

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 2-5 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 :

MVCC recommends the Committee to direct staff to include 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:

Motion approved by MVCC PLUM October 09, 2025

Vote: 8 Yeas, 0-No's 0 Abstention

- Yeas -Paddock, Hedge, Blue, Curry & 4 community members
- No's- None
- Abstentions- None

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

MOTION

Los Angeles faces increasing extreme heat due to climate change, with summer temperatures reaching dangerous levels. 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. The measure takes effect thirty days after final passage, with enforcement beginning January 1, 2027, or upon approval of the cost-recovery fee, whichever is later, and allows landlords of existing properties to request up to a two-year extension if unable to meet the requirement by the enforcement date.

In February 2025, the California Department of Housing and Community Development (HCD) released a landmark 60-page report recommending state lawmakers establish a maximum safe indoor temperature standard of 82 degrees Fahrenheit for all housing. This threshold is based on extensive public health evidence linking sustained indoor heat above this level to increased emergency room visits, hospitalizations, and mortality.

The risks are particularly acute throughout the City, but especially within inland areas such as the San Fernando Valley, where summer highs routinely climb into the upper 90s and beyond. In September 2020, Woodland Hills recorded a staggering 121°F — the highest temperature ever measured in Los Angeles County. Valley residents experience some of the highest rates of heat-related emergency room visits, with low-income neighborhoods suffering three to four times the heat-illness burden of wealthier areas. During major heat waves, Los Angeles County hospitals see over 1,500 excess ER visits, and seniors are 2.5 times more likely to die from extreme heat than the general population. Without intervention, the number of extreme heat days in inland Los Angeles is projected to multiply up to tenfold by mid-century, worsening these risks.

With 63 percent of Los Angeles households renting their homes according to the Department of City Planning, establishing a safe indoor temperature for rental housing is a public health imperative. Doing so would protect Angelenos — especially the most vulnerable — from illness and death during extreme heat events. Since adopting the County Health Code in the 1960s, the City of Los Angeles has routinely aligned with County Board actions. The City does not have a health department, but instead relies on the county's three health agencies. It is common practice for the city to conform its health-related regulations to the county when changes are made. This creates uniformity and helps reduce confusion. The city's health policy on heat should align with the county's, encompassing tenant protections like "no retaliation" and prohibiting unlawful rent pass-throughs.

WE THEREFORE MOVE that the City Council **REQUEST** City Attorney, with the assistance of the Department of City Planning, and the Department of Building and Safety, report back on options for an Ordinance to adopt Chapter 11.20 of Title 11 - Health and Safety of the Los Angeles County Code to establish a maximum indoor temperature threshold for all rental housing units in the City.

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WE FURTHER MOVE that the City Council **REQUEST** the Los Angeles Department of Water and Power (LADWP), and **DIRECT** the Los Angeles Housing Department (LAHD) to report back with recommendations to expand and align incentive and efficiency programs that allow renters to access and install energy-efficient air conditioning equipment, including updating previous shared programs such as Gateway2Green.

WE FURTHER MOVE that the City Council **REQUEST** the Los Angeles Department of Water and Power (LADWP) to report back on existing renewable energy and energy-efficiency incentive programs available to apartment building owners, with recommendations for expanding support for the installation and long-term maintenance of efficient air conditioning equipment, such as by partnering with and promoting available local union-run HVAC rebates. The report should also consider opportunities to layer incentives for complementary improvements, such as solar generation / storage and "cool roofs" on the same site.

PRESENTED BY:


EUNISSES HERNANDEZ
Councilmember, 1st District


BOB BLUMENFIELD
Councilmember, 3rd District

ORIGINAL


ADRIN NAZARIAN
Councilmember, 2nd District

SECONDED BY:

