



"Great Apartments Start Here!"

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November 18, 2025
Via Electronic Mail

Honorable Mayor Ara Najarian,
and Members of the Glendale City Council
Council Chambers
613 East Broadway, 2nd Floor
Glendale, California 91206

Re: Heat Pump and Energy Efficiency Requirements – Agenda Item 8a

Honorable Mayor Najarian and Members of the Glendale City Council:

The Apartment Association of Greater Los Angeles (AAGLA) represents rental housing providers throughout Los Angeles, including many in Glendale. More than 80% of our membership are mom-and-pop owners with 20 or fewer units. **We urge the City Council to exempt duplexes as multifamily properties from the ordinance prior to its passage.**

By definition, duplexes are **multifamily properties** as they have two separate living areas. Duplexes are used as rental housing investments by mom-and-pop owners. Many such multifamily property owners rely on these properties as their main source of income during retirement for daily living expenses after working full time at jobs that do not provide pensions. The renters that occupy these duplex do so as they are unable to afford purchasing a single family home, condominium or townhouse in Glendale for their families.

To suddenly force this new **heating requirement** upon rental housing providers when they are addressing a **cooling issue** is extremely costly. The "lifecycle savings" in the staff report does not apply to rental housing as the owner of the property and the user of the property are two separate entities. These additional costs will forcing many duplex owners out of business as rental housing providers and the City losing more naturally occurring affordable housing for renters.

In addition, for those remaining duplexes, their renters will substantially increases in utility costs as electricity is far more costly to use than natural gas for heating. These renters are the least able



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residents in Glendale to manage such additional cost burdens forced upon them under this ordinance. The ordinance will only worsen the affordable housing crisis in Glendale and push more working-class families out of the city entirely.

We urge the City Council to exempt duplexes as multifamily properties from this new mandate in order to preserve naturally occurring affordable housing in Glendale and keep low-income renter families housed.

Thank you for your time and consideration. Please feel free to reach out to me directly by telephone at (213) 384-4131; Ext. 309 or via electronic mail at janet@aagla.org.

Sincerely,

A handwritten signature in black ink that reads "Janet M. Gagnon". The signature is written in a cursive, flowing style.

Janet M. Gagnon, Esq.

CC: Daniel Yukelson, Executive Director, Apartment Association of Greater Los Angeles