

POLICY MOTION

COMMITTEE: Planning & Land Use Management (PLUM)

TITLE: Support for CF 25-1036 – Maximum Interior temperature Threshold

BACKGROUND:

The Los Angeles County Board of Supervisors recently adopted an ordinance amending Chapter 11.20 of the Health and Safety Code to establish a maximum indoor temperature standard for rental housing. The ordinance requires that all habitable rooms in covered rental units be maintained at or below 82 degrees Fahrenheit, while allowing landlords flexibility in selecting code-compliant methods to achieve compliance, and tenants to use safe supplemental cooling.

In 2021, only about one-third of rental properties were owned by "Mom and Pop" landlords (those with fewer than five units), and only about a quarter were owned by individual owners, according to Knock LA. We believe that supporting these owners is critical to maintain affordable apartments. With the addition of additional cost to small landlords these properties are susceptible to being acquired by larger property owners that may replace these 1-5 unit buildings with larger buildings with more units, which will reduce the number of affordable properties on the market.

THE MOTION:

MVCC supports CF 25-1036 with the following amendment .
the MVCC recommends the Committee to direct staff to review options to support small rental properties 1-6 units owned by individuals rather than large corporations or institutional investors.

DIRECTED TO:

City Clerk
Councilmember- Katy Yaroslavsky CD-5
Councilmember-Traci Park CD-11

ACTION/VOTE COUNT:

MVCC PLUM Committee meeting, October 09, 2025

Motion of opposition moved by XXXX, seconded by XXXX

Motion of XXXX approved by MVCC PLUM XX-XX-XX

MVCC Board Meeting, October 23, 2025

Motion of opposition moved by Director XXX, seconded by Director XXX

Motion of opposition approved by the MVCC Board XX-XX-XX