



December 6, 2018

Committee Members  
 Energy, Climate Change, and Environmental Justice Committee  
 200 N Spring Street  
 Los Angeles, Ca 90012

VIA USPS MAIL AND EMAIL TO ALL COMMITTEE MEMBERS

Dear Councilmembers,

Thank you for your support in requesting a report on the potential impacts of creating carve-outs for non-profits and low-income housing from RecyclA at the November 6, 2018 Committee Meeting.

BY \_\_\_\_\_  
 CITY CLERK  
 2018 DEC 11 PM 3:06  
 CITY CLERK'S OFFICE

California Commercial Investment is a company dedicated to providing high quality affordable housing to low income elderly and disabled residents as well as low income families throughout the country, including in the city of Los Angeles. Five of our 61 projects are in Los Angeles and all have experienced problems with service. In an attempt to reduce costs, we have assessed all buildings to see if we can change the size and quantity of bins, and frequency of pick-ups but this is not feasible given that due to the age of the buildings and their location, there are space problems and the grounds can't accommodate larger bins.

The significant increases in monthly costs for the same scope of trash service remain our biggest problem. As a Section-8 program operator, we aren't able to solve the problem by passing on the costs to our residents (nor would we think it's fair).

We would like to take this opportunity to give you some examples of how our costs have increased due to the implementation of the Recycle LA program, as follows:

1. Mariposa property at 756 & 757 S Mariposa Avenue, Los Angeles (70 units). Old service was \$234.47 for the 756 building and \$219.45 for 757. The new costs for the same service are \$640.37 and \$493.02 respectively, or an increase of 273% and 225%.
2. Fickett Towers (200 units) at 14801 Sherman Way, Van Nuys. Old service was \$947.24 and the new costs for the same service are \$2,490.74, or an increase of 263%.
3. CASA property building at 1151 S New Hampshire Avenue, Los Angeles (20 units). Old service \$161.70; new service \$797.93, or an increase of 493%.
4. CASA property building at 931-935 W 21<sup>st</sup> street, Los Angeles (20 units). Old service \$383.46; new service \$1,107.10, or an increase of 289%.

This is just a snapshot as there are 16 building service addresses for trash service that comprise the 5 projects and all have experienced excessive new fees for the same monthly service as well as new secured building charges.

I can also assure you that many of our residents oftentimes have neither checking accounts nor credit cards so we don't have the problem of tenants' increased ordering of products on-line which aren't being recycled as noted by LA Sanitation in the meeting.

We do understand and appreciate the goals of RecycLA but would hope that our buildings, which provide much needed low-income rental units, would validate some form of carve out or relief for not just our, but other buildings with the same goal of providing affordable, clean, safe and a well-maintained living environment for all residents.

I would be happy to discuss this with you further and can be reached at (805) 495-8400, extension 235 or via email at [edwardjanvelian@ccinvest.com](mailto:edwardjanvelian@ccinvest.com).

Thank you again for being receptive to an accommodation for affordable low-income properties.

Sincerely,

Edward Janvelian  
Regional Property Supervisor



- cc: Councilmember Nury Martinez, email [councilmember.martinez@lacity.org](mailto:councilmember.martinez@lacity.org)  
Councilmember Paul Koretz, email [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)  
Councilmember Paul Krekorian, email [councilmember.Krekorian@lacity.org](mailto:councilmember.Krekorian@lacity.org)  
Councilmember Gilbert A Cedillo, email [councilmember.cedillo@lacity.org](mailto:councilmember.cedillo@lacity.org)  
Councilmember Mitch O'Farrell, email [councilmember.ofarrell@lacity.org](mailto:councilmember.ofarrell@lacity.org)  
Scott Heaton, CCI  
Mark Weinstock, CCI  
Christine York, CCI