

Communication from Public

Name: Nicolas Gardner
Date Submitted: 10/07/2025 11:26 AM
Council File No: 23-1134

Comments for Public Posting: Dear Chair Raman and Members of the Housing and Homelessness Committee, On behalf of the 38,000 members of United Teachers Los Angeles, we write to you to express our support for the Keep LA Housed recommendations to strengthen the Los Angeles Rent Stabilization Ordinance (LARSO). The affordability crisis is felt deeply in LA public schools and amongst UTLA members. In the 2023-24 School Year, LAUSD enrolled over 17,000 unhoused students, a 26% increase from the year before. Public school educators are all too familiar with calling through available services, just to keep families housed and safe. We have seen firsthand how rising rental prices are driving families into housing insecurity and homelessness. High housing costs are also forcing families to leave Los Angeles for more affordable communities, causing an enrollment crisis that is impacting all LA schools. Without urgent action, more and more families will fall into homelessness or leave Los Angeles all together. This crisis is impacting educators across the region as well. According to a 2022 UTLA report, there is not a single neighborhood in Los Angeles where housing prices are low enough for a first-year educator to live without being rent burdened. It was found in the same report that sixty-six percent of LAUSD educators could not afford to live in the communities in which they serve. Housing prices have only increased since then. Economic strain is already driving educators to consider leaving the profession. The high cost of living is only adding to a present and real crisis. As you consider changes to the LARSO formula, we emphasize that every added percentage point to allowable rent increase is less money for renters to spend on other necessities like food, medical care, transportation and childcare. While the average annual starting salary for an educator in Los Angeles is \$68,966, or \$5,747 monthly, the average rent for a unit in a small RSO property is \$2,357. That means a renter must make nearly six figures a year to avoid being rent burdened. The Council must act to keep rents from skyrocketing. We urge the 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. We need urgent action to keep the rent stable

for the educators, students and families of LA. Sincerely, Cecily
Myart Cruz UTLA President



October 6, 2025

Hon. Nithya Raman, Chair
And Honorable Members of the Housing and Homelessness Committee
Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012

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Dear Chair Raman and Members of the Housing and Homelessness Committee,

On behalf of the 38,000 members of United Teachers Los Angeles, we write to you to express our support for the Keep LA Housed recommendations to strengthen the Los Angeles Rent Stabilization Ordinance (LARSO). The affordability crisis is felt deeply in LA public schools and amongst UTLA members. In the 2023-24 School Year, LAUSD enrolled over 17,000 unhoused students, a 26% increase from the year before. Public school educators are all too familiar with calling through available services, just to keep families housed and safe. We have seen firsthand how rising rental prices are driving families into housing insecurity and homelessness.

High housing costs are also forcing families to leave Los Angeles for more affordable communities, causing an enrollment crisis that is impacting all LA schools. Without urgent action, more and more families will fall into homelessness or leave Los Angeles all together. This crisis is impacting educators across the region as well. [According to a 2022 UTLA report, there is not a single neighborhood in Los Angeles where housing prices are low enough for a first-year educator to live without being rent burdened.](#) It was found in the same report that sixty-six percent of LAUSD educators could not afford to live in the communities in which they serve. Housing prices have only increased since then.

Economic strain is already driving educators to consider leaving the profession. The high cost of living is only adding to a present and real crisis. As you consider changes to the LARSO formula, we emphasize that every added percentage point to allowable rent increase is less money for renters to spend on other necessities like food, medical care, transportation and childcare. While the average annual starting salary for an educator in Los Angeles is \$68,966, or \$5,747 monthly, the average rent for a unit in a small RSO property is \$2,357. That means a renter must make nearly six figures a year to avoid being rent burdened. The Council must act to keep rents from skyrocketing.

We urge the 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.

We need urgent action to keep the rent stable for the educators, students and families of LA.

Sincerely,

Cecily Myart- Cruz,
United Teachers Los Angeles, President