

# SAJE

STRATEGIC ACTIONS FOR A JUST ECONOMY

# OUR IMPACT IN 2025





# ABOUT SAJE

**SAJE BUILDS COMMUNITY POWER AND LEADERSHIP FOR ECONOMIC JUSTICE.**

We are a nonprofit economic justice organization based in South Central L.A. Since 1996, we've work alongside community members in our neighborhood and beyond to advocate for a government and society that values people over profit.



Our vision is for a society where everyone has access to green space, reliable and safe transit, economic security, and healthy, secure and affordable housing, and where the elements of the built environment necessary to survival are publicly supported infrastructure and not commodities.

We believe we can realize this vision by engaging all people, especially those who have been socially marginalized, in decisions about the fate of their city, regardless of their class, race, gender, or any social privileges.

# PROGRAM AREAS



## **Tenant Rights**

Strengthen and enforce the laws that ensure rental housing is healthy, safe, and affordable.



## **Climate and the Built Environment**

Improve the built environment for low-income and working-class people in the region.



## **Equitable Development and Land Use**

Ensure community members have a voice in new development, including what long-term benefits it will bring.

## HIGHLIGHTS IN 2025



Hundreds of SAJE members advocated for strengthening the laws that protect renters from harassment and eviction and shared ideas about making their communities safer and more affordable.

Eighteen SAJE members regularly attended LA Metro board meetings to advocate for a care-based public safety strategy and a universal fareless transit policy. They also participated in LA Metro's Bus Stop Engagement Summit in spring 2025.

Three SAJE members were accepted into LADOT's Mobility Advisory Committee and now participate in monthly meetings to provide insight and recommendations for improving the city-run transit system.

Fifteen SAJE members participated in focus groups as part of a SB 555 California's Social Housing Study. Their lived experiences will help inform how California defines social housing.

Forty-seven SAJE members participated in focus groups on extreme indoor heat in rental housing, helping codify a cooling ordinance for unincorporated Los Angeles County.

## HIGHLIGHTS IN 2025

Centering the voices and experiences of our members, our research and policy staff identified gaps in existing policies and advocated for new laws that advance economic equity.



**April:** Established a Tenant Right to Counsel Ordinance for Los Angeles renters.



**July:** Established a blanket ban on “substantial remodel” evictions in Los Angeles.



**August:** Established a cooling mandate for rental housing in unincorporated Los Angeles County.



**December:** Established a 4% cap on annual rent increases for rent-stabilized housing in Los Angeles.

## HIGHLIGHTS IN 2025

In January, wildfires destroyed homes, businesses, and livelihoods. Then came federal immigration raids in June. Through it all, SAJE continued to show up for vulnerable communities across Los Angeles.



In February, we filed a lawsuit against six price-gouging landlords in the wake of the Eaton Canyon fires and won financial settlements and injunctive relief.

From June through September, in partnership with local nonprofits, we distributed 600 bags of groceries to community members afraid to leave their homes. We also distributed \$2,640 in Food for Less gift cards to residents struggling with food security because of loss of income.

## HIGHLIGHTS IN 2025



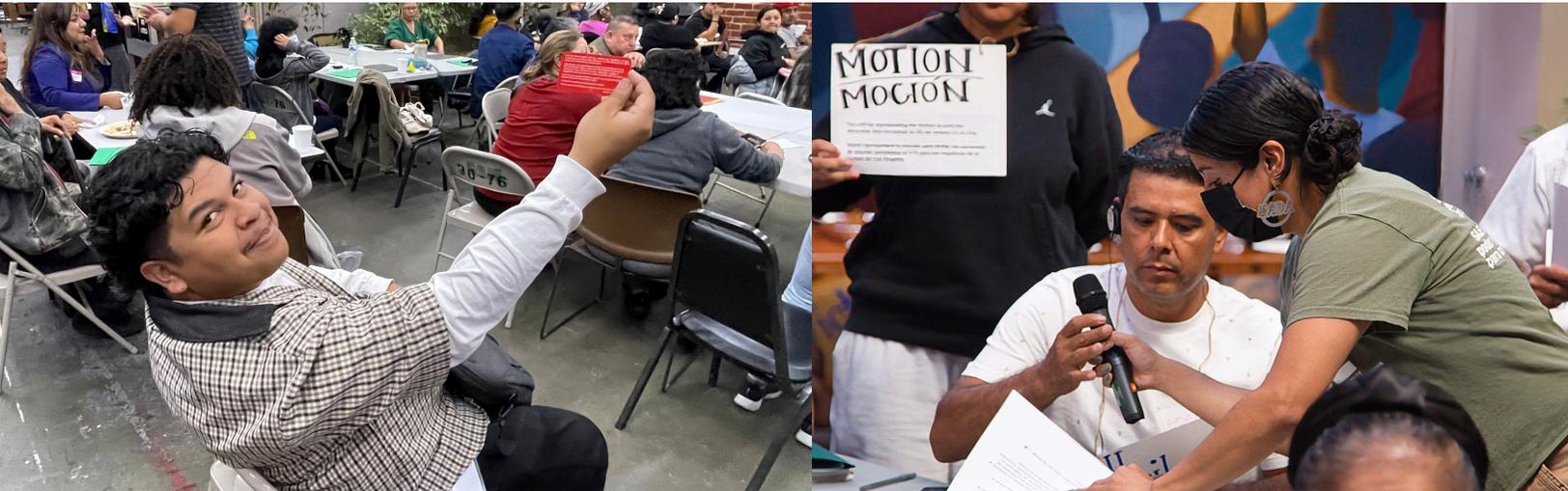
In 2025, SAJE led and staffed the Keep LA Housed coalition, passing the strongest slate of tenant protections in Los Angeles in nearly 50 years.

KLAH strengthened the Los Angeles Rent Stabilization Ordinance for the first time in 40 years. As of February 2026, annual allowable rent increases will be determined by a more equitable formula, with a floor of 1% and a ceiling of 4%. We also successfully advocated to remove the 1% to 2% increases that landlords add if they paid gas and electric utilities.

During the January wildfires, KLAH successfully passed emergency eviction protections for those who lost their income or their homes in Los Angeles County. KLAH also passed legislation to improve the city's Systematic Code Enforcement Program to improve health and safety in rental housing.

## HIGHLIGHTS IN 2025

Using popular education tools and techniques, we gave hundreds of Angelenos the confidence and skills to participate in civic processes and political life.



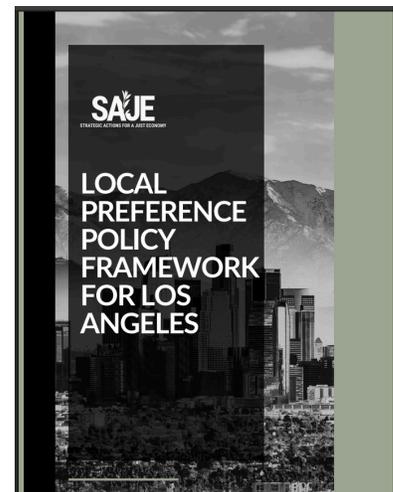
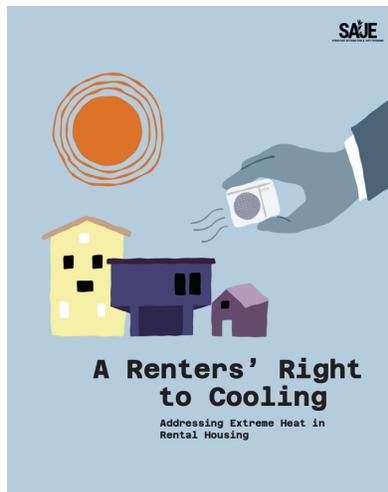
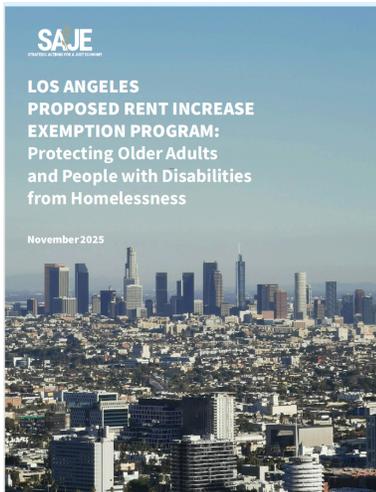
We hosted more than **350** virtual and in-person attendees to our Escuelitas. This series of popular education workshops focus on timely and relevant economic justice issues in Los Angeles. Our 2025 Escuelitas included sessions on ICE and the history of US immigration rights, the January wildfires and disaster capitalism, and how Los Angeles City Council works.



SAJE staff supported **470** tenants through the Tenant Action Clinic, a bimonthly self-help clinic that empowers renters to fight back against unlawful evictions, rent raises, landlord harassment, and substandard housing conditions.

## HIGHLIGHTS IN 2025

SAJE published six influential reports and white papers on tenant protections related to climate policy, wildfire recovery, aging in place, and the streamlining of affordable housing.



Lead author, **Tenants at the Center: An Equitable Path to Building Decarbonization**, March 2025

Lead author, **Compounding Disaster: A Spatial Analysis of Housing Risk and Speculation in Post-Fire Altadena**, May 2025

Lead author, **A Renters' Right to Cooling: Addressing Extreme Heat in Rental Housing**, June 2025

Co-author, **Confronting Disaster: Curbing Corporate Speculation in Post-Fire Altadena**, August 2025

Lead author, **Local Preference Framework for Los Angeles**, October 2025

Lead author, **Los Angeles Proposed Rent Increase Exemption Program: Protecting Older Adults and People with Disabilities from Homelessness**, November 2025

HIGHLIGHTS IN 2025

# SAJE AND STAY HOUSED L.A.



As an administrator of the Stay Housed L.A. program, SAJE provides tenant education workshops and clinics to tens of thousands of Angelenos at risk of eviction.



## Tenants reached: **25,000+**

Canvassed **20,000+** at risk of eviction

Led **48** know-your-rights workshops in Los Angeles City and County

Helped **5,500+** navigate the eviction process

## HIGHLIGHTS IN 2025



**SAJE Tenant Specialist Manuel Mireles helps hundreds of tenants navigate their eviction cases each year for Stay Housed LA. His work is keeping vulnerable Angelenos housed.**

In September, I reached out to Ana, a low-income tenant living in a one-bedroom rent-controlled apartment with her disabled, elderly mother. Ana's new landlord was refusing to accept rent and had filed an eviction against her. Ana had reached out to SHLA's legal services the month prior, and I was following up to see whether she had been successfully connected with an attorney. But it was too late: a default judgment already had been entered against her, and she had lost her hearing. Fortunately, the Los Angeles Sheriff's Department was able to assist Ana in filing a Right to Possession to add her mother to the unlawful detainer, and a new eviction hearing date was scheduled for later in the month.

I accompanied Ana and her mother to their new court hearing, where the judge granted the request to add her mother to the unlawful detainer. I then assisted Ana with reapplying for SHLA legal services, and she won her case. She expressed feeling empowered, relieved, and grateful that SHLA was able to intervene and help her and her mother navigate our complicated legal system and remain housed, especially after believing they had fallen through the cracks.

# STRATEGIC PARTNERSHIPS



Working in partnership with LA DWP, the nation's largest public utility, we brought information about energy efficiency measures and cost-saving tips to **2,841 Los Angeles residents**.



As part of this \$35 million initiative, SAJE is working to bring green spaces, clean air, renewable energy infrastructure, and dynamic mobility options to residents of South Central L.A.



Through Para los Niños, SAJE delivers healthy housing resources through L.A.'s Best Start program, which serves geographic areas of L.A. that have faced historic disenfranchisement and neglect.



SAJE conducts outreach for L.A. City's Rent Escrow Account Program (REAP), which remediates severe and ongoing habitability issues and code violations.

# SAJE IN THE MEDIA

**December 30, LAist:** Investors Are Buying Close to Half the Empty Lots in L.A. Burn Zones, Report Says  
**December 23, NBC LA:** L.A. Mayor Signs Rent Stabilization Ordinance, Capping Hikes at 4%  
**December 9, L.A. Public Press:** L.A. Rent Relief Is Coming. But as Immigration Raids Continue, It Might Not Close the Gap  
**December 9, Los Angeles Times:** L.A. City Council Passes Ordinance to Streamline Affordable Housing  
**December 2, LAist:** Should Small Landlords in L.A. Be Allowed to Raise Rents More than Their Corporate Counterparts?  
**November 14, Shelterforce:** Opportunity Zones: Billionaire Handout or Housing Booster?  
**November 12, LAist:** L.A. Reforms Rent Control for First Time in 40 Years, Lowering Rent Hikes for Most Tenants  
**October 22, Urbanize:** CRA/LA Putting Angels Landing and Bethune Library Sites Up for Grabs  
**October 6, LAist:** Corporations Are Buying Up Altadena Lots. Policies to Counter that Trend Have So Far Failed  
**September 11, Capital & Main:** A/C Saves Lives During Heat Waves. Will Los Angeles Require It for Rentals?  
**August 28, The Observer:** SB 79: Sacramento's One-Size-Fits-All Housing Experiment Will Cost Cities Dearly  
**August 20, L.A. Public Press:** Amid a Heat Wave, ICE Raids Are Scaring L.A.'s Most Vulnerable away from Cooling Centers  
**August 13, KCRW:** Climate Change Could Force A/C in Every SoCal Apartment  
**August 12, LAist:** Illegal Price Gouging Is Rampant after Disasters. Can It Be Stopped?  
**August 8, L.A. Daily News:** Researchers, Nonprofits in Watts, South Central Reflect on the Region 60 Years after Riots  
**August 6, LAist:** As Heat-Related Deaths Rise, L.A. County Will Soon Require that Landlords Keep Apartments Cool  
**July 17, LAist:** Roasting in Your Apartment? L.A. County Could Soon Require Landlords to Help Keep Rental Units Cool  
**July 15, Pasadena Now:** Housing Crisis Deepens for Many Black Families After Eaton Fire  
**July 10, L.A. Daily News:** With 3% Rent Hike in Effect, Los Angeles Tenants Call for City Council Reform  
**July 10, LAist:** L.A. County Renters without A/C Swelter in Heat Waves with Little Recourse, Study Finds  
**June 24, Knock LA:** The Uprooting of a Community: How USC-driven gentrification is displacing South L.A. residents  
**June 17, Shelterforce:** Tech Tools Help Tenants Push Back against Problematic Landlords  
**June 8, LAist:** New L.A. Rent Hikes Are Coming in Weeks. Why Are Rent Control Reforms Still on Hold at City Hall?  
**May 16, CBS News:** Altadena Leaders Share Concerns about Corporate Investors Buying Property  
**May 16, L.A. Daily News:** Altadenans Call for \$200 Million from State to Stem Corporate Speculation in Eaton Fire Zone  
**April 23, L.A. Public Press:** The "Badass" Echo Park Renters Who Defeated their Landlord  
**April 1, NBC Los Angeles:** L.A. City Council Approves Right to Legal Counsel for Evicted Renters. How It Works  
**April 1, LAist:** L.A. Passes "Right to Counsel" Law, but Many Tenants Facing Eviction Won't Get a Lawyer Yet  
**March 19, L.A. Daily News:** L.A. City Council Calls for Reports on Improving Enforcement of Home Sharing Rules  
**February 21, LAist:** LA Considers Waiving Development Reviews for Olympics projects. Critics Say Priorities Are Skewed  
**February 13, The Wrap:** With Wildfires Contained, the Long Rebuild for Hollywood Workers Begins  
**February 13, Shelterforce:** We Need a Plan for Decarbonization That Doesn't Displace Renters  
**February 10, Los Angeles Times:** L.A.'s Huge Investment in Recovery Should Benefit Many Angelenos, Not Just a Few  
**January 29, ABC 7:** L.A. City Council Tables Tenant Protection Proposal, Including 1-year Freeze on Rent Increases  
**January 29, Spectrum News 1:** City Council tables tenant protection proposal for more discussion  
**January 28, Marketplace:** L.A. Blazes Cause Rents to Soar  
**January 27, LAist:** How Widespread Is Post-fire Rent Gouging?  
**January 25, The Washington Post:** Rent Rose by 20 Percent across L.A. County after Fires. That's Illegal  
**January 23, Los Angeles Times:** Before Rebuilding, We Should Recognize the Fires' Tragedies and Opportunities  
**January 21, Salon:** Exploiting Disaster: Renters Accuse Los Angeles Landlords of "Abusive and Illegal" Price Hikes  
**January 17, Architectural Digest:** Rent Gouging: What Is It, Is It Legal, Can You Fight Back?  
**January 16, Daily Mail:** Greedy LA landlords and realtors accused of price-gouging rent by as much as 134% after fires  
**January 15, San Francisco Chronicle:** Some L.A. Residents Displaced by Fires Allege Rent Gouging  
**January 15, L.A. Public Press:** How to Report and Organize against Rent Gouging after the LA Fires  
**January 15, Los Angeles Times:** Signs of Rent Gouging Spike across Region in Fires' Wake, Bringing Calls for Enforcement  
**January 14, CBS News:** L.A. Housing Prices Expected to Grow after Fires amid Already Existing Crisis  
**January 14, NY Post:** L.A. Landlords Jack Up Rent by as Much as 124%, Flouting Price Gouging Laws during Wildfires  
**January 13, LAist:** L.A. Fire Victims are Suddenly Thrust into an Unforgiving Rental Housing Market  
**January 12, BisNow:** Rebuilding from "Utter Devastation" Will Intensify California's Existing Cost, Housing Problems  
**January 12, Common Dreams:** Advocates Demand Eviction Moratorium, Rent Freeze as LA Landlords "Cash in on Crisis"  
**January 11, The Washington Post:** Their Homes Torched amid a Housing Crisis, L.A. Residents Wonder Where to Go  
**January 10, The New York Times:** Prices Spike on Some L.A. Rentals as Fire Victims Search for Places to Stay

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