

Communication from Public

Name: Mikayla Gibson
Date Submitted: 10/01/2025 02:01 PM
Council File No: 23-1134

Comments for Public Posting: The recommendations before you today are based on flawed logic and discredited data. The City's own adjustment study has been shown by Beacon Economics to contain serious errors. Policy should not be made on bad information. The fact is, the Rent Stabilization Ordinance formula is not broken. It already produced a balanced 3% increase this year beginning July 1. Nothing is extreme, and no changes are warranted. Housing providers need 100% of CPI-All Items to keep up with inflation. We need a floor to build reserves during low inflation and a cap that recognizes high inflation with rollover to recover costs in future years. Eliminating the ability to pass through gas and electricity on master-metered buildings—roughly 20% of RSO units—removes a legitimate operating cost that must be recouped to preserve housing. The indoor temperature mandate is equally problematic. If adopted without changes, it will mirror the County's version, which allows no pass-through and will force small providers out of business. When they sell, corporate owners redevelop properties into luxury housing, and naturally affordable housing is permanently lost. Any mandate should set a reasonable standard of 86 degrees, apply to one room, include a 100% cost pass-through, and be backed by LADWP analysis to confirm the grid can handle the demand. The City must also complete LAHD's cost study on retrofits before moving forward. Even the noticing changes add another layer of confusion and cost at a time when housing providers are already overwhelmed with regulation. Taken together, these items represent a continuation of punitive housing policy that threatens affordability and stability across Los Angeles. On behalf of VICA, I respectfully urge you to reject Items 2, 3, and 4. Thank you.

Communication from Public

Name: Elizabeth Gomez

Date Submitted: 10/01/2025 03:29 PM

Council File No: 23-1134

Comments for Public Posting: Hello, I'm writing in regard to LA Rent Stabilization Ordinance (LARSO) reform. As a renter in the Hollywood area I can attest to the burden and how unrealistic it feels to continue to live in the city I love when my income does not match the cost of living here. A yearly increase in rent is a huge part of that. It doesn't take a bright person to realize that a lack of a wage increase but a yearly rent increase effectively means working class people like myself are making less money year over year and unable to afford where they live. I love living in Hollywood and I want to continue to be part of the LA community but it's really hard when it feels like the city rewards landlords over renters like myself. I shouldn't have to tell you some sob story to pity me or think I am some extra special person that deserves this. Please just do what makes common sense and support protections that make it easier to live here. We are all closer economically to the homeless on our streets than the billionaire landlords that abuse these current laws in place.

Communication from Public

Name: Lauren Y

Date Submitted: 10/01/2025 10:14 AM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Lauren Y with the Democratic Socialists of America from district 1. 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 personally spend 80-90% of my income on my monthly rent and am living paycheck to paycheck with multiple part-time jobs. I am on EBT and go to food banks to survive due to rapidly rising food prices. Many fellow Angelenos are also struggling to keep their heads above water in this time of crisis in our country. Not to mention the wildfires earlier this year as well as the ongoing ICE raids putting immense financial pressure on our communities as a whole. We absolutely need reliable housing to survive in these times. Rent stabilization is a necessity at this crucial moment! 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: 10/01/2025 10:20 AM

Council File No: 23-1134

Comments for Public Posting: I grew up in San Pedro, and came back to L.A. after college. I've finally built something for myself and my family, and happily live in an apartment with my partner. Over the years, I've encountered different apartments, some with decent landlords and management, others terrible with shady practices. I finally landed in the place I call home today. But here's the catch, it's the most expensive place I've rented. And I have a sinking feeling that come next year my rent will increase to the fullest possible extent. It will then become a choice between being happy and falling into debt or trying our luck on the market for the 5th year in a row. I support updating the LARSO, as too many Angelenos are suffering from the exorbitant prices of rent. Too many Angelenos cannot even participate in the housing market, and are suffering on the streets. Keep the rent down, and keep Angelenos housed. Consider updating the LARSO so tenants aren't priced out of their homes.

Communication from Public

Name: Emma Keough
Date Submitted: 10/01/2025 10:54 AM
Council File No: 23-1134

Comments for Public Posting: Hi, my name is Emma Keough with Resource Generation Los Angeles. I am giving general public comment. I come from an upper class background and have always had stable housing. Rich people should not be the only ones with access to stable housing- everyone deserves that. 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: Lizzy Weinraub
Date Submitted: 10/01/2025 10:58 AM
Council File No: 23-1134

Comments for Public Posting: Dear City Council, My name is Lizzy Weinraub, and I live in Council District 13. I've been a renter my entire adult life, and I'm writing to urge you to adopt Keep LA Housed's recommendations to reform the Rent Stabilization Ordinance (LARSO) rent increase formula—including capping increases at 60% of CPI or 3%, with no minimum floor, and eliminating unfair surcharges for utilities and extra occupants. Even though I'm lucky to have a relatively fair and kind landlady, the rent I pay today is a much larger share of my income than when I first moved in. I have some stability now, but it's fragile—and I know many of my neighbors don't have that. The current formula treats rent like a commodity instead of a basic human need, and it's pushing people in Los Angeles to the edge. I was born and raised here, and I'm deeply worried about the future of this city if we don't take immediate steps to protect renters. So many people I know—friends, coworkers, neighbors—are already rent-burdened or hanging on by a thread. Another arbitrary rent hike could be what displaces them entirely. The current formula is outdated and unjust. It's time for City Council to act. Please move the LAHD report forward urgently and vote to update LARSO before another round of increases hits in July. Renters can't wait any longer. Sincerely, Lizzy Weinraub Council District 13 Resident

Communication from Public

Name: Dan

Date Submitted: 10/01/2025 09:48 AM

Council File No: 23-1134

Comments for Public Posting: Hi, I'm Dan and I'm writing to talk about rent stabilization in Los Angeles. If you don't have a six figure income, I genuinely don't know how Angelinos are able to get by. When I talk to my neighbors, they're telling me they pay 30-50% of their income on just rent. They have to rent in order to work. And they have to work in order to live. The only neighbors I know that are getting by are the ones in rent stabilized buildings. These are the only buildings where I see people have children and families. There are far too many "luxury" apartments, but not enough units that can meet the actual fiscal requirements for so many tenants. We need 3% fix so families can stay, people can move in, and we can have LA as a place to raise a family affordably.

Communication from Public

Name: Maura O'Neill

Date Submitted: 09/30/2025 11:38 AM

Council File No: 23-1134

Comments for Public Posting: In both my personal experience as a renter in Los Angeles and my professional work in housing, I have seen rent control has fail to keep up with the needs of our city, especially as uncertainty and economic burdens threaten our stability. My work in homeless services, eviction protection, and home-sharing has made it clear that renters need more protections so profits do not come over people. I urge the City Council and my councilmember Katy Yaroslavsky to adopt Keep LA Housed's demands for the RSO formula to cap increases at 60% CPI or 3% with no minimum increase and to remove unfair additional increases for utilities and extra occupants. Thank you, Maura Los Angeles, CA 90034

Communication from Public

Name: Aisha Conner-Gateb
Date Submitted: 09/30/2025 10:20 PM
Council File No: 23-1134

Comments for Public Posting: As a rental tenant of the council district 13, Westlake, I would like to urge the council to support the LOS ANGELES RENT STABILIZATION ORDINANCE. It is a known fact that salaries and income have not adjusted for inflation and people are paying more rent than they are making than ever before. Los Angeles has a major housing problem that we lament every time the council meets and now is our opportunity to finally do something about it. Stabilizing rent caps at 3% across the city will allow people to not only stay in their housing, but to be able to make gains in other areas of their lives, thereby bolstering the economy of Los Angeles. I asked that as council members and representatives of your districts and the renters there that are overwhelmingly populating these areas you support the rental stabilization ordinance Thank you.

Communication from Public

Name: Ines Harrison

Date Submitted: 10/01/2025 11:27 AM

Council File No: 23-1134

Comments for Public Posting: As a retired widow on a fixed income, I am direly concerned about keeping a roof over my head in this economy. So please revise the RSO to eliminate the floor for rent increases, following in the footsteps of Santa Monica and West Hollywood. 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. Thank you for your service, and looking forward to learning you listened to us, your constituents.

Communication from Public

Name:

Date Submitted: 10/01/2025 11:34 AM

Council File No: 23-1134

Comments for Public Posting: If it weren't for rent control I would not have a home. As someone who considers themselves to be lower-middle class, I don't think so many of my friends and colleagues should be living out of their vehicles. The entertainment industry is at a stand still, as are most others. While the 1% hoard wealth and compete over each other's yacht sizes, the rest of us struggle with questions like, if I make just enough to get off medicaid, how will I afford health insurance and rent in the same month? And forget about being an artist. Hollywood, Los Angeles, etc, used to be THE vortex, bringing in creatives from all over the country and the world. We'd gather, make amazing things, and ultimately improve the world, including California's economy. However, with rents so high, I cannot tell you how many fellow artists have been forced out over the past few years. And they're continuing to leave. Our talent, which is a huge factor in the LA economy, is being forced to make a mass exodus. And those who aren't leaving are suffering so much financially that they're having to give up on any creative endeavors so that they can work 3-5 jobs/gigs. This is horrible. The great news is, this crisis isn't reversible. Rent stabilization has helped me to be able to afford my apartment and stay creative. It's allowed me to continue living. But I lucked out, I was able to find an apartment built long enough ago that it's got healthy and common-sense rent caps. I see with my own eyes that building after building is going up in this city. I also see that many of those units sit empty. Because while they're called "affordable," I don't know anyone who considers \$2000+ a month to be "affordable." And when rent can be raised so much every year, these prices skyrocket to a point where living in this city is no longer doable. It doesn't have to be this way. RENT CAN AND SHOULD BE LOWER. We know exactly who rent increases benefit: developers and landlords. These increases do absolutely nothing for anyone else. It's clear that the city has been in the pockets of these crooked people for decades. IT MUST STOP. The PEOPLE are who make this city wonderful, not the developers. Many of these developers, if not most, don't live anywhere near the buildings they're putting up, and simply use them to line their ever growing pockets. To loosely quote Mean Girls, "They don't even go here!" End it now. Common sense rent control isn't just possible, it's required, to keep this city running and healthy. If it

doesn't happen soon we all know homelessness will continue to spike and grow out of control. The only people that rent control "hurts" are these gross developers and landlords who have PLENTY OF MONEY. They do not need the city's help hoarding wealth. Housing is a human right. Let's try to remember our humanity here and make Los Angeles a great place to live. Thank you.

Communication from Public

Name: Breda Lund

Date Submitted: 10/01/2025 11:43 AM

Council File No: 23-1134

Comments for Public Posting: Hello, 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.

Communication from Public

Name: Arielle Sallai

Date Submitted: 10/01/2025 11:58 AM

Council File No: 23-1134

Comments for Public Posting: I've lived in Echo Park in a rent controlled unit for a little over 12 years now. Thanks to rent stabilization, even after 12 years here, I am still the newest tenant in my six-unit building. I have neighbors who have lived here for 25 years and 35 years. Another neighbor spent her entire young adulthood here and is now staying here through another life transition as she has a baby. Beyond that, I have rich relationships with many people in the neighborhood and love seeing familiar faces all over Echo Park. This would not happen without the stability that the RSO provides. However, even with that stability, the increases currently allowable under rent control are enough to make all of our lives much, much harder. One of my neighbors is living on a fixed income and collects cans to supplement her social security. The difference between a 0% and 1% floor on the LARSO formula will make a huge impact on her. Every can she collects is hard on her body and on her time and even the storage of the cans around our complex impacts every single tenant. If we could count on the rent not going up as much, we could all live with a little more dignity. My landlord owns many rental properties throughout the area, so this difference is marginal to him. To me, however, stronger rent stabilization means that I can feel confident I will stay in my home throughout the challenges life may bring. It means more familiar faces will stay in the neighborhood, and the community I love so much can thrive. Gentrification has already torn so many people from their homes in Echo Park, we need to do everything we can to keep our neighbors here. Every cent in this economy makes a difference. The current proposal from the LA Housing Department is an improvement for tenants, but it isn't enough. Rent could still go up faster than the rate of inflation far too often. I urge all Council Members to support tenant-friendly changes to the Los Angeles Rent Stabilization Ordinance. We are urging the City Council to adopt the following updates as advocated by the Keep LA Housed Coalition: Rent increases based on 60% CPI All Items. This would accomplish the same goal as a formula based on 100% All Items Less Shelter, but with less volatility. A rent cap of 3% with no floor No rent banking No bumps for utilities and additional occupants Same formula for all landlords and tenants

Communication from Public

Name: Lisa-Beth Harris

Date Submitted: 10/01/2025 12:19 PM

Council File No: 23-1134

Comments for Public Posting: Hello: I live in a rent-control building. This reasonable, stable rent allows me to write grants for non-profits which provide extra services beyond the city budget: emergency child care, food, dance lessons for kids who can't afford it, and psychological services in the home. My business is LBmaverickconsulting.com. Please update the LA Rent Stabilization Ordinance (LARSO) — and now's the time to push them to approve a rent control formula that truly protects working people. 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: Jacie Odiver

Date Submitted: 10/01/2025 12:51 PM

Council File No: 23-1134

Comments for Public Posting: My name is Jacie Odiver, I'm a renter in CD1 and I work as a housing counselor for renters in LA County with Inquilinos Unidos (United Tenants). I urge the City Council to support the Keep LA Housed Coalition's proposal to strengthen LARSO, keep rent increases at a cap of 3% with no floor, no bumps for utilities and additional occupants! Tenants all over the city are already falling behind on rent, with cost of living continuing to skyrocket, while their wages have been stagnant.

Communication from Public

Name: Leslie Salinas-Gutierrez

Date Submitted: 10/01/2025 12:58 PM

Council File No: 23-1134

Comments for Public Posting: My name is Leslie Salinas-Gutierrez. As someone whose family has been renting for more than 20 years, I urge the city council to adopt Keep LA Housed's demands for LARSO be capped at the 3% with no floor, no bumps for utilities and additional occupants, and no rent banking.

Communication from Public

Name: Raymond C. Singh

Date Submitted: 10/01/2025 01:50 PM

Council File No: 23-1134

Comments for Public Posting: Councilmembers, Hi, my name is Raymond C. Singh, from CD 13. LA's rent control policy is woefully outdated. Recent events (COVID, more frequent wildfires) will continue to happen and worsen our already troubling housing crisis. Moreover, remote work is becoming more common, and families are moving in together to cope with rising cost of living (or . The demands proposed by KEEP LA Housed are a more than reasonable step towards adapting to the current terrain. Cap rent increases at 3% (or 60% of CPI). The current cap is way higher than many RSOs in the state. Eliminate the current floor that hikes the rent even when inflation is low. Not only is it frequently unnecessary, it's also outpacing wages. Remove add-ons for utilities. Don't allow hikes for extra tenants. Rent, after all, is about the cost of the land, not the number of people living on it. As public servants, the Council is supposed to represent the city's people, many of whom are met with the choice between paying rent or paying for other basic needs. The average tenant doesn't make the six-figure salary required to adequately keep pace with rising costs. One in ten renters in our city allocates over 90% of their income towards housing, and that is unsustainable. Pursue policies that promote economic dignity for all Angelenos, not just the privileged few, whose numbers shrink as their wealth and power grow. The positive feedback effects can be powerful. The situation is dynamic and constantly moving - please act now. Thank you.