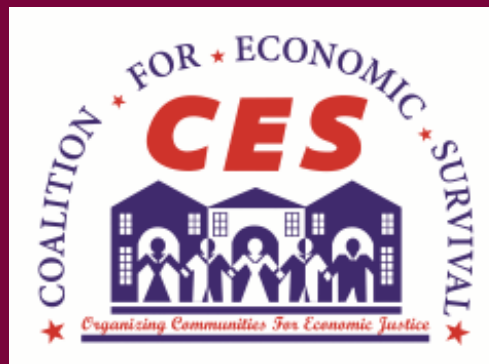
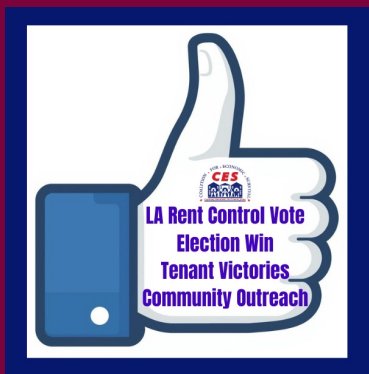




Action Alert

Full LA City Council to Vote on Proposal to Lower Rent Increase Limits

On Wednesday, November 12, the entire LA City Council will vote on the updated RSO formula! Now it's time to go all out to get it over the line and cap the rent at 3%!

The Los Angeles City Council's Housing and Homelessness Committee decided to propose a major revision of the city's rent-control system, supporting a formula to cap annual rent hikes for about 650,000 units at 3%, which is a lower percentage compared to the city's Housing Department's recommendation.



The rent cap proposal approved by the Committee does the following:

- Caps rent increases on rent-stabilized apartments at 3%
- Lower the floor for rent increases from 3% to 0%
- Eliminates the additional 1-2% annual utility rent increase loophole on master-metered building
- End the "move-in" loophole where some landlords increase rent by 10% if a family member has to move-in.

The proposal goes to the full City Council this Wednesday due to the 3-2 vote, with Bob Blumenfield and Tim McOsker voting against. Proposed by Nithya Raman, the recommendation also received support from Councilmembers Ysabel Jurado and Heather Hutt.

Blumenfield not only wanted a 2% rent increase floor with 5% ceiling, but also called for allowing landlords to be able to bank rent increases, meaning if the CPI rates higher than the 5% cap landlords could add it to future rent increases.

A clear takeaway from the committee hearing was that all Councilmembers agreed our current system is broken. Even when inflation is zero, landlords can still raise rents by 3%, meaning rent hikes have outpaced inflation in 23 of the past 30 years.

According to a report from Economic Roundtable, LA historically permitted higher rent increases compared to most rent-controlled cities in California.

Most of the 33 California jurisdictions with rent control limit yearly increases to 3%, 4%, or 5%. These increases are often less than the Consumer Price Index,

unlike Los Angeles' pre-pandemic method. Los Angeles' method had a 3% minimum combined with inflation, often resulting in higher increases than other cities.

Expenses in rental units are around 35% of income, with about 65% left for mortgages and cash flow, the study showed. The report highlighted that rent-stabilized buildings have less tenant turnover, thus cutting landlord losses from vacancies and expenses for new tenants.

All out for Rent Control! Final vote at City Council

Your Action Needed Now!

It is now up to you to let City Councilmember that must support this recommendation on Wednesday. Call and email them NOW!

[Click for LA City Council contact information.](#)

In Person Public Comment

Wednesday, Nov. 12 – 10 am – arrive early

Los Angeles City Hall – Room 340

200 N Spring Street, Los Angeles, CA 90012

Sign up to speak at the kiosk outside the room

Submit a Written Public Comment Online - Must be submitted by Tuesday before 10 am

Can't attend in person? Submit your comment online here:

<https://cityclerk.lacity.org/publiccomment/?cfnumber=23-1134>

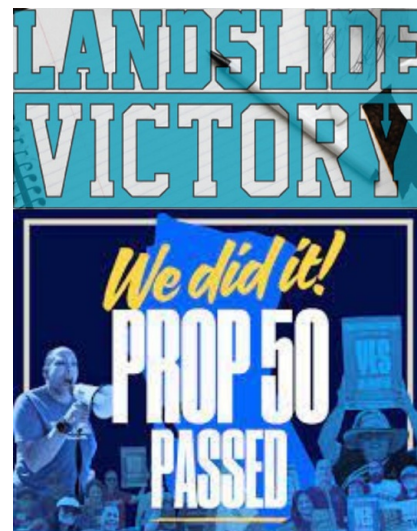
(Council File Number: 23-1134 – Rent Stabilization Ordinance)

Proposition 50's Landslide Victory

Proposition 50 was approved by a large majority of California voters, allowing the state to redraw its congressional map to benefit Democrats, which is another key step toward protecting our country's democracy.

Proposition 50 was backed by more than 64% of voters.

In Los Angeles County the rout was even higher with 75% of voter support, meaning that 3 out of every 4 LA voters supported Prop. 50.





This is a key victory for Democrats before the Midterms that will influence which party controls the U.S. House of Representatives.

Prop 50 was lauded as essential to "combat President Trump's agenda," positioning the measure as part of a wider Democratic approach to resist Trump's redistricting initiatives across the country.

The California Democratic Party spearheaded an unparalleled grassroots campaign to mobilize millions of voters in a special election held outside of a regular election year.

To mobilize Democrats and Independents statewide, over 22,000 volunteers knocked on more than 330,000 doors, made 4.7 million calls, and had over 225,000 conversations. The Party targeted crucial groups, such as Black, Latino, and AAPI communities, and provided voter contact in Spanish and various AAPI languages.

MISSION ACCOMPLISHED



LA City Approves Tenant Protections that Requires Landlords to File Eviction Notices With City

The Los Angeles City Council officially passed a measure to write into law an existing rule. Landlords must file eviction notices with the city. This aims to improve tenant protection enforcement and identify eviction patterns.

The new ordinance requires landlords to provide the LAHD with copies of eviction notices within three business days. The amendment, which the City Attorney's Office initially drafted in April, requires notice submissions to be electronic or use a form approved by the LAHD and City Attorney.

City officials and housing advocates say the rule is part of a wider effort to make evictions more transparent and prevent unlawful displacement of renters.

Los Angeles Daily News

HOUSING

Wednesday, October 29, 2025

L.A. formalizes rule for landlords to file evictions with city

By Teresa Liu
TLIU@SCNG.COM

The Los Angeles City Council voted Tuesday to formally codify an existing rule requiring landlords to file eviction notices with the city, a procedural step that aims to improve enforcement of tenant protections and spot patterns of evictions.

⇒ **Larry Gross, executive director of the Coalition for Economic Survival, a longtime tenants' rights nonprofit, praised the move, saying it strengthens tenant protections and enables groups like his to help tenants fight unlawful evictions.**

"Tenants are in some cases unaware that they're being evicted, until they get the notice to appear in court," Gross said. "So

landlords play a lot of games with these notices and this will hold them accountable."

He also connected the ordinance to broader tenant protection infrastructure, like the city's Right to Counsel Program, which provides eligible tenants with free legal representation.

"It goes hand in hand with the city's commitment to funding Right to Counsel," Gross said, "to ensure that tenants, particularly low-income tenants, are represented with legal representation when they have to fight an eviction in courts."

Coalition for Economic Survival

**Community
OUTREACH**



CES Participates in Panorama City Dia De Los Muertos Celebration

The Coalition for Economic Survival participated in a Dia de los Muertos event, organized by Councilmember Imelda Padilla on November 1 in Panorama City. CES Director of Organizing Carlos Aguilar and CES Outreach Organizer Greta de la Ponce staffed a booth at the event to provide residents of the San Fernando Valley community with information

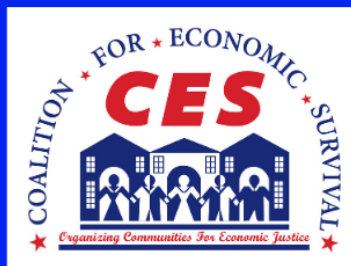
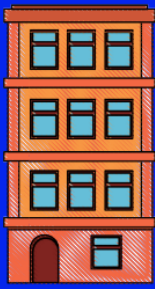
on their tenants' rights.



CES Canvasses West Hollywood with Tenants' Rights Information

Coalition for Economic Survival members and staff, including CES Tenant Organizers Eugene Maysky and Greta de la Ponce, recently canvassed door-to-door with information on tenants' rights in West Hollywood. These efforts are part of the ongoing CES community outreach for that city's tenants. CES will take part in a City of West Hollywood's Human Services Department open house in Plummer Park on November 13.





COALITION FOR ECONOMIC SURVIVAL

TENANTS' RIGHTS CLINIC



**KNOW YOUR
RENTER RIGHTS**



Every Saturday - 10 am

Email: HelpingLAREnters@gmail.com
to Request a Link to Register for Clinic

Serving All LA Area Tenants
Language Accommodations for Spanish and Russian

ATTENTION ALL RENTERS!
Know Your Rights By Attending the
Coalition for Economic Survival
Tenants' Rights Zoom Clinic

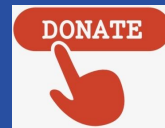
To sign up for the next Coalition for Economic Survival
Tenants' Rights Clinic via ZOOM
Request a Link by emailing:
HelpingLAREnters@gmail.com

The Clinic serves the entire Southern California area.
Accommodations for Spanish, Russian speakers are provided.

One-On-One Assistance With an Attorney.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renters.
To request a link to register for any Clinic
email: HelpingLAREnters@gmail.com.

Donate Now to the Coalition for Economic Survival



Donate to the Coalition for Economic Survival (CES)

Help Support the Coalition for Economic Survival. Donate Now!

One-Time

Monthly

\$10

\$25

\$50

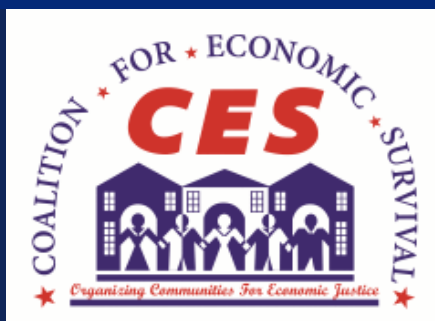
\$100

\$250

\$500

\$1,000

\$ Other



Coalition for Economic Survival

Telephone: (213) 252-4411

Fax: (213) 252-4422

contactces@earthlink.net

www.cesinaction.org

Mailing Address:

Coalition for Economic Survival
14320 Ventura Bl #537, Sherman Oaks, CA
91423



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