



"Great Apartments Start Here!"

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August 11, 2020
Via Electronic Mail

City of Los Angeles Housing Committee
City Hall
200 North Spring Street
Room 1010
Los Angeles, California 90012

Re: 20-0835 Relative to the feasibility of allowing tenants in apartments without air conditioning to install window air conditioners or use mobile air conditioning units, classifying air conditioning as a service requiring urgent repair, and incentives to property owners who install air conditioning (Agenda Item 3)

Dear Housing Committee Members:

At the August 12th Housing Committee meeting, the Committee will consider matters related to air conditioning in rental units including allowing renters to install window and mobile air conditioning units, amending the habitability designation of air conditioner repairs as an urgent repair and identifying funding that can be allocated to provide incentives and assist with costs for air conditioner installation by property owners.

While no one would dispute the dangers of extreme heat and the importance of a cool environment particularly when temperatures reach record highs, as the City explores this matter, the Apartment Association of Greater Los Angeles (AAGLA or Association) requests that the Committee consider the factors and recommendations set forth in this letter. The Association appreciates the Committee's consideration of ways to provide owners with incentives and financial assistance to help with the installation of air conditioning in multifamily buildings which is often very costly. It is important to note that when renters enter into a contractual agreement for a rental unit, they do so in recognition of the unit amenities and when air conditioning is not an available amenity, they should at that time discuss with the owner any available options for air conditioning. When a renter is seeking to place an air conditioner in their rental unit, the renter should first notify the housing provider and obtain written approval prior to installation.

Air conditioning installation presents certain safety concerns. If an air conditioner is not properly and securely installed in the window the possibility that it will fall out increases as does the potential that an individual may be injured as a result. Poor installation of a window unit may cause damage to the window and/or window frame, and both window and mobile air conditioners may be subject to leaking which can cause water damage to the rental unit. Damage to the window or loss of an original window that is removed to accommodate an air conditioning unit can be expensive, especially in older buildings with original windows that are no longer available and an entirely new window must be purchased (and for conformity, often more than one new window). Professional installation should be required for all air conditioners placed in a window and any resulting damage or window replacement should be paid for by the renter. Moreover, the property

owner should not be subject to any liability arising out of the installation or use of the air conditioner.

There are also other associated costs that should be considered. If the rental unit does not have an air conditioner, the electrical outlets may not support such an appliance and would necessitate new or upgraded outlets or upgraded electrical service to the building to avoid an electrical surge or potential fire hazards. Air conditioning units, particularly older units which are not energy efficient utilize a lot of electricity. In buildings where the utility costs are paid for by the housing provider, installation of multiple units within a building will significantly increase electricity costs. Renters should be required to install energy efficient units which will reduce electricity costs and are environmentally friendly. Where the renter is installing their own air conditioning unit, following owner written approval, the renter should be responsible for any associated unit outlet upgrades and air conditioning related repairs.

Thank you for your time and consideration of these matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at danielle@aagla.org.

Very truly yours,

Danielle Leidner-Peretz

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