



*"Great Apartments Start Here!"*

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March 2, 2021  
**Via Electronic Mail**

City of Los Angeles Energy, Climate Change, Environmental Justice, and River Committee  
Los Angeles City Hall  
200 North Spring Street, Room 1010  
Los Angeles, California 90012

Re: 21-0034: Bureau of Sanitation (BOS) Report Relative to the RecycLA Service Providers and a Short-Term Plan Commensurate with Other City Emergency Ordinances or Orders in Response to the COVID-19 Pandemic with Consideration of Payment Deferments, Payment Plans, Deferred Increases, and Late Fee Waivers; and Related Matters. (Agenda Item 4)

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Dear Committee Members:

At the March 4<sup>th</sup> Energy, Climate Change, Environmental Justice, and River Committee meeting, the Committee will continue deliberations relative to the RecycLA's recent 6.15% rate increase and receive an updated report inclusive of a RecycLA Service Providers (RSPs) proposed plan to provide relief to impacted customers. The Apartment Association of Greater Los Angeles (AAGLA) commends the Committee's direction at the February 4<sup>th</sup> meeting and the recognition that the City's rental housing providers are facing unique challenges as many have received little or no rental revenue for nearly one year, while simultaneously experiencing increases in building waste generation and associated increased waste removal costs. As the Committee reviews the proposed short-term plan, we urge Committee Members to approve an extended deferral period that aligns with state and local emergency measures.

The yearlong pandemic has had wide-ranging impacts on the City's rental housing providers as many have encountered inordinately high vacancy rates, severe reductions in rent collections, and increased per unit occupants and related increased utility usage and waste generation. Some housing providers have also indicated being charged late fees or other surcharges related to waste removal. Many rental housing providers have been exhausting their savings and/or borrowing money to cover building operating expenses. As we enter, year 2 of the pandemic, it remains critical that the City's small business rental housing providers receive much needed support. The continued survival of these housing providers is at risk and should we lose these "mom and pop" small businesses, much of the City's most affordable housing will soon vanish.

The second Los Angeles Sanitation and Environment (LASAN) report sets forth a proposed plan advanced by the RSP's to provide assistance to all RecycLA customers and additional relief



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specifically for multifamily property owner customers. The short-term plan would enable multifamily property owners to request a deferral of the rate increase beginning with the March 2021 billing cycle and anytime thereafter through September 2021, with payment of the deferred amount due by December 30, 2021 and for the potential to pay the deferred amount, if it exceeds \$1,000, within a 6 to up to 12-month period. We appreciate the RSP's recognition of these property owners' financial challenges and good faith effort to assist multifamily rental property owners. As the underlying severe financial impacts described herein will likely continue for the foreseeable future coupled with the provisions of Senate Bill 91 which requires that the local rent repayment period commence on or before August 1, 2021 and conclude by August 31, 2022, we urge the Committee to align the rate increase payment deferral period to be commensurate to these emergency measures as originally suggested by the Committee.

During the continuation of the pandemic, it is essential that we all work together to develop effective and balanced solutions that serve to assist all those impacted, prevent further economic instability, and facilitate the rebound ahead. 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](mailto:danielle@aagla.org).

Very truly yours,

*Danielle Leidner-Peretz*

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