

## Communication from Public

**Name:** Chelsea Kirk

**Date Submitted:** 11/12/2025 02:05 PM

**Council File No:** 25-1313

**Comments for Public Posting:** Dear Members of the Housing and Homelessness Committee, Strategic Actions for a Just Economy strongly supports revisiting and reforming the City's Cost Recovery Programs, particularly the Capital Improvements Program and the Primary Renovation Program. These programs, which have not been substantively updated in over a decade, no longer reflect the realities of Los Angeles' housing crisis, the pressures of climate change, or the need to protect tenants from further rent burden. Under the Capital Improvements Program, landlords may currently pass through the costs of non-essential upgrades to tenants even when those upgrades are neither requested nor needed by tenants themselves. This practice effectively shifts the financial responsibility for property value enhancements onto renters, compounding housing insecurity and deepening affordability challenges. The Primary Renovation Program also requires review. It allows landlords to impose a permanent 10% rent increase for building upgrades even when those upgrades are related to basic habitability and therefore are the landlord's responsibility under California law. This structure unjustly penalizes tenants for repairs and improvements that are essential to maintaining safe and livable housing. As we move toward a future shaped by climate change, these outdated programs risk exacerbating tenant vulnerability. Necessary upgrades for decarbonization, electrification, and cooling such as weatherization, installation of efficient cooling systems, or replacement of gas appliances--are essential for public health and climate resilience. Yet without reform, the current cost recovery structure will make these improvements financially devastating for tenants. Our 2021 report, Building Decarbonization and Tenant Protections in Los Angeles, emphasized that tenants must not be made to bear the financial burden of the city's climate transition. The report recommends aligning housing policy with decarbonization efforts by ensuring that investments in healthy, climate-resilient buildings do not lead to rent hikes or displacement. The City's cost recovery programs must be updated to reflect this reality. Thank you for your attention and your ongoing work to make Los Angeles a city where all residents can thrive.



To: Los Angeles City Council, Housing and Homelessness Committee

Re: Revisiting the City's Cost Recovery Programs

Dear Members of the Housing and Homelessness Committee,

Strategic Actions for a Just Economy strongly supports revisiting and reforming the City's Cost Recovery Programs, particularly the Capital Improvements Program and the Primary Renovation Program. These programs, which have not been substantively updated in over a decade, no longer reflect the realities of Los Angeles' housing crisis, the pressures of climate change, or the need to protect tenants from further rent burden.

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As we move toward a future shaped by climate change, these outdated programs risk exacerbating tenant vulnerability. Necessary upgrades for decarbonization, electrification, and cooling such as weatherization, installation of efficient cooling systems, or replacement of gas appliances—are essential for public health and climate resilience. Yet without reform, the current cost recovery structure will make these improvements financially devastating for tenants.

Our 2021 report, *Building Decarbonization and Tenant Protections in Los Angeles*, emphasized that tenants must not be made to bear the financial burden of the city's climate transition. The report recommended aligning housing policy with decarbonization efforts by ensuring that investments in healthy, climate-resilient buildings do not lead to rent hikes or displacement. The City's cost recovery programs must be updated to reflect this reality.

Thank you for your attention and your ongoing work to make Los Angeles a city where all residents can thrive.

Sincerely,  
Chelsea Kirk, SAJE