

LA City Council Committee Rejects Rent Increase Ban Extension, But Instead Approved a Plan with a 4% Rent Increase

A Los Angeles City Council committee has rejected calls for an extension of the ban on rent increases that started during the COVID-19 pandemic and is instead offering a plan with a smaller increase.



The committee has approved a plan to allow apartment rents to increase by 4% in 2024 rather than 7%, with an additional 2% for owner and paid utilities. The plan would go into effect in February.

The six-month extension for the rent increase ban was proposed by council member Hugo Soto-Martinez. The 4% increase plan will now go before the City Council for a vote on Wednesday.

"Four percent is better than seven percent, but even four percent is going to hurt a lot of people in the city," Coalition for Economic Survival Executive Director Larry Gross said.

[Click to View Video News Report](#)



Rent Could Go Up 7% for Many LA Tenants Next Year - October 26, 2023 - By Anna Scott

What's happening

On February 1, 2024, the City of LA's pandemic-era rent freeze ends, opening the door for price increases as high as 7% in rent-stabilized apartments, plus an additional 1% each for gas and electric if utilities are included in the rent. It will be the first rent increase since March of 2020, and the biggest jump the city's seen in Rent Stabilization Ordinance (RSO) units for decades.

Why is this a big deal?

Nearly 600,000 apartments in the city are rent-stabilized, so any increase could impact hundreds of thousands of tenants, if not millions. (You can look up whether your City of LA apartment is rent-stabilized [here](#). Enter the address and then look under the "Housing" tab.) At the same time, three out of four renters in the city are considered "rent-burdened," according to the U.S. Census Bureau, meaning they spend at least a third of their income on rent. Tenant advocates fear that a 7% increase could be catastrophic for tenants on the financial edge.



Larry Gross, head of the [Coalition for Economic Survival](#), points out that other cities in the region, like Bell Gardens and Pomona, have recently capped annual rent increases at 4%.

"This 7% increase is going to add to displacement, to homelessness, to more tenant hardship," said Gross, "thus adding to the existing affordable housing crisis."

In Pico-Union, renter Betty Rivera pays about \$1,300 a month for a cramped one-bedroom that she shares with her sister. The rent already eats up most of her income, she says, and even an increase of roughly \$90 or \$100 a month would put her over a financial cliff.

"It would be way too much," she said in Spanish, through a translator. "There will not be enough money for food. I wouldn't even be able to pay the rent."

How we got here

The city's Rent Stabilization Ordinance applies to apartments built on or before October 1, 1978, which accounts for almost 70% of the city's multifamily units. For those units, allowable annual increases (during regular, non-pandemic times) are based on the Consumer Price Index, up to a maximum of 8%.

In March 2020, the City of LA adopted a number of tenant protections to avoid people losing housing or facing eviction due to COVID-19, including a freeze on annual increases for existing tenants in RSO units. That expires February 1, and based on the CPI formula the 2024 allowable increase comes to 7%, with an additional 1% allowed for gas and electricity if those are included in the rent.

What's next?

Last week LA City Councilmembers Bob Blumenfield and Hugo Soto-Martinez introduced a motion asking LA's Housing Department to study the formula that determines the annual allowable rent increase for RSO units, with an eye towards possibly changing it.

Then Soto-Martinez introduced another motion to extend the rent freeze for an additional six months, in order to allow time for that study to be completed. According to his spokesman, the City Council's Housing and Homelessness Committee is likely to hear the motion calling for a delay next week, and if approved there it'll move on to the full council for a vote.



Santa Monica City Council Votes to Support Barrington Plaza Tenants Fight Against Their Evictions



On October 24, the Santa Monica City Council voted, on a 6-1 vote, to join the City of West Hollywood in opposing the eviction of tenants at the 712 unit Barrington Plaza Apartments in West Los Angeles.

Santa Monica City Councilmembers Caroline Torosis and Jesse Zwick, along with Mayor Gleam Davis, requested the resolution in support of tenants at Barrington Plaza who are fighting mass evictions.

The sole vote against proving tenants the support was Councilmember Christine Parra.

The Barrington Plaza Tenants Association filed a lawsuit against the building's owner, Santa Monica-based Douglas Emmett Inc., stating they are violating the Ellis Act which requires an owner to go out of the rental business to evict.

Douglas Emmett argues that these evictions are needed for building upgrades such as installing fire sprinklers. But the Ellis Act is not suppose to allow evictions for merely building renovations.

The resolution from the Councilmembers states that jurisdictions have limited capacity to prevent fraudulent uses of the act and sham evictions associated with it. The [Coalition for Economic Survival](#) was cited as finding, since 2001, the law has been used to evict nearly 30,000 units in Los Angeles.

Justice for Renters and Tenants of Barrington Plaza

SANTA MONICA
CAROLINE TOROSIS
CITY COUNCILMEMBER

I am thrilled to announce that this week, the Santa Monica City Council adopted two essential motions that will protect tenants and mitigate homelessness: the Justice for Renters Act and my resolution in support of the tenants of Barrington Plaza as they fight mass eviction.

Santa Monicans for Renters Rights Honors CES' Executive Director

At its annual membership meeting on November 5, [Santa Monicans for Renters Rights \(SMRR\)](#) honored [Coalition for Economic Survival](#) Executive Director Larry Gross for his lifetime commitment to renters' rights and protection.

Since 1978 Santa Monicans for Renters Rights (SMRR) has been the voice of the tenant movement and an electoral political force in the City of Santa Monica. SMRR passed one the nation's strongest rent control laws via the ballot



CES' Larry Gross receives Certificate of Appreciation from former Santa Monica Mayor Denny Zane, SMRR founder & co-chair



BPTA tenant leaders (left to right) Jacqui Fournier, Monique Gomez & Robert Lawrence address SMRR meeting.

and has elected numerous of their meeting to Santa Monica's City Council, Rent Control Board, Community College and School Boards.

SMRR also recommitted its important support to the Barrington Plaza Tenants' Association (BPTA), which CES has been assisting in its fight against the unjust Ellis Act evictions they face. BPTA tenant leaders Robert Lawrence, Monique Gomez and Jacqui Fournier spoke at the meeting about their fight and thanked SMRR for its ongoing support.

More Help And Support is Needed for the Barrington Plaza Tenant Fight to Stop This Unjust Ellis Act Eviction

The Coalition for Economic Survival (CES) sees the important fight of the Barrington Plaza Tenant Association as a fight that is critical to all renters in the City of Los Angeles. If this landlord is successful in it's illegal use of the state Ellis Act it could open the door for other tenants to face similar evictions. These evictions must be stopped! That is why these tenants have CES' fully support and we urge they receive the support of every tenant and tenant organization in the city.

You can help by donating to the Barrington Plaza Tenants GoFundMe Account to help them maintain a legal effort to fight their eviction.

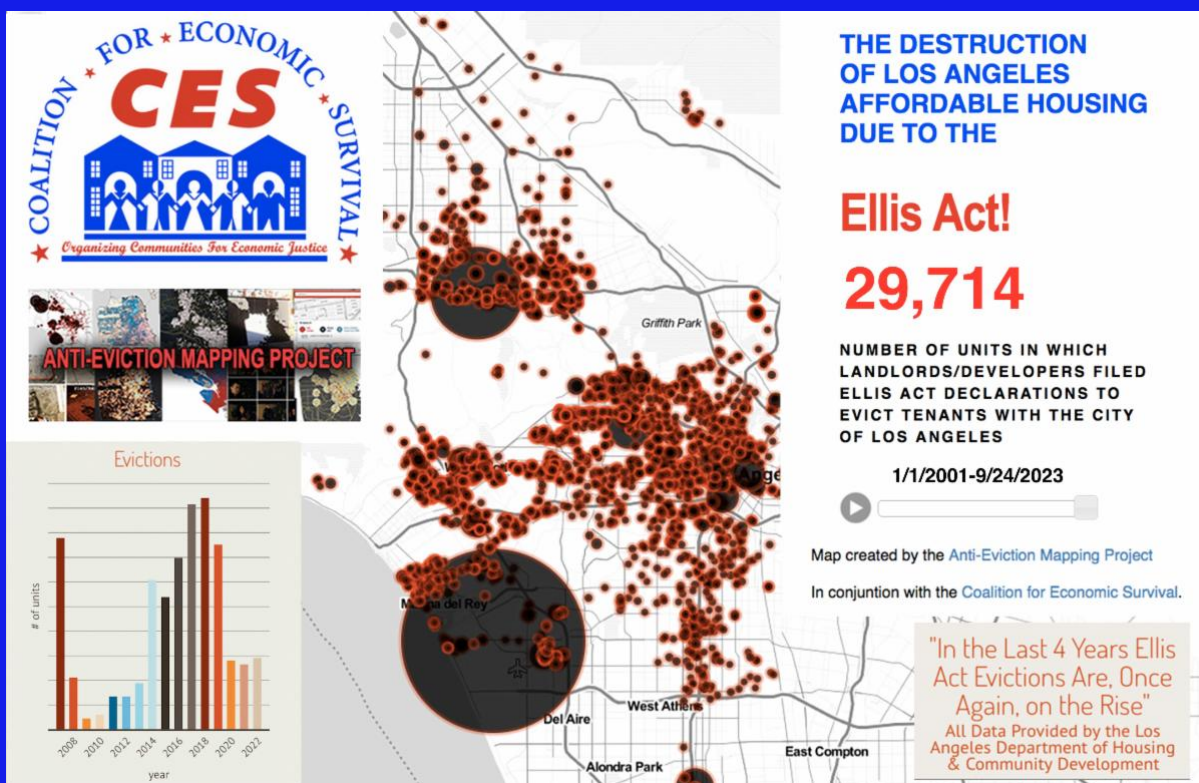
Support the Barrington Plaza Tenants Efforts to Stop Their Unjust Ellis Eviction

DONATE NOW!



Make a donation by clicking

<https://www.gofundme.com/f/barrington-plaza-tenant-association>



Ellis Act Evictions Continue to Rise as we, Approach 30,000 Affordable Rent Control Units Lost in the City of Los Angeles

In the third quarter of 2023 Los Angeles has seen more corporate landlords and developers continue to file to Ellis Act applications to evict tenants and destroy affordable rent controlled units in the City of Los Angeles in just the last 3 months.

The [Coalition for Economic Survival \(CES\)](#), in conjunction with the [Anti-Eviction Mapping Project](#), is releasing an update of our [web-based interaction map](#), showing where 29,714

rent stabilized affordable units have been destroyed in the City of LA from 2001 through August 2023 due to the Ellis Act. [Click to view map.](#)

The [map](#), using data provided by the [Los Angeles Housing Department \(LAHD\)](#), visually shows the devastating impact the Ellis Act has had on tenants being displaced and affordable rent controlled housing lost. One can view the address of the buildings and the number of units lost there, due to the Ellis Act, by hovering over the dot using a computer mouse or laptop touch pad.



Attention California Tenants! Your Support Needed!

Rent Control is on the November 2024 State Ballot

The Justice for Renters Act removes the ban on rent control in California, giving local communities the right to stabilize rents and make apartments more affordable for low-income and middle-income renters.

- Eliminates the California statewide ban on rent control (Costa Hawkins).
- Allows local government to help renters stabilize their rent and prevent skyrocketing increases year after year.
- Helps local government address one of the root causes of homelessness, skyrocketing rents and unaffordable housing.

Current law bans local government from expanding rent control in California and also allows for rents to be increased up to 10% every year. This is why rents are too expensive for the average person. If the Justice for Renters Act passes, it will lift this ban on rent control and allow local government to stop skyrocketing rents.

The [Coalition for Economic Survival](#) fully supports the Justice for Renters Act ballot measure and it strongly urges you to get involved in getting it passed.

[Click Here To Find Out How You Can Help](#)



Our plan to keep Angelenos housed

We Are LA is a community-wide outreach effort aimed to connect Angelenos with the services needed to stay housed. If you're at risk of being evicted, there's help available for you.

**Contact the We Are LA hotline for support:
213-584-1808**



Mayor Karen Bass and the nonprofit Mayor's Fund for Los Angeles, a nonprofit associated with City Hall, are calling on legal professionals to donate their time towards the prevention of evictions in L.A.

According to a release from the Mayor's Fund, the call to action is part of the city's We Are LA campaign, which looks to stop the growth of homelessness by connecting housing-insecure Angelenos with resources they need to stay in their homes.

The Fund is working in partnership with four different legal aid organizations.

"We must continue to do all that we can to prevent Angelenos from getting evicted and falling into homelessness," L.A. Mayor Karen Bass said. "Everyone has to have skin in the game as we work towards solutions that prevent Angelenos from falling into homelessness in the first place."

Contact the We Are LA hotline for support at 213-584-1808.



COALITION FOR ECONOMIC SURVIVAL

TENANTS' RIGHTS ZOOM CLINIC



EVERY SATURDAY - 10 AM

REQUEST REGISTRATION LINK AT
HELPINGLARENTERS@GMAIL.COM

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

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.

TO EMAIL REQUESTING A REGISTRATION LINK > [CLICK HERE](#)

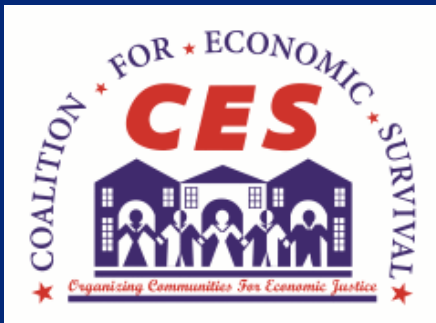
Donate Now to the
Coalition for Economic Survival



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



Coalition for Economic Survival | Mailing Address: 14320 Ventura Bl. - PMB 537, Sherman Oaks, CA 91423

[Unsubscribe contactces@earthlink.net](mailto:unsubscribe_contactces@earthlink.net)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by info@cesinaction.org powered by



Try email marketing for free today!