



Los Angeles

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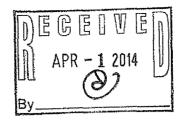
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April 1, 2014

Hon. Herb Wesson, President Hon. Members of the City Council Los Angeles City Council 200 North Spring Street Los Angeles, CA 90012



Dear Council President and Members of the Los Angeles City Council:

I am writing on behalf of the California Apartment Association – Los Angeles (CAALA) to reiterate my organization's position on the exclusive franchise proposed for Los Angeles' waste hauling system, and express our concern regarding the final Program Environmental Impact Report (PEIR) for the system, released on March 14.

As we have indicated numerous times throughout this process, CAALA strongly opposes the adoption of an exclusive franchise system for waste hauling in Los Angeles. As data have shown from several cities that have already adopted this system, an exclusive franchise is likely to result in substantially increased rates for waste hauling services. My members with buildings in cities with exclusive waste haul franchises report that they pay 30 to 50% more in trash collection than they do in the City of Los Angeles. Not only do they pay more, they widely report that their service is subpar.

Rate hikes will be especially harmful to multifamily housing providers and tenants, especially those that are regulated by the Rent Stabilization Ordinance (RSO). For market rate units, these additional costs will be passed through to the tenant, thereby increasing rental housing costs. For RSO properties, money that would otherwise be spent on maintaining the building will go to pay for these rate increases. Tenants and landlords do not fare well under an exclusive system.

Furthermore, after seeing the final PEIR, it is clearer to us now than ever that the supposed benefits of switching to an exclusive franchise system are not worth the costly negative impact it will make on our multifamily housing providers and other businesses across the city. For a City with a low supply of housing that directly correlates to high rental prices, you need to consider if the City's residents can afford for you to adopt this ordinance. We strongly urge you to do an economic impact analysis to determine the costs of such a program.

In looking at the PEIR, it is clear that the specific benefits of an exclusive franchise – as opposed to a non-exclusive franchise, an alternative for which our organization has advocated repeatedly – are likely negligible in terms of truck trips and the improvement of environmental quality, the most important items discussed in association with this issue over the last several years.

In addition, as we have said, a non-exclusive franchise would offer the City the same regulatory benefits as an exclusive franchise, without causing immense harm to Los Angeles' volatile business community.

For these reasons, and after reviewing the recently released PEIR, we are stronger in our view than ever that an exclusive franchise system is bad for Los Angeles, and that a non-exclusive franchise would be a smarter policy option for all City stakeholders. We urge you to rethink your stance on this issue, and reconsider the benefits of a non-exclusive franchise for Los Angeles' waste hauling system.

We thank you for your consideration of our position on this issue, and we look forward to continuing the discussion.

Sincerely,

Beverly Kenworthy

Barely Kenworthy

Executive Director

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