - Get rid of unfair additional increases for utilities and extra occupants Every extra percentage point means less money for my neighbors to spend on necessities like food, medical care, transportation, and childcare. A \$100 increase in rent leads to a 9% rise in homelessness—LA can't afford to keep pushing renters to the brink. We need the formula updated immediately. New rent increases go into effect in July, and we can't afford any more increases under the current unfair formula. The City Council must vote now to update the RSO with a new formula to keep Angelenos housed and our communities intact. Thank you.

Communication from Public

Name: John Tapia

Date Submitted: 09/29/2025 03:14 PM

Council File No: 23-1134

Comments for Public Posting: This policy will further exacerbate the housing crisis. More rent control means fewer units.

Communication from Public

Name: Rachel Leider

Date Submitted: 09/29/2025 03:17 PM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Rachel Leider with DSA from district 13. Rent increases allowed under the Rent Stabilization Ordinance 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 as soon as possible. I just graduated social work school in June. While in school, it was impossible to afford living in LA without going into debt and getting support from my community-- even while working throughout my entire grad school program. I want to stay in my community, and work in community mental health in my community, but with entry level wages (that have not kept up with inflation) that seems less and less possible. Wages are stagnating, meanwhile rent is far outpacing inflation-- it leaves us renters squeezed more and more every year. I urge you to help working Angelenos like me stay in our homes and the communities we are a part of. Thank you, Rachel

Communication from Public

Name: Lorena Macias-Ketchum

Date Submitted: 09/29/2025 03:25 PM

Council File No: 23-1134

Comments for Public Posting: I am a constituent from Valley Village in District 2 and I am writing today to state my support for the improved LARSO demanded by the KLAH coalition. I have lived in an RSO unit for 3 years and have neighbors who have lived in my building for up to 24 years. RSO buildings should be available for long term tenants. Many of my neighbors who have lived in my building cannot afford to live anywhere else and yearly increase of 3-8% are too high for them to stay housed. No one's income increases a 3-8% rate consistently. Therefore, it is unrealistic to expect people to pay higher rents at this rate when our salaries will not match. Allowing the current formula to continue or accepting anything less than what has been recommended by the KLAH coalition would intentionally put people at risk of losing their housing. I hope Council Member Nazarian is able to vote correctly along with the rest of the council. Thank you, Lorena Macias-Ketchum

Communication from Public

Name: Theresa

Date Submitted: 09/29/2025 03:59 PM

Council File No: 23-1134

Comments for Public Posting: Rent is completely unmanageable in this city, even for people with what would have formerly been considered "fancy" corporate jobs. I am on the precipice of having to leave my home of over 3 years because even with a full time job, and side gigs, I cannot keep up with the ever-increasing rent as a single person. Almost every cent of my income goes towards rent and bills, I barely have anything left over for groceries, having to get by feeding myself from leftover food from work. Many people live even more hand to mouth and have families to provide for. It is immoral to give more profits to the already ultra-wealthy property owners over making sure the citizens of this city are able to stay housed. If you send us to detention slave centers for not being able to afford housing, it won't be long before you're next. Please enforce rent control and rent caps NOW! Shame on those putting profits over people. History will not look kindly on any of you.

Communication from Public

Name: Mason Lutz

Date Submitted: 09/29/2025 04:02 PM

Council File No: 23-1134

Comments for Public Posting: Hello esteemed City Councillors, As a renter in District 10 and Koreatown, I can say that rents are growing faster than my wages. Without substantial government action, they will continue to do so. It's true that we need to build more housing, but I live next to plenty of luxury high rises that certainly have high vacancy rates. If we build more housing but don't control the price of it, we will not be fixing anything. Market principles have not worked to keep housing prices in check for decades and so I expect my representatives in government to stop relying on it. Thank you,
Mason Lutz CD-10 Resident

Communication from Public

Name: Judy Esber

Date Submitted: 09/29/2025 04:05 PM

Council File No: 23-1134

Comments for Public Posting: My name is Judy Esber. I've lived in the same RSO unit in Echo Park for 10 years, and I'm a native Angeleno from Eagle Rock. Lowering the current rent control increase limits would be the linchpin that allows my partner and me to remain in our home for years to come. We've built a beautiful community on our block—hosting block parties and showing up for our neighbors. I've volunteered at the North Central animal shelter and have a plot in the Echo Park community garden. I've helped my neighbor's fight unfair eviction cases. Everything I care for is in this neighborhood. Even my mother lives in an RSO unit, walking distance from me in Echo Park. This isn't just an apartment; it's our home. Ensuring that our landlord cannot raise the rent at an unaffordable rate is crucial for us to continue living here and contributing to this community. Please make this change so rent remains fair and families like mine can stay rooted in Los Angeles.

Communication from Public

Name: Christus Ahmanson

Date Submitted: 09/29/2025 04:06 PM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Christus Ahmanson from district 13. I've been a resident of Los Angeles my entire life and am increasingly worried about the displacement of my friends and neighbors. Rent increases allowed under the Rent Stabilization Ordinance 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 as soon as possible. The Rent Stabilization Ordinance is an incredibly important law that helps keep millions of Angelenos, including myself, stably housed. If not for rent stabilization, I would have not been able to stay in my home during my periods of unemployment in 2024. 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. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. We need the formula updated 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.