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June 6, 2023  
**Via Electronic Mail**

Hon. Mayor Dan Brotman, and  
the Members of the Glendale City Council  
613 E. Broadway, 2nd Floor  
Glendale, California 91206

Re: Resolution for Restructuring and Increase of Solid Waste Collection Rates (Agenda Item 9)

At tonight's City Council meeting, the City Council will consider the adoption of a resolution for restructuring and increasing the solid waste collection rates that will result in **increases of 76% to 165%** for rental housing owners of properties that have 4 or fewer units.

The Apartment Association of Greater Los Angeles (AAGLA) represents thousands of rental housing providers throughout Los Angeles County, including Glendale. Most of our members are independent, mom-and-pop rental housing providers with a significant number owning 4 or fewer units. Independent owners typically use their small property to supplement their retirements and to pay for daily living expenses and medical care. These small owners have been particularly hard hit by the nearly 3 years of statewide and countywide COVID-19 moratoriums causing hundreds of thousands of dollars in lost rent industry wide. These small owners have far fewer units to spread the financial harm caused by a non-paying renter and as a result are struggling to be able to afford to keep their properties.

**This proposal to increase waste hauling fees so drastically in this unique time immediately after a historic global pandemic and at the very beginning of property owners finally starting the recovery process from the financial devastation that the pandemic caused is both heartless and shortsighted.**

Such a drastic increase will only continue to force more mom-and-pop owners out of the housing business whereby they will sell their properties to developers. As a result, Glendale will lose more of its scarce, naturally occurring affordable rental properties. As these sales close, it will also cause mass relocations as renters from entire buildings will be forced to move and seek new rentals to call home. For those fortunate rental housing providers and renters that keep their existing properties and rental units, these increased costs will be yet another financial burden for them to bear during an already extremely financially difficult time given ongoing high inflation rates.

We realize that the City is in a difficult financial situation itself due to increased trash hauling costs.

*“Great Apartments Start Here!”*

As the staff report states, these increased costs were brought on in large part by the City creating its franchise arrangement for commercial properties in December 2021 leaving fewer participants for the services provided directly by the City resulting in a significant reduction in revenue and a smaller customer base over which to allocate its fixed costs. Since this cost crisis was brought on by the franchise arrangement, it seems only fair that the franchise fees received by the City be used to offset all or at least some of these cost increases. At a minimum, the franchise fees should be used to delay the payment of these increased costs by 2 years with additional future years being added to the new fees schedule to enable these costs to be distributed over a longer period of time and provide mom-and-pop owners and their renters time to prepare for and adjust to these increases.

We would also urge the Council to use remaining American Rescue Plan Act (ARPA) funds to create a new rebate program for independent, mom-and-pop rental housing owners to assist them in keeping their properties by reducing these new trash hauling fees.

We urge the Council to recognize the severe financial hardships suffered by mom-and-pop rental housing providers and their renters during this historical global pandemic and allow them sufficient time to adjust to these increases by using the funds from the franchise fees to delay its implementation and impact.

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 [janet@aagla.org](mailto:janet@aagla.org).

Sincerely,

*Janet M. Gagnon*

Janet M. Gagnon, Esq.

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