



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
14.	32	Favor	Agustin Cabrera	<p>On behalf of Strategic Concepts in Organizing and Policy Education (SCOPE), I am writing to share our strong support the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82°F for rental units in Los Angeles County and urge you to reject any attempts to delay or weaken it particularly efforts to create a two-tiered system.</p> <p>Extreme heat is a growing public health crisis in Los Angeles, disproportionately harming low-income renters, older adults, children, and those with chronic illnesses. No one should be forced to endure dangerous indoor temperatures due to where they live or what they can afford. This ordinance is a critical step toward ensuring safe, livable housing for all Angelenos.</p> <p>The 82°F threshold aligns with public health guidance and offers landlords flexibility through active or passive cooling methods. We strongly oppose Supervisor Hahn's amendment that would limit the requirement to just one habitable room per unit. All habitable rooms must be protected.</p> <p>Lastly, we urge that the ordinance be fully enforceable, with streamlined processes for renters to report violations, strong interdepartmental coordination, and full staffing to ensure timely implementation. Impacted renters must remain at the center of this effort. We welcome conversation with all offices on how to ensure proper implementation of this important ordinance.</p> <p>Best, Agustin Cabrera SCOPE LA</p>
			Alex Jasset	
			Alex Jasset	
			Alexandra Gay	



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Agenda #	Relate To	Position	Name	Comments
14.	32	Favor	Anna Ress	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>I request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, I kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Sincerely, Anna Ress</p>
			Anna Saucedo	
			Barbara Ishida	<p>As a teacher in public education, it is crucial to be able to think and be in air that is cool enough. Housing temperature is crucial so that students and their families can come rested and healthy. It's not just about being able to function at school, it's about being able to function in life. Recently my house burned down in the Eaton Fire and we are now in an apartment. 82 degrees is pretty hot, but manageable. I know I get desperate when the temperature at night is 77 because of the insulation. Keeping the temperature down during the day is crucial for being able to sleep at night.</p>
			Ben Stapleton	



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Agenda #	Relate To	Position	Name	Comments
14.	32	Favor	Bridget Hauflaire	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Please feel free to reach out to me at bhauflaire@climateresolve.org with any questions.</p> <p>Sincerely, Bridget Hauflaire</p>



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14.	32	Favor	<p>Name</p> <p>Bridgette Ramirez</p> <p>Comments</p> <p>I urge you to adopt a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>I grew up in a house that didn't have air conditioning until just a year ago, so I know firsthand how bad the heat can be on physical and mental health. Even now, my family takes care to put reasonable limits to keep our indoor temperature around 80 degrees so as not to overtax the power grid and our electric bill.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk.</p> <p>The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p>
			<p>Brittany Rivas</p>



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14.	32	Favor	Brittany D Rivas	<p>Dear honorable board of supervisors,</p> <p>My name is Brittany D. Rivas, and I am a tenant in SD #4 and the Climate Adaptation and Resilience Enhancement (CARE) Coordinator for Communities for a Better Environment. We work with frontline community members of various incorporated and unincorporated communities (such as Walnut Park, Florence- Firestone, Harbor City, etc.) of Southeast LA and Wilmington. I support the safe indoor temperature ordinance as originally proposed. Heat is the deadliest extreme weather event and it gets worse every year. I do not support the amendment Supervisor Hahn is proposing and know our communities need to have all habitable rooms be met. This amendment by Supervisor Hahn does not include a sunset provision impacting climate resilient policies that our communities need and deserve.</p> <p>Low income communities of color in frontline neighborhoods like the one I live and work in feel the brunt of heat impacts with ongoing poor air quality outside their homes. Our communities are living near refineries, oil drilling, metal dismantlers, & freeways facing air pollution all year long. Not to mention how redlining has historically forced these inequities into our communities leaving us with very high needs for green space, tree canopy and more. Heat only makes these conditions worse for our families and neighbors. I am in a rental unit with poor insulation where heat has been difficult in the past couple of years and have been privileged enough to use a portable air conditioner to find some relief during the work day to some degree. As someone who works from home with access to this system and a great landlord; this is not the case for all tenants.</p> <p>Without immediate and meaningful action, the health and safety of too many Angelenos will continue to be jeopardized inside their own homes. No one should be forced to endure dangerous indoor temperatures simply because of where they live or what they can afford. Tenants need protection from these conditions. Adequate cooling should be a habitability requirement in ALL homes and rooms just like heating is.?Please vote yes to center community health by passing the safe indoor temperature threshold as originally proposed. Thanks for your leadership and consideration on this important matter.</p> <p>Sincerely, Brittany D. Rivas</p>
			Bruce Saito	



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Agenda #	Relate To	Position	Name	Comments
14.	32	Favor	Caleb Huang	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Please feel free to reach out to me at chuang@climateresolve.org with any questions.</p> <p>Sincerely, Caleb Huang</p>



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14.	32	Favor	Carey Bennett	<p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Sincerely, Carey Bennett</p>
			Catherine Baltazar	
			Chelsea Kirk	
			Chelsea Lee Byers	
			Daniel Hom	



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14.	32	Favor	Darielle Green	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Sincerely, Darielle</p>
			David Eisenman	<p>David P. Eisenman, MD, MSHS Professor of Medicine, UCLA 124 Lighthouse Mall Marina del Rey, CA, 90292 deisenman@mednet.ucla.edu 310-422-2002 August 1, 2025 Los Angeles County Board of Supervisors Kenneth Hahn Hall of Administration 500 W. Temple Street Los Angeles, CA 90012 RE: Support for Safe Maximum Indoor Temperature Ordinance (August 5, 2025 Draft)</p> <p>Dear Supervisors,</p> <p>As a physician practicing in Los Angeles County and a researcher focused on the health impacts of extreme heat, I am writing in strong support of the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82°F for rental units in Los Angeles County. I respectfully urge</p>

As of: 8/6/2025 7:00:06 AM



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you to oppose efforts to delay implementation or modify the ordinance into a two-tiered system.

Extreme heat is a growing public health crisis—now one of the leading causes of weather-related mortality in the United States. Here in Los Angeles County, it disproportionately harms our most vulnerable residents: older adults, individuals with chronic illnesses, young children, and low-income renters in buildings without adequate cooling. As a physician, I know just how dangerous—and how inequitable—this crisis can be.

My research has focused on identifying and addressing heat-related vulnerability. I developed the UCLA Heat Maps and led the analysis behind CalHeatScore, which warns communities about heat waves through its four level system and helps build climate resilience across California. Studies consistently highlight one key fact: indoors is not always safe, especially for tenants living in older buildings or communities historically deprived of infrastructure investment.

This ordinance is a necessary and pragmatic response. The 82°F threshold aligns with public health guidance and provides an enforceable standard that landlords can meet through either active or passive cooling. The flexibility is important, but so is the consistency. The ordinance enables independent cities within the County to adopt the same protections, ensuring equitable standards across jurisdictions.

With climate impacts intensifying, we cannot afford to wait. Every delay places more lives at risk. This ordinance reflects science, equity, and common sense. I strongly urge you to adopt the Safe Maximum Indoor Temperature Ordinance as currently drafted.

Thank you for your leadership in advancing public health, housing equity, and climate resilience.

Sincerely,

David P. Eisenman, MD, MSHS

Diego Rodrigues

Dillon Foster

Recently, UCLA released a study with the findings that many communities of color, even more specifically Latinx majority communities like the East San Fernando Valley, South Central LA, and South East Los Angeles communities face issues of habitability around extreme heat because many of these communities have older units of housing that are not designed for extreme heat and therefore have less ventilation while lacking adequate air conditioning systems compared to white communities, wealthier communities, and more recently built communities. While I hope to see policy to require the units be required to have heat pumps (environmentally friendly A/C units) or similarly energy efficient and environmentally friendly A/C units installed



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(Having sustainable A/C systems are a core requirement to building a sustainable and green housing stock not just in newly built units but in older units too) and maintained with the cost of installation and maintenance to be bared by whichever entity is most able to bare the brunt of the cost (perhaps even the fossil fuel industry that is responsible for the heating of our planet since the onset of the industrial revolution), I support this common sense measure to establish a heat threshold for housing habitability. Sometimes, environmental justice looks like expanding clean energy sources. Sometimes environmental justice looks like creating safer streets that are more accessible to sustainable modes of transportation. Sometimes environmental justice looks like creating economic opportunity through climate action. Sometimes, it looks like expanding green space or implementing climate resilient infrastructure. Other times it looks like policy changes like this that allow for a county wide approach to policy that allows communities of color to install systems to actively or passively cool their homes free of punishment.

Extreme heat can be deadly to anyone at certain thresholds but this is even more applicable to people with underlying health conditions, young people, the elderly, and those that are pregnant. As someone who grew up in areas of the county that were particularly susceptible to extreme heat in units of housing without air conditioning that were poorly ventilated, I understand first hand how dangerous this can be for those that are vulnerable who may not be able to seek out cooler places of refuge such as cooling centers. I witnessed this firsthand as I have family members that were susceptible to this (underlying health conditions) as well as being susceptible to this as a young person. During the summers, my family would flee our home during the day because temperatures inside our home would become dire – sometimes reaching upwards of 125 degrees fahrenheit. We simply could not survive in our home. For many, this is also their reality but it is more dangerous for them to flee due to socioeconomic conditions of the moment we live in. Any delay to this policy change locks this reality in for them for longer. This action is long overdue. Even if the County and other entities mentioned in regards to this policy are unable to cover the costs of sustainable A/C systems, this policy change strikes a balance that allows tenants to take action into their own hands which is a better outcome then delay is. Even if there is more logistical issues that need to be figured out to allow for our entire housing stock to be sustainably cooled, we can pass this policy today and then pass more policy down the road to come up with a solution that is practical to installing sustainable Air conditioning systems in our entire housing stock – allowing us to protect our most vulnerable while solving larger issues as we go.

Furthermore, this motion is particularly of importance for reasons other than disabilities and health conditions. Under this current presidential administration, immigrants and people of color more broadly are under the threat of detainment and deportation just by being caught outside or going to work or doing whatever they need to do with their day. Some people are disappearing off our streets while walking to and from work or the grocery store at the hands of ICE. Other people are being ripped out of their cars (or



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	other modes of transportation) or from their jobs or daily activities. It's simply unsafe for communities of color and immigrants in Los Angeles. This measure would allow these communities the safety of refuge in their own homes as it is simply unsafe for them to seek out cooling centers. This measure protects our most vulnerable in more ways than one. We must not let the most deadly effects of the climate crisis that affects Los Angeles make our most vulnerable more vulnerable.
Dwight D Scott	
Eduardo De La Riva	
Enrique Huerta	Support for the single 82-degree indoor residential heat standard for all residences. Oppose the two-tiered system.
Eric Farrar	
Fernando Ochoa	
Gina Goodhill	
Gissela Chavez	<p>My name is Gissela Chavez, and I am a tenant in SD #4. I support the safe indoor temperature ordinance as originally proposed. Heat is the deadliest form of extreme weather and it gets worse every year. I do not support Supervisor Hahn's amendment because our communities deserve their whole home to be habitable and the County deserves strong climate resilience initiatives. If the Board is considering Hahns amendment-I urge the Board require at least all bedrooms + 1 room (like a living room) to be enforced by the maximum temperature and the "one habitable room" amendment be bound by a sunset provision...</p> <p>Due to the fear of immigration enforcement in the region, many community members have sheltered in their homes- forcing them to endure unsafe heat conditions without proper cooling.</p> <p>Also, Landlords make passive income from rent and have plenty of levers to recover costs of upgrades (like rent increases or subsidy programs). Tenants on the other hand can't afford to install cooling systems or are prohibited from doing so by their landlords.?</p> <p>There are 72,000 units throughout unincorporated LA County whose tenants need protection from climate change. Adequate cooling should be a habitability requirement in ALL homes. Please vote yes to center community health and those most vulnerable to heat risks by passing the safe indoor temperature threshold as originally proposed. Thank you for your time and consideration on this critical matter.</p>
Grace Hut	See attached letter detailing SAJE's position of support for the Maximum Indoor Temperature Threshold Ordinance.
Grace Hut	



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		Guadalupe Gonzalez	
		Hernan G Molina	The City of West Hollywood supports the adoption of the draft ordinance establishing maximum indoor temperature threshold for rental housing units in the unincorporated areas of Los Angeles County.
		Isabel Parada	
		Isabella Potenzini	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Sincerely, Isabella Potenzini</p>
		Jacqueline Walukas	
		Jannet A Torres	
		Jenna Cobb	<p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of Los Angeles County are at risk. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p>

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Joey Klascius	<p>Dear Board of Supervisors,</p> <p>I'm writing as a resident of the Antelope Valley to support the Safe Maximum Indoor Temperature Threshold Ordinance—Item 14 on your agenda.</p> <p>Out here, we know how brutal the heat can get, tempsto climb well over 100 degrees. Without proper cooling, it becomes dangerous, especially for seniors, kids, people with health issues, and families who rent and can't afford to run or install air conditioning.</p> <p>This ordinance sets a fair standard: making sure indoor temperatures don't go above 82 degrees. That might not sound cool, but it's a lot safer than what many people are dealing with now. It also gives landlords options for how to meet the rule, whether it's through air conditioning or other cooling methods.</p> <p>Please pass the ordinance as it stands and don't delay or water it down. People's health, and lives, depend on it. And this issue will only get worse.</p> <p>Thank you for standing up for our communities and helping us stay safe in this heat.</p>
Justin Truong	<p>Requiring all rental units in LA County to maintain a maximum indoor temperature of 82-degrees will save consumers money and keep people safe. It would really mean a lot if you added your voice to this important cause by telling members of the Board of Supervisors to vote AYE on a single 82-degree indoor residential heat standard.</p>
Karen Romero Estrada	
Kelly Gonez	<p>attached letter in support of this item.</p>
Kelly Gonez	
Kelsey Redding	<p>SUPPORT – A SINGLE 82-DEGREE INDOOR RESIDENTIAL HEAT STANDARD</p> <p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact</p>



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	<p>neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses. Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard. Please feel free to reach out to me at kredding8@gmail.com with any questions. Sincerely, Kelsey</p>
Kenny Montejano	
KIMBERLY G AYERS	<p>Extreme heat has become so much a part of our lives that air conditioning and other mitigation is not a luxury but a necessity. Please recognize this new fact and protect our tenant neighbors! Thank you</p>
Laura Gracia	
Laura Gracia	
Lenore N Dowling	
Lia Cohen	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Best, Lia</p>
Lyric Kelkar	<p>Please see the attached letter in support of this ordinance on behalf of the</p>

As of: 8/6/2025 7:00:06 AM



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COUNTY OF LOS ANGELES, CALIFORNIA**

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HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

	Office of Eunisses Hernandez, Council District 1 in the City of Los Angeles.
Marc Futernick	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Please feel free to reach out to me at mfutah@aol.com with any questions.</p> <p>Sincerely, Marc Futernick, MD</p>
Mark Gaynor	In support of the motion without amendment
Marta Segura	Good morning Honorable Supervisors, As the Chief Heat Officer for the City of LA, I fully support this ordinance, as it will move the region and legislation in the right direction in protecting our most vulnerable communities from Heat Injury and death at home. More can be done by Landlords and tenants should have the right to install and request modifications to their unit to ensure thermal comfort and safety. Thank you.
Maru Cruz Castillo	
Mireya Aguilar	
Morris Rocha	
Rene Jimenez	
Robert A Berlin-Williams	<p>SUPPORT – A SINGLE 82-DEGREE INDOOR RESIDENTIAL HEAT STANDARD</p> <p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat</p>



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Ryan Sanchez Gonzalez	
Samantha Herrador	<p>I'm reaching out to share my support for the Safe Maximum Indoor Temperature Threshold Ordinance; Item 14.</p> <p>As extreme heat events become more frequent and dangerous across LA County, this ordinance is a vital public health measure to protect our most vulnerable residents, particularly in the Antelope Valley, where the average temperature in the late spring and summer averages 90+ degrees and extreme heat events push temperatures past 100.</p> <p>I urge the Board to support the ordinance as drafted on August 5, 2025, and to oppose any efforts to delay or shift to a two-tiered approach that would leave many tenants behind.</p> <p>Thank you for your continued leadership and commitment to health, equity, and climate resilience.</p>
Samantha M Nuno	<p>SUPPORT – A SINGLE 82-DEGREE INDOOR RESIDENTIAL HEAT STANDARD</p> <p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA</p>



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	<p>County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Please feel free to reach out to me at samanthamnuno@gmail.com with any questions.</p> <p>Sincerely, Samantha Nuno</p>
Selena Melgoza	<p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration, and intensity, and today, the residents of Los Angeles County are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses. Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p>
Sergio Lopez	
Shane Henson	
Stephanie Tapia Onate	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a</p>



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Steven H Meeks	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p>
Tanya Schwarz	<p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a</p>



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	Tanya Ortiz Franklin	
	Tommy R Fleming	<p>SUPPORT – A SINGLE 82-DEGREE INDOOR RESIDENTIAL HEAT STANDARD</p> <p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the 2022 LA County Vulnerability Assessment, are highly susceptible to the urban heat island effect.</p> <p>Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The LA County Tree Canopy Map reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.</p> <p>Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to vote "AYE" on the single 82-degree indoor residential heat standard.</p> <p>Please feel free to reach out to me at tommyruddfleming@gmail.com with any questions.</p>



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			Sincerely, Tommy Fleming
		Veronica Padilla	Pacoima Beautiful is in support.
		Wendy Miranda	
		Wendy Miranda	
		Wendy Miranda	My name is Wendy Miranda, I am with Esperanza Community Housing. I support the safe indoor temperature ordinance. Heat is the most deadly extreme weather condition and it gets worse every year. Tenants need protection from these conditions. Even in cooler parts of the County, rental units are not equipped to withstand heat waves. During a heat wave last September, coastal parts of the County saw record-breaking temperatures; LAX and Long Beach broke their all-time records by five degrees at 102 and 109 degrees respectively. Adequate cooling should be a habitability requirement in ALL homes just like heating is.
		Yvonne Watson	Without Amendments!!!!!!
		Yvonne Watson	
	Oppose	Amy Ash	The lifestyle of the United States, focused on consumption and creating "comfortable" capitalist focused lifestyles, created climate change. Through the destruction of land to create large homes with large yards, consumption of energy for air conditioning, use of petrol cars, we now face the possibility of the end of humanity. Yet, Americans are focused on air conditioning. There are people who live in homes that would require rewiring to install air conditioners. There are people who live on the street without access to any device to cool them. But most importantly, the actions of people in this country affect the rest of the world, who are either drowning or burning up due to the actions of people in this country. The only time this country took a single action to scale back emissions due to lifestyle changes, was inadvertently, during COVID, and it had a great positive impact. Yet this country boomeranged back to the consumption lifestyle worse than ever after restrictions were lifted. Now, it is careening forward, planet on fire be damned, to push for more emissions. This city should be looking for ways to restrict people's consumption of energy like wasteful office buildings, push for design changes in buildings to create natural cooling effects, push for more public pools and shade structures. Many of us grew up without air conditioning, yet this generation feels like everyone should have the same comforts of any wealthy person (as compared to the rest of the world). Americans should be ashamed that they continue with this consumption lifestyle and ignore its impacts on the rest of the world. It is depressing that non-profit organizations are pushing for 82 degrees, which is a normal summer temperature outside. It is sad that we are careening towards climate change but you are seeking ways to hide from it while birds and insects are dying from the heat. We are really cooked if this is the best you can do.
		Annette V Graw	
		Gina Hoskins	



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Jennette Toderick	
Jerard D Wright	<p>GLAR wants to thank Supervisor Mitchell for her sensible and responsible motions at the cluster to provide a workable pathway to implement the ordinance. The currently written ordinance has many questions than answers with respect to how to make this work for housing providers. In addition their is a question of liability for when a tenant brings a window slung AC unit and that AC unit falls on the property, who is liable for any harm and injury the falling of the AC unit? The ordinance leaves this wide open to interpretation which is a major concern to housing providers.</p> <p>Here are 5 other points that we have concerns with this ordinance with respect to its implementation.</p> <p>1) 86 DEGREES IS A CONSISTENT MEASURE BASED ON STATE HEALTH REGULATIONS</p> <ul style="list-style-type: none">• The California Department of Industrial Relations set an indoor maximum temperature of 86 degrees Fahrenheit in June 2024 for all workplaces. There is no legitimate "health" reason that a residence should be cooler than an average workplace.• Even regulations for "Residential Care Facilities for the Chronically Ill" allow temperatures up to 86 degrees. We need a maximum temperature of 86 degrees Fahrenheit to allow for more environmentally sensitive solutions such as evaporator coolers in most areas and in alignment with existing California laws. <p>2) HIGH CAPITAL COSTS WITH NO PASS THROUGH TO TENANTS</p> <ul style="list-style-type: none">• The cost of putting in new, much larger electrical panels, wiring, reinforcing load bearing structures to handle additional weight, as well as hanging new drywall and painting will be extremely costly for multifamily rental housing providers, especially mom-and-pop owners who have limited financial resources.• The County should allow a pass-through for this new mandate as it does for other capital costs. In addition, the County should also do a cost study for installation costs for making units "cooling ready". <p>3) UNSTABLE ELECTRICAL GRID</p> <ul style="list-style-type: none">• As we have all experienced this summer with multiple blackouts, our electric grid is already overwhelmed with current electricity demand. Requiring a maximum air temperature to be achieved by air conditioning would only make the grid far less stable by adding enormous amounts of increased demand. The County should obtain concrete data from utilities to know the impact of such huge new peak demand that will be created. <p>4) RENTERS ELECTRICITY BILLS WILL SKYROCKET</p> <ul style="list-style-type: none">• Air conditioners are appliances that require huge amounts of electricity to run along with ongoing maintenance, and installation of air conditioning units will cause huge increases in monthly utility bills for renters. This mandate will be a costly new burden for renters in buildings with metered electricity.



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			<ul style="list-style-type: none">• Already rent-burdened renters who struggle to pay monthly rent will incur the added costs of running their air conditioning units. Existing renters will not realize the huge financial impact of running these units until AFTER receiving their first utility bill. The County should obtain concrete data from utilities on the average cost for renters to run an air conditioning unit during the summer. <p>5) ORDINANCE SHOULD BE LIMITED TO ONLY ONE HABITABLE ROOM</p> <ul style="list-style-type: none">• Per the LA County Code, the heating requirement is already limited to one habitable room within the unit and any new mandate should align with existing heating requirements. A kitchen under the code is one of the habitable rooms which will normally be warmer when food is cooked compared to the rest of the unit.
		Philip K Taylor	<p>OPPOSE – A SINGLE 82-DEGREE INDOOR RESIDENTIAL HEAT STANDARD</p> <p>Dear Supervisor Hahn and LA County Board of Supervisors,</p> <p>I kindly request your leadership in opposing the 82-degree Indoor Residential Heat Standard. As climate change worsens, we need the ability to build more dense housing near public transit. Developers need to be incentivized to build new homes of all types and for all income levels near public transit. This means that we need to reduce the rules and regulations that are required of developers and landlords if we are to meet our housing goals.</p> <p>The best way to fight climate change driven heat is to build dense housing in mixed density walkable neighborhoods near public transit. This means removing regulations so that developers can build what they want where they want. A temperature standard will act to disincentivize developers from building climate-friendly homes for people who need them.</p> <p>For these reasons, I kindly urge you to vote "NAY" on the single 82-degree indoor residential heat standard.</p> <p>Please feel free to reach out to me at philiptaylor4545@gmail.com with any questions.</p> <p>Sincerely, Philip Taylor</p>
		Other	
		Fred Sutton	Attached, please find a letter from the California Apartment Association regarding this manner.
		Madison Jennings	I am so proud of LA County for considering climate protections for tenants. As climate change continues to cause temperatures to rise, renters health and well being will be threatened if they cannot properly cool down. I believe that establishing a maximum indoor temperature threshold for rental housing units is important, but I hope that the temperature threshold established in this ordinance can be applied to all of LA County, not only the unincorporated areas. Additionally, I believe that the amendment that limits the requirement to only one room in a unit significantly weakens the ordinance and makes it less likely to be properly upheld. The amendment should at least include a sunset date that allows for the ordinance to become the full capacity of the rental unit in the near future. Thank you for your time and consideration.



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		Item Total	85	
32.		Favor	Alex Jasset	
			Alexandra Gay	
			Anna Saucedo	
			Brittany Rivas	
			Bruce Saito	
			Catherine Baltazar	
			Chelsea Kirk	
			Daniel Hom	
			Diego Rodrigues	
			Dwight D Scott	
			Eric Farrar	
			Fernando Ochoa	
			Grace Hut	
			Guadalupe Gonzalez	
			Isabel Parada	
			Jacqueline Walukas	
			Jannet A Torres	
			Karen Romero Estrada	
			Kenny Montejano	
			Laura Gracia	
			Maru Cruz Castillo	
			Mireya Aguilar	
			Morris Rocha	
			Rene Jimenez	
			Ryan Sanchez Gonzalez	
			Sergio Lopez	
			Shane Henson	

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			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
32.		Favor	Wendy Miranda	
			Wendy Miranda	
		Oppose	Annette V Graw	
			Gina Hoskins	
			Jennette Toderick	
			Jerard D Wright	<p>GLAR wants to thank Supervisor Mitchell for her sensible and responsible motions at the cluster to provide a workable pathway to implement the ordinance. The currently written ordinance has many questions than answers with respect to how to make this work for housing providers. In addition their is a question of liability for when a tenant brings a window slung AC unit and that AC unit falls on the property, who is liable for any harm and injury the falling of the AC unit? The ordinance leaves this wide open to interpretation which is a major concern to housing providers.</p> <p>Here are 5 other points that we have concerns with this ordinance with respect to its implementation.</p> <p>1) 86 DEGREES IS A CONSISTENT MEASURE BASED ON STATE HEALTH REGULATIONS</p> <ul style="list-style-type: none">• The California Department of Industrial Relations set an indoor maximum temperature of 86 degrees Fahrenheit in June 2024 for all workplaces. There is no legitimate “health” reason that a residence should be cooler than an average workplace.• Even regulations for “Residential Care Facilities for the Chronically Ill” allow temperatures up to 86 degrees. We need a maximum temperature of 86 degrees Fahrenheit to allow for more environmentally sensitive solutions such as evaporator coolers in most areas and in alignment with existing California laws. <p>2) HIGH CAPITAL COSTS WITH NO PASS THROUGH TO TENANTS</p> <ul style="list-style-type: none">• The cost of putting in new, much larger electrical panels, wiring, reinforcing load bearing structures to handle additional weight, as well as hanging new drywall and painting will be extremely costly for multifamily rental housing providers, especially mom-and-pop owners who have limited financial resources.• The County should allow a pass-through for this new mandate as it does for other capital costs. In addition, the County should also do a cost study for installation costs for making units “cooling ready”. <p>3) UNSTABLE ELECTRICAL GRID</p> <ul style="list-style-type: none">• As we have all experienced this summer with multiple blackouts, our electric grid is already overwhelmed with current electricity demand. Requiring a

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				<p>maximum air temperature to be achieved by air conditioning would only make the grid far less stable by adding enormous amounts of increased demand. The County should obtain concrete data from utilities to know the impact of such huge new peak demand that will be created.</p> <p>4) RENTERS ELECTRICITY BILLS WILL SKYROCKET</p> <ul style="list-style-type: none">• Air conditioners are appliances that require huge amounts of electricity to run along with ongoing maintenance, and installation of air conditioning units will cause huge increases in monthly utility bills for renters. This mandate will be a costly new burden for renters in buildings with metered electricity.• Already rent-burdened renters who struggle to pay monthly rent will incur the added costs of running their air conditioning units. Existing renters will not realize the huge financial impact of running these units until AFTER receiving their first utility bill. The County should obtain concrete data from utilities on the average cost for renters to run an air conditioning unit during the summer. <p>5) ORDINANCE SHOULD BE LIMITED TO ONLY ONE HABITABLE ROOM</p> <ul style="list-style-type: none">• Per the LA County Code, the heating requirement is already limited to one habitable room within the unit and any new mandate should align with existing heating requirements. A kitchen under the code is one of the habitable rooms which will normally be warmer when food is cooked compared to the rest of the unit.
		Item Total	33	
Grand Total			118	



Innovate. Advocate. Achieve. Together.

July 28, 2025

Supervisor Janice Hahn
Los Angeles County Board of Supervisors
500 W. Temple St., Room 822
Los Angeles, CA 90012

RE: SUPPORT – A SINGLE 82-DEGREE INDOOR RESIDENTIAL HEAT STANDARD

Dear Supervisor Hahn,

We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the [2022 LA County Vulnerability Assessment](#), are highly susceptible to the urban heat island effect.

For 15 years, Climate Resolve has been shaping local, County and State policy to mitigate the health impacts of extreme heat. We advocate for climate adaptation strategies that are simple and easy for people to understand and adopt. Easier adaptation often leads to improved health outcomes. That's why we advocated for the County's cool roof ordinance in 2018. A simple, affordable and transferable adaptation strategy that has the dual benefit of reducing indoor temperatures and reducing the global warming potential of greenhouse gases. Your residents deserve simple solutions that produce many benefits to their quality of life.

Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The [LA County Tree Canopy Map](#) reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.

Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to **vote "AYE" on the single 82-degree** indoor residential heat standard.

Thank you for your continued leadership improving the lives of residents in District 4. Please feel free to reach out to me at parfrey@climateresolve.org with any questions.

Sincerely,

Jonathan Parfrey
Executive Director



City of West Hollywood

City Hall
8300 Santa Monica Blvd.
West Hollywood, CA
90069-6216
Tel. (323) 848-6460
FAX (323) 848 6562

CITY COUNCIL

CHELSEA LEE BYERS
Mayor

JOHN HEILMAN
Vice Mayor

John Erickson
Councilmember

Danny Hang
Councilmember

LAUREN MEISTER
Councilmember

July 31, 2025

Hon. Kathryn Barger, Supervisor, Chair
Hon. Hilda L. Solis, Supervisor 1st District
Hon. Holly J. Mitchell, Supervisor 2nd District
Hon. Lindsey P. Horvath, Supervisor 3rd District
Hon. Janice Hahn, Supervisor 4th District
Los Angeles County Board of Supervisors
500 West Temple Street
Los Angeles, CA 90012

Re: DRAFT ORDINANCE TO ESTABLISH MAXIMUM INDOOR TEMPERATURE THRESHOLD FOR RENTAL HOUSING UNITS IN THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY – SUPPORT

Dear Supervisors,

I am writing to express the City of West Hollywood's strong support for the above-referenced ordinance, which if approved, will set a maximum temperature threshold for rental units in the unincorporated areas of Los Angeles County.

The City of West Hollywood has been monitoring this issue as well, as many of the City's residential rental units were built when buildings did not include air conditioning and/or insulation that would result in cooler living units.

On September 21, 2020, the City Council directed City Staff to investigate the viability of an ordinance that would require landlords to permit residential tenants to install portable air conditioners in their rental units. The ordinance was meant to address health and safety impacts to tenants in rental units that lacked, or had insufficient, cooling systems to address excessive heat. A more thorough review of existing rental units showed the following:

- Existing buildings were designed and constructed under standards that did not consider energy conservation designs, infrastructure (e.g., ducting, electrical), and the presence of an adequate power supply from utility providers to accommodate the loads of modern A/C units.
- The more advanced energy conservation design standards found in state building codes would require substantial improvements to building and utility upgrades before A/C units can be installed in many older buildings.
- The retroactive installation of A/C units in these buildings would be economically infeasible for many and require substantial work that a

landlord may not consent to, and which could have a negative impact on existing tenants with respect to their ability to remain in their units.

- Requiring a landlord to permit the installation of A/C units could pose constitutional concerns.
- To the extent that an existing lease mandates that a tenant obtain the landlord' s consent before making material alterations to the premises, the ordinance could —in effect — interfere with a material provision in an existing lease; this in turn could raise potential constitutional concerns under the Contract Clause of the United States Constitution.
- Similarly, if the tenant commenced the work and damage occurred to the property, the ordinance could result in a regulatory taking of the landlord' s property in violation of the Takings Clauses of the United States and California Constitutions.

In light of the issues raised above by Staff across Divisions in the City, the City Attorney advised that an ordinance was not feasible.

In 2024, the Board of Supervisors approved directing the Public Health Department to research this issue further and return with a draft ordinance. The City of West Hollywood supported that motion and continues to support the proposed ordinance before you today. The proposed ordinance, if adopted, would serve as a model for West Hollywood and other jurisdictions to follow.

Thank you for your dedication to this critical issue. If you have any questions or need additional information, please contact me or Hernan Molina, Governmental Affairs Liaison at 323-848-6364 or via email at hmolina@weho.org

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Byers'.

Chelsea Lee Byers,
MAYOR



**TANYA ORTIZ
FRANKLIN**
BOARD DISTRICT 7

July 31, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Re: Support for the Safe Maximum Indoor Temperature Threshold Ordinance

Dear Members of the Los Angeles Board of Supervisors,

On behalf of the Los Angeles Unified School District's Board District 7 (BD7), I am writing to express my strong support for the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82 degrees Fahrenheit for rental units. As a school board member deeply committed to the well-being of children and families in Los Angeles County, I respectfully urge you to adopt the ordinance as drafted on August 5, 2025, and to oppose any efforts to delay or weaken it.

As extreme heat events become more frequent, intense, and prolonged, Los Angeles faces a mounting public health crisis. Heat is now one of the leading weather-related causes of death, and it disproportionately impacts our most vulnerable residents, especially low-income renters, older adults, young children, and people with chronic health conditions. Extreme heat is not just a climate issue—it's an educational and public health emergency. When children and their families are forced to live in homes where indoor temperatures regularly exceed safe levels, it impacts their ability to sleep, concentrate, and stay healthy. This, in turn, affects students' readiness to learn and succeed in school. Many of our most vulnerable students—those from low-income families, those with chronic health conditions, and our youngest learners—are disproportionately at risk in overheated homes. No child should come to school exhausted or ill simply because their housing lacks protection from dangerous temperatures.

The proposed 82 degree threshold reflects public health research and offers a practical, enforceable solution that still provides flexibility for landlords to comply using active or passive cooling. It strikes a practical balance between protecting residents' health and accommodating the limitations of older building stock by allowing landlords to meet the requirement through active or passive cooling options. The threshold also offers a path for cities across the County to adopt consistent protections, an essential move for ensuring that no child's safety and success depend on their zip code.

As local educators and school leaders, we are doing our part to prepare students for a changing climate, but we need your leadership to ensure they are safe and healthy at home. Passing this ordinance is an essential step in building climate resilience, protecting health, and advancing equity for families across Los Angeles County. Thank you for standing with our children and for taking this step toward a safer, healthier future for all.

Sincerely,

Tanya Ortiz Franklin, LAUSD School Board Member, Board District 7



City of West Hollywood

City Hall
8300 Santa Monica Blvd.
West Hollywood, CA
90069-6216
Tel. (323) 848-6460
FAX (323) 848 6562

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CHELSEA LEE BYERS
Mayor

JOHN HEILMAN
Vice Mayor

John Erickson
Councilmember

Danny Hang
Councilmember

LAUREN MEISTER
Councilmember

July 31, 2025

Hon. Kathryn Barger, Supervisor, Chair
Hon. Hilda L. Solis, Supervisor 1st District
Hon. Holly J. Mitchell, Supervisor 2nd District
Hon. Lindsey P. Horvath, Supervisor 3rd District
Hon. Janice Hahn, Supervisor 4th District
Los Angeles County Board of Supervisors
500 West Temple Street
Los Angeles, CA 90012

Re: DRAFT ORDINANCE TO ESTABLISH MAXIMUM INDOOR TEMPERATURE THRESHOLD FOR RENTAL HOUSING UNITS IN THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY – SUPPORT

Dear Supervisors,

I am writing to express the City of West Hollywood's strong support for the above-referenced ordinance, which if approved, will set a maximum temperature threshold for rental units in the unincorporated areas of Los Angeles County.

The City of West Hollywood has been monitoring this issue as well, as many of the City's residential rental units were built when buildings did not include air conditioning and/or insulation that would result in cooler living units.

On September 21, 2020, the City Council directed City Staff to investigate the viability of an ordinance that would require landlords to permit residential tenants to install portable air conditioners in their rental units. The ordinance was meant to address health and safety impacts to tenants in rental units that lacked, or had insufficient, cooling systems to address excessive heat. A more thorough review of existing rental units showed the following:

- Existing buildings were designed and constructed under standards that did not consider energy conservation designs, infrastructure (e.g., ducting, electrical), and the presence of an adequate power supply from utility providers to accommodate the loads of modern A/C units.
- The more advanced energy conservation design standards found in state building codes would require substantial improvements to building and utility upgrades before A/C units can be installed in many older buildings.
- The retroactive installation of A/C units in these buildings would be economically infeasible for many and require substantial work that a

landlord may not consent to, and which could have a negative impact on existing tenants with respect to their ability to remain in their units.

- Requiring a landlord to permit the installation of A/C units could pose constitutional concerns.
- To the extent that an existing lease mandates that a tenant obtain the landlord' s consent before making material alterations to the premises, the ordinance could —in effect — interfere with a material provision in an existing lease; this in turn could raise potential constitutional concerns under the Contract Clause of the United States Constitution.
- Similarly, if the tenant commenced the work and damage occurred to the property, the ordinance could result in a regulatory taking of the landlord' s property in violation of the Takings Clauses of the United States and California Constitutions.

In light of the issues raised above by Staff across Divisions in the City, the City Attorney advised that an ordinance was not feasible.

In 2024, the Board of Supervisors approved directing the Public Health Department to research this issue further and return with a draft ordinance. The City of West Hollywood supported that motion and continues to support the proposed ordinance before you today. The proposed ordinance, if adopted, would serve as a model for West Hollywood and other jurisdictions to follow.

Thank you for your dedication to this critical issue. If you have any questions or need additional information, please contact me or Hernan Molina, Governmental Affairs Liaison at 323-848-6364 or via email at hmolina@weho.org

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Byers'.

Chelsea Lee Byers,
MAYOR



July 31, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Re: Support for the Safe Maximum Indoor Temperature Threshold Ordinance

I am writing to express my strong support for the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82 degrees Fahrenheit for rental units in Los Angeles County. I urge you to oppose efforts to delay or change this to a two-tiered system.

As extreme heat events become more frequent, intense, and prolonged, Los Angeles faces a mounting public health crisis. Heat is now one of the leading weather-related causes of death, and it disproportionately impacts our most vulnerable residents, especially low-income renters, older adults, young children, and people with chronic health conditions. Without immediate and meaningful action, the health and safety of too many Angelenos will continue to be jeopardized inside their own homes.

The proposed maximum temperature threshold of 82 degrees Fahrenheit reflects the guidance of public health experts and sets a clear, enforceable standard. It strikes a practical balance between protecting residents' health and accommodating the limitations of older building stock by allowing landlords to meet the requirement through active or passive cooling options.

I urge the Board to adopt the Safe Maximum Indoor Temperature Ordinance as drafted on August 5, 2025. Los Angeles County can lead the way in enacting bold, health-centered climate resilience policy. Thank you for protecting public health and advancing housing-equity.

Sincerely,

Eddie De La Riva
Councilman, City of Maywood

David P. Eisenman, MD, MSHS
Professor of Medicine, UCLA
124 Lighthouse Mall
Marina del Rey, CA, 90292
deisenman@mednet.ucla.edu
310-422-2002

August 1, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

RE: Support for Safe Maximum Indoor Temperature Ordinance (August 5, 2025 Draft)

Dear Supervisors,

As a physician practicing in Los Angeles County and a researcher focused on the health impacts of extreme heat, I am writing in strong support of the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82°F for rental units in Los Angeles County. I respectfully urge you to oppose efforts to delay implementation or modify the ordinance into a two-tiered system.

Extreme heat is a growing public health crisis—now one of the leading causes of weather-related mortality in the United States. Here in Los Angeles County, it disproportionately harms our most vulnerable residents: older adults, individuals with chronic illnesses, young children, and low-income renters in buildings without adequate cooling. As a physician, I know just how dangerous—and how inequitable—this crisis can be.

My research has focused on identifying and addressing heat-related vulnerability. I developed the UCLA Heat Maps and led the analysis behind CalHeatScore, which warns communities about heat waves through its four level system and helps build climate resilience across California. Studies consistently highlight one key fact: indoors is not always safe, especially for tenants living in older buildings or communities historically deprived of infrastructure investment.

This ordinance is a necessary and pragmatic response. The 82°F threshold aligns with public health guidance and provides an enforceable standard that landlords can meet through either active or passive cooling. The flexibility is important, but so is the consistency. The ordinance enables independent cities within the County to adopt the same protections, ensuring equitable standards across jurisdictions.

With climate impacts intensifying, we cannot afford to wait. Every delay places more

lives at risk. This ordinance reflects science, equity, and common sense. I strongly urge you to adopt the Safe Maximum Indoor Temperature Ordinance as currently drafted.

Thank you for your leadership in advancing public health, housing equity, and climate resilience.

Sincerely,

David P. Eisenman, MD, MSHS



Board Member Kelly Gonez

Board of Education • District 6

333 S. Beaudry Ave, 24th Floor • Los Angeles, CA 90017

achieve.lausd.net/gonez • (213) 241-6388

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Friday Aug 1, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Re: Support for the Safe Maximum Indoor Temperature Threshold Ordinance

Dear Members of the Los Angeles Board of Supervisors,

As the Los Angeles Unified School Board Member for Board District 6, and on behalf of the students, families, and communities I represent, I am writing to express strong support for the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82 degrees Fahrenheit for rental units in Los Angeles County. I urge you to adopt the ordinance as drafted on August 5, 2025.

Board District 6 encompasses the East San Fernando Valley, where families are already experiencing the compounding effects of rising temperatures, poor housing conditions, and economic inequity. Communities like Pacoima, Panorama City, and Sun Valley consistently record some of the highest heat index levels in Los Angeles County, due in large part to urban heat island effects and a lack of tree canopy. Many of my constituents are renters living in aging buildings without adequate cooling systems, making indoor heat a serious and urgent public health risk. Importantly, beyond the significant detriments to health and wellbeing, there are serious concerns around the impacts of heat exposure to children's learning. A recent systemic review published in July 2025 in POS Climate found that extended exposure to heat impairs students' cognitive abilities, negatively affecting their academic performance.

As extreme heat events grow more frequent and severe, it is essential that we protect our most vulnerable residents, especially low-income renters, children, older adults, and those with chronic health conditions. This ordinance creates an enforceable, countywide standard that prioritizes health and safety while allowing for flexibility in how landlords comply, whether through passive or active cooling strategies.



Board Member Kelly Gonez

Board of Education • District 6

333 S. Beaudry Ave, 24th Floor • Los Angeles, CA 90017

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Too many families in the East San Fernando Valley are forced to endure dangerously high indoor temperatures simply because of where they live or what they can afford. Ensuring a safe indoor environment is a matter of equity, dignity, and resilience in the face of the climate crisis.

I respectfully urge the Board to lead with bold action and adopt this ordinance without delay. Thank you for your leadership in protecting public health, responding to the climate crisis with the necessary urgency, and advancing housing equity for all Angelenos.

Sincerely,

Kelly Gonez
Board Member, Los Angeles Unified School District
Board District 6

SUPPORT – A SINGLE 82-DEGREE INDOOR RESIDENTIAL HEAT STANDARD

Dear Supervisor Hahn and LA County Board of Supervisors,

We kindly request your leadership in adopting a single, clear, and unwavering 82-degree Indoor Residential Heat Standard. This life-saving regulation would greatly benefit many of your constituents, who, according to the [2022 LA County Vulnerability Assessment](#), are highly susceptible to the urban heat island effect.

Enacting a single 82-degree indoor residential heat standard will prevent a confusing two-tiered system for landlords and tenants. Climate change-driven extreme heat is increasing in frequency, duration and intensity, and today, the residents of District 4 living along the 710-and-605 corridors are most at risk. The [LA County Tree Canopy Map](#) reveals that many of these communities have too much pavement and fall significantly below the County's 18% average tree coverage. These high temperatures disproportionately impact neighborhoods vulnerable to extreme heat, where residents often have pre-existing medical conditions such as diabetes and hypertension, and are less able to absorb costly medical expenses.

Thankfully, the County's proactive measures now provide you with an opportunity to enact an 82-degree standard, safeguarding residents during extreme heat days. For these reasons and more, we kindly urge you to **vote “AYE” on the single 82-degree** indoor residential heat standard.

Please feel free to reach out to me at kredding8@gmail.com with any questions.

Sincerely,

Kelsey



August 04, 2025

Board of Supervisors
County of Los Angeles
500 West Temple Street
Los Angeles, CA 90012

Honorable Supervisors,

On behalf of our 5,000 members, I respectfully ask you to firmly **oppose Agenda Items 14 and 32 – the 82 DEGRESS MAXIMUM INDOOR TEMPERATURE Mandate.**

A temperature mandate *should* be based on:

Health and Science – just like the heating requirement, which is one habitable room per unit. The Department of Public Health 2023 report recommends a maximum indoor temperature of 86 degrees Fahrenheit, which allows for the use of evaporator coolers and passive forms of cooling.

Existing Infrastructure – our electric grid capacity is already overwhelmed with the current demand. The County should obtain concrete data from utilities before considering any mandate.

Feasibility – Much of our housing stock is older and would require very costly electrical upgrades as well as structural reinforcement. This would be extremely costly for multifamily rental housing providers, especially the many mom-and-pop owners with limited financial resources and who have had to struggle with rent caps along with staggering increases in operating costs.

Sincerely,

DocuSigned by:

Jennette Toderick

A844A7B0253C4D0...

Jennette Toderick
President, South Bay Association of REALTORS®



August 5, 2025

Los Angeles County Board of Supervisors
500 West Temple St.
Los Angeles, CA 90012

Via web submission

Re: Agenda Item 14 – Maximum Indoor Temperature Threshold for Rental Housing Units in the Unincorporated Areas of the County (Support)

Dear Honorable County Board of Supervisors:

Clean Power Alliance (CPA) is pleased to support the motion to establish a Maximum Indoor Temperature Threshold for Rental Housing Units ordinance to establish protections for tenants during extreme heat.

CPA is California's largest community choice aggregator (CCA), serving clean electricity to over three million residents and customers across 38 local jurisdictions in Los Angeles and Ventura counties. As a not-for-profit, its revenues are reinvested back into the very communities that CPA serves. CPA is the number one green power provider in the United States as designated by the U.S. Department of Energy's Renewable Energy Laboratory.

Extreme heat is a growing public health and safety concern for communities across LA County. It is linked to increased risk of serious health issues, especially for vulnerable populations such as seniors, infants, young children and pets. CPA praises the response by the Supervisors and the Department of Public Health (DPH) to create an indoor temperature standard paired with cost protections and tenant rights, as well as efforts by the County's Building Sustainability Advisory Services to support landlords with compliance.

CPA is supporting its customers and landlords in the communities we serve through financial incentives and technical assistance to promote efficient cooling options.





CPA currently offers the Instant AC Savings program to income-qualified customers, providing \$300 off the purchase of efficient room air conditioning units. A second program called Energy Team helps CPA customers with everything from energy upgrade assessments to providing information on ways to access available rebates for homes or small multifamily businesses. A third forthcoming program will focus exclusively on multifamily property owners. The program is expected to launch in 2026 and is designed to provide technical assistance and incentives for owners of small and medium size multifamily rental buildings to evaluate options and feasibility for efficient cooling. Additionally, the program will provide incentives for landlords of income-qualified customers or those within disadvantaged communities (DACs) to retrofit buildings with efficient cooling.

CPA is pleased to support this motion that would establish a Maximum Indoor Temperature Threshold for Rental Housing Units ordinance to establish protections for tenants during extreme heat. We appreciate the Board's consideration of this manner. If you have any questions, please contact Gina Goodhill at (213) 361-6650 or at ggoodhill@cleanpoweralliance.org.

Sincerely,

Gina Goodhill
Senior Director, Government Affairs

Joanne O'Neill
Senior Director, Customer Programs



525 S. Hewitt St.
Los Angeles, CA 90013
(213) 689-9707 usgbc-ca.org

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Oren Wool – 108 Technologies

Candice Wong – Ten Over Studio

EXECUTIVE STAFF

Ben Stapleton, Executive Director

August 4, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

RE: Item 14, Maximum Indoor Temperature Threshold for Rental Housing Units in the Unincorporated Areas of the County - SUPPORT

Dear Board Members,

On behalf of U.S. Green Building Council California, I am writing to express support for Item 14, Maximum Indoor Temperature Threshold for Rental Housing Units in the Unincorporated Areas of the County. Establishing a safe maximum indoor temperature threshold of 82 degrees Fahrenheit for rental units in the County will support equity and resilience as climate change brings stronger and more frequent heat waves. We urge you to oppose efforts to delay or change this to a two-tiered system.

USGBC California's deep bench of members are sustainability and green building professionals with a strong commitment to addressing climate change and other local, state, and international environmental issues. Our members are designers, engineers, public agency and utility staff, consultants, product manufacturers, and service providers. Our mission is to transform California through the built environment into a more sustainable, resilient, and equitable place for all. Our goals include advancing environmental justice by developing diverse talent, and systemic change based on impactful solutions to address our urgent environment and social challenges.

As extreme heat events become more frequent, intense, and prolonged, Los Angeles faces a mounting public health crisis. Heat is now one of the leading weather-related causes of death, and it disproportionately impacts our most vulnerable residents, especially low-income renters, older adults, young children, and people with chronic health conditions. Without immediate and meaningful action, the health and safety of too many Angelenos will continue to be jeopardized inside their own homes. No one should be forced to endure dangerous indoor temperatures simply because of where they live or what they can afford. This ordinance is an essential step toward ensuring all residents have access to safe, livable homes.

The proposed maximum temperature threshold of 82 degrees Fahrenheit reflects the guidance of public health experts and sets a clear, enforceable standard. It strikes a practical balance between protecting residents' health and accommodating the limitations of older building stock by allowing landlords to

525 S. Hewitt St.
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Jay Shipley – Roux

Ryan Tinus – LivCor

Megan White – Firecrown

Oren Wool – 108 Technologies

Candice Wong – Ten Over Studio

EXECUTIVE STAFF

Ben Stapleton, Executive Director

meet the requirement through active or passive cooling options. Importantly, this ordinance also creates a pathway for independent cities within the County to adopt the same protections, ensuring that no tenant is left behind regardless of jurisdiction. With climate impacts intensifying, a consistent and countywide approach to indoor heat safety is critical.

We urge the Board to adopt the Safe Maximum Indoor Temperature Ordinance as drafted on August 5, 2025. Los Angeles County can lead the way in enacting bold, health-centered climate resilience policy. Thank you for protecting public health and advancing housing-equity.

Thank you for your consideration.

Sincerely,



Ben Stapleton,
Executive Director



California Apartment Association
4401 Atlantic Ave. Suite 200
Long Beach, CA 90807

August 4th, 2025

The Honorable Chair Barger
Los Angeles County Board of Supervisors
500 W. Temple St.
Los Angeles, CA 90012
VIA Email

Re: (Item 14) *OPPOSE UNLESS AMENDED*
Establishing a Safe Maximum Temperature Threshold for Residential Units

Dear Chair Barger and Honorable Members of the Board of Supervisors,

The California Apartment Association (CAA) represents local housing providers who are involved with a range of rental properties from those that offer a single unit to large apartment communities as well as businesses that provide goods, services, and support to the housing industry. I am writing to express our position of *Oppose Unless Amended* on Item 14 concerning a proposed safe maximum temperature threshold.

Commitment to Fair Housing Policy

We are committed to the development of fair, practical, and equitable housing policies that consider both resident well-being and the operational realities of housing providers. In 2024, [we recognized](#) the Board's support for exploring this concept and appreciated the directive to engage stakeholders in meaningful discussions. CAA participated in multiple stakeholder meetings and repeatedly offered pragmatic recommendations to help shape a feasible policy.

Unfortunately, despite this engagement, the county has not produced formal analysis or offered explanations for accepting or rejecting the stakeholder's suggestions. Transparency in how decisions are made is vital for ensuring trust and achieving workable outcomes.

Request for a Phased and Practical Path Forward

We urge the Board to adopt a more practical and phased approach, specifically, reducing the threshold requirement from *all rooms to ONE room* in existing buildings. This alternative, supported by the [RAND report](#) (Page 24), provides a safe harbor during periods of extreme heat and offers a realistic compliance starting point for older structures. After evaluating lessons learned during an initial implementation period, the county could then consider expanding the standard.

There are critical logistical issues related to electrical capacity that must be addressed. Air conditioning is among the most energy-intensive systems in a household, and many older buildings lack the infrastructure to handle the demand imposed by modern cooling appliances. Without a feasibility study or utility impact analysis, the risk of electrical overloads or brownouts remains unmitigated, putting both housing providers and residents at risk.

Outstanding Policy Concerns

We highlight the following issues that were never addressed in the stakeholder meetings:

1. Measurement Duration Standards

The ordinance fails to specify how long the temperature must exceed the designated threshold before a violation is determined.

- *Clear, science-based duration threshold should be included to ensure consistency and fairness in enforcement. No standard increases the likelihood of an A/C requirement.*

2. Resident Responsibilities

The current proposal lacks provisions requiring residents to maintain portable units, store them properly, engage in passive cooling strategies or use them before filing a complaint.

- *Resident responsibility must be clearly articulated in the ordinance.*

3. Definition and Installation of Portable Devices

Allowing residents to hang window units presents serious safety hazards. While the ordinance gestures toward safeguards, the language remains vague and difficult to enforce.

- *We recommend removing hanging window units from the definition of approved devices unless specifically authorized by the housing provider.*

4. Temperature Threshold Consistency

The proposed threshold of 82°F is inconsistent with the [California Department of Industrial Relations](#)' indoor temperature standard. [Other jurisdictions](#) use a bifurcated approach, and the original [2024 board motion](#) also referenced a dual-threshold system.

- *Why is Los Angeles County diverging from these established practices?*

A Call for Pragmatism

CAA supports Supervisor Janice Hahn's amending motion that allows some housing providers to meet the threshold in at least one habitable room rather than all rooms. This practical amendment reflects the recommendations of the [RAND](#) report. We commend Supervisor Hahn's leadership in advancing a more workable solution that can serve as a foundation for broader policy implementation. This concept should be expanded.

Housing providers are working with residents on these issues. We acknowledge the growing impacts of climate change. However, rental housing providers are being asked to retrofit buildings that were constructed in accordance with earlier code standards without sufficient planning support or regulatory flexibility. The Board must consider the implications of this ordinance, including potential consequences that could significantly impact housing affordability.

CAA respectfully urges the Board to implement a phased approach while conducting necessary analysis for expansion. This would allow the development of a policy that achieves the aims of the County while ensuring compliance is both feasible and equitable.

Sincerely,



Fred Sutton
California Apartment Association



**Sierra Club Angeles Chapter
617 W. 7th St, Suite 702
Los Angeles, CA 90017
(213) 728-7543**

August 4, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Re: Support for the Safe Maximum Indoor Temperature Threshold Ordinance

Dear Members of the Los Angeles Board of Supervisors,

On behalf of the Sierra Club Angeles Chapter Environmental and Social Justice Committee, I am writing to express our strong support for the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82 degrees Fahrenheit for rental units in Los Angeles County. I urge you to oppose efforts to delay or change this to a two-tiered system.

As extreme heat events become more frequent, intense, and prolonged, Los Angeles faces a mounting public health crisis. Heat is now one of the leading weather-related causes of death, and it disproportionately impacts our most vulnerable residents, especially low-income renters, older adults, young children, and people with chronic health conditions.

As stated on page 27 of 2025 Report to the Legislature,
POLICY RECOMMENDATIONS: RECOMMENDED MAXIMUM SAFE INDOOR AIR
TEMPERATURE

“Poor air quality can also limit the use of natural ventilation to provide cooling when outside temperatures are below indoor air temperatures. This is particularly true during periods of heavy wildfire smoke.”

No one should have to face the dangerous choice between breathing or baking in one’s own home.

Without immediate and meaningful action, the health and safety of too many Angelenos will continue to be jeopardized. Again, no one should be forced to endure dangerous indoor

temperatures simply because of where they live, what they can afford, or when it might be safe to open a window.

This ordinance is an essential step toward ensuring all residents have access to safe, livable homes.

The proposed maximum temperature threshold of 82 degrees Fahrenheit reflects the guidance of public health experts and sets a clear, enforceable standard. It strikes a practical balance between protecting residents' health and accommodating the limitations of older building stock by allowing landlords to meet the requirement through active or passive cooling options. Importantly, this ordinance also creates a pathway for independent cities within the County to adopt the same protections, ensuring that no tenant is left behind regardless of jurisdiction. With climate impacts intensifying, a consistent and countywide approach to indoor heat safety is critical.

We urge the Board to adopt the Safe Maximum Indoor Temperature Ordinance *as* drafted on August 5, 2025. Los Angeles County can lead the way in enacting bold, health-centered climate resilience policy. Thank you for protecting public health and advancing housing-equity.

Sincerely,

Yvonne (Martínez) Watson, She/Her

Chair, Environmental and Social Justice Committee - Sierra Club Angeles Chapter
"Nihil de nobis, sine nobis" - Nothing about us, without us (Disability Rights)



August 5, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Re: Support for the Safe Maximum Indoor Temperature Threshold Ordinance

Dear Members of the Los Angeles Board of Supervisors,

On behalf of Los Angeles Council District 1, I am writing to express my strong support for the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82 degrees Fahrenheit for rental units in Los Angeles County. I urge you to oppose efforts to delay or change this to a two-tiered system.

As extreme heat events become more frequent, intense, and prolonged, Los Angeles faces a mounting public health crisis. Heat is now one of the leading weather-related causes of death, and it disproportionately impacts our most vulnerable residents, especially low-income renters, older adults, young children, and people with chronic health conditions. Without immediate and meaningful action, the health and safety of too many Angelenos will continue to be jeopardized inside their own homes. No one should be forced to endure dangerous indoor temperatures simply because of where they live or what they can afford. This ordinance is an essential step toward ensuring all residents have access to safe, livable homes.

The proposed maximum temperature threshold of 82 degrees Fahrenheit reflects the guidance of public health experts and sets a clear, enforceable standard. It strikes a practical balance between protecting resident's health and accommodating the limitations of older building stock by allowing landlords to meet the requirement through active or passive cooling options. Importantly, this ordinance also creates a pathway for independent cities within the County to adopt the same protections, ensuring that no tenant is left behind regardless of jurisdiction. With climate impacts intensifying, a consistent and countywide approach to indoor heat safety is critical.

We urge the Board to adopt the Safe Maximum Indoor Temperature Ordinance as drafted on August 5, 2025. Los Angeles County can lead the way in enacting bold, health-centered climate resilience policy. Thank you for protecting public health and advancing housing-equity.

Sincerely,

Eunisses Hernandez
Los Angeles City Councilmember, District 1

Los Angeles City Hall
200 N. Spring Street, Room 460,
Los Angeles, CA 90012

August 4, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Re: Support for the Safe Maximum Indoor Temperature Threshold Ordinance

Dear Members of the Los Angeles Board of Supervisors,

On behalf of Communities for a Better Environment, I am writing to express our support for the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold ('Draft Threshold') of 82 degrees Fahrenheit for rental units in Los Angeles County. We urge you to oppose efforts to delay or weaken potential health benefits as portrayed by the recent Hahn amendment.

Founded in 1978, Communities for a Better Environment (CBE) is one of the preeminent environmental justice organizations in the nation. CBE is rooted in place-based organizing and works alongside community leaders in Wilmington and the Southeast Los Angeles (SELA) incorporated and unincorporated cities (i.e. Florence-Firestone, Walnut Park, Maywood, Huntington Park, South Gate, Cudahy, Bell, Bell Gardens, etc.) to build people's power in California's communities of color and low-income communities. Our mission is to achieve environmental health and justice by preventing and reducing pollution and building green, healthy, and sustainable communities and environments.

Background

As extreme heat events become more frequent, intense, and prolonged, Los Angeles faces a mounting public health crisis. Heat is now one of the leading weather-related causes of death, and it disproportionately impacts our most vulnerable residents, especially low-income renters, older adults, young children, pregnant individuals and people with chronic health conditions. Without immediate and meaningful action, the health and safety of too many Angelenos will continue to be jeopardized inside their own homes. No one should be forced to endure dangerous indoor temperatures simply because of where they live or what they can afford.

In January 2025, Los Angeles County experienced the traumatic Eaton Canyon/ Palisades Fire and Windstorm, that killed more than two dozen people and displaced residents by destroying nearly 40,000 acres of homes and businesses.¹ CBE shared air quality and fire updates

¹ Greene, S., Kambhampati, S., Shalby, C., Haggerty, N. (2025, January 27). *Mapping the Damage from the Eaton and Palisades Fires*. Los Angeles Times. <https://www.latimes.com/california/story/2025-01-16/mapping-los-angeles-damage-from-the-eaton-and-palisades-fires-altadena-pasadena>

with our community members in SELA and they expressed concerns about climate change, increasing extreme heat events, wildfires, and increasing rents. At this meeting we discussed the original Draft Threshold, which many community members supported. *“I appreciate that this will allow tenants to install AC without repercussions- Rosy”*.

As an environmental justice organization, we approach issue areas through a holistic approach, meaning we consider habitability conditions, cumulative impacts from climate and the built environment. There are many environmental justice communities in the County of Los Angeles where low-income families are living right next to polluting industry such as metal dismantlers, refineries, oil drilling, chemical facilities, or heavy diesel traffic, and much more. These industries release a variety of pollutants such as oxides of nitrogen (NOx) and volatile organic compounds (VOC). During an extreme heat event, the heat reacts with chemical compounds creating ground-level ozone which impacts respiratory health and are especially dangerous for those with asthma.² As such, during extreme heat events some community members who do not have an AC unit may open their windows to relieve the heat, however, this is not only causing unhealthy indoor air quality, it is also inefficient- as stated by one of our community members (*“People open their windows or use ceiling fans and it’s insufficient- Norma”*). We believe that the Draft Threshold will provide necessary benefits to environmental justice communities by providing indoor heat relief without fear of repercussion from landlords.

Health Impacts and Environmental Justice

The proposed maximum temperature threshold of 82 degrees Fahrenheit reflects the guidance of public health experts and sets a clear, enforceable standard. It strikes a practical balance between protecting residents' health and accommodating the limitations of older building stock by allowing landlords to meet the requirement through active or passive cooling options. The Draft Threshold is complimentary to the ongoing Our County Sustainability Plan and proves the County is committed to taking enforceable actions to achieve climate adaptation and resilience. We look forward to these plans working together to increase holistic cooling efforts such as tree planting, increased access to green spaces, decarbonization efforts, and expanding access to cooling or resilience hubs. We also commend the County for minimizing the past through costs from landlords to tenants given the cost of inflation and the urgent need for cooling equipment. Importantly, this ordinance also creates a pathway for independent cities within the County to adopt the same protections, ensuring that no tenant is left behind regardless of jurisdiction. With climate impacts intensifying, a consistent and countywide approach to indoor heat safety is critical.

While we support the Draft Threshold, we remain concerned that without the protections for mobile and manufactured homes that this ordinance undermines a legal obligation to affirmatively further fair housing and excludes those who are most at risk and disproportionately impacted by extreme heat. CBE, along with other housing and EJ partners, submitted letters to

² Environmental Protection Agency, *Ground-level Ozone Basics*. (Accessed July 31, 2025)
<https://www.epa.gov/ground-level-ozone-pollution/ground-level-ozone-basics>

the legislature urging AB 209 to incorporate mobile and manufactured homes. We urge the Board of Supervisors to extend protections to mobile and manufactured homes.

Investing in Community Health

We support the County serving as a Financial and Resource Hub for Tenants. However, we are concerned that these additional duties may create a bottleneck effect due to limited County staff. We recommend the County consider hiring additional staff to serve as direct liaisons between the tenants and the resource hub.

Conclusion

We urge the Board to adopt the Safe Maximum Indoor Temperature Ordinance *as* drafted on August 5, 2025- without Supervisor Hahn's amendments. We provided recommendations in this letter in hopes that the County consider them as amendments in the future to build and strengthen this ordinance and program. This ordinance is an essential step toward ensuring all residents have access to safe, livable homes. Los Angeles County can lead the way in enacting a bold, health-centered climate resilience policy. Thank you for protecting public health and advancing housing-equity.

Thank you,

Laura Gracia

Legal Advocate, Communities for a Better Environment

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COMMITTEES
CHAIR, REVENUE AND TAXATION
GOVERNMENTAL ORGANIZATION
INSURANCE

August 4, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Dear Members of the Los Angeles County Board of Supervisors,

I have the privilege of representing the 65th Assembly District of the State of California, encompassing roughly 500,000 individuals within the County. I am writing to express strong support for the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82 degrees Fahrenheit for rental units in Los Angeles County. I support this policy, which sets a clear, enforceable standard, and oppose efforts to delay or change this to a two-tiered system.

As extreme heat events become more frequent, intense, and prolonged, Los Angeles faces a mounting public health crisis. Heat is now one of the leading weather-related causes of death, and it disproportionately impacts our most vulnerable residents, especially low-income renters, older adults, young children, and people with chronic health conditions. Without immediate and meaningful action, the health and safety of many Angelenos will continue to be jeopardized inside their own homes. No one should be forced to endure dangerous indoor temperatures simply because of where they live or what they can afford. This ordinance follows the guidance of public health experts and is an essential step toward ensuring all residents have access to safe, livable homes.

I urge the Board to adopt the Safe Maximum Indoor Temperature Ordinance as drafted on August 5, 2025 and set the proposed maximum temperature threshold of 82 degrees Fahrenheit. Los Angeles County can lead the way in enacting bold, health-centered climate resilience policy. Thank you for protecting public health and advancing equity. For additional questions, please reach out to my office at (310) 324-6408 or contact District Director Maya Douglas via email at maya.douglas@asm.ca.gov.

Sincerely,

A handwritten signature in black ink, which appears to read "Mike A. Gipson". The signature is fluid and cursive, with the first name "Mike" being more prominent.

MIKE A. GIPSON
Assemblymember, 65th District (CA)



7/28/25

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Re: Support for the Safe Maximum Indoor Temperature Threshold Ordinance

Dear Members of the Los Angeles County Board of Supervisors,

On behalf of Physicians for Social Responsibility - Los Angeles, I am writing to express our strong support for the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82 degrees Fahrenheit for rental units in Los Angeles County. This is a critical public health issue, and we urge you to support the original ordinance and oppose attempts to delay or weaken its implementation.

As extreme heat events become more frequent, intense, and prolonged, Los Angeles faces a mounting public health crisis. Heat is now one of the leading weather-related causes of death, and it disproportionately impacts our most vulnerable residents, especially low-income renters, older adults, young children, and people with chronic health conditions. PSR-LA recently hosted an Extreme Heat Tabletop Exercise, alongside Los Angeles City and County officials, and while we are optimistic about better collaboration between government agencies, emergency responders and community members in the wake of a heat disaster, it is also necessary to address these challenges before they start, and establishing a clear, maximum indoor temperature threshold is an important step in that regard.

The proposed maximum temperature threshold of 82 degrees Fahrenheit reflects the guidance of public health experts and sets a clear, enforceable standard. It will help alleviate the increased burden of low-income families who often have to relocate or find ways to stay cool during extreme heat events, which can impact sleep, job performance, education and other important aspects of one's life. This policy will ensure that residents are able to actually utilize their homes during extreme heat events and during increasingly warm summers. Importantly, this ordinance also creates a pathway for independent cities within the County to adopt the same protections, ensuring that no tenant is left behind regardless of jurisdiction. With climate impacts intensifying, a consistent and countywide approach to indoor heat safety is critical.

We urge the Board to adopt the Safe Maximum Indoor Temperature Ordinance as drafted on August 5, 2025. Los Angeles County can lead the way in enacting bold, health-centered climate resilience policy. Thank you for protecting public health and advancing the goal of resilient and healthy communities.

Sincerely,

Alex Jasset, Director of Energy Justice

Physicians for Social Responsibility - Los Angeles



Sierra Club Angeles Chapter
617 W. 7th St, Suite 702
Los Angeles, CA 90017
(213) 728-7543

August 4, 2025

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

AMENDED COMMENT LETTER

Re: Support for the Safe Maximum Indoor Temperature Threshold Ordinance

Dear Members of the Los Angeles Board of Supervisors,

On behalf of the Sierra Club Angeles Chapter Environmental and Social Justice Committee, I am writing to express our strong support for the proposed ordinance establishing a Safe Maximum Indoor Temperature Threshold of 82 degrees Fahrenheit for rental units in Los Angeles County. **I urge you to oppose efforts to delay, AMEND, or change this to a two-tiered system.**

As extreme heat events become more frequent, intense, and prolonged, Los Angeles faces a mounting public health crisis. Heat is now one of the leading weather-related causes of death, and it disproportionately impacts our most vulnerable residents, especially low-income renters, older adults, young children, and people with chronic health conditions.

As stated on page 27 of 2025 Report to the Legislature,
POLICY RECOMMENDATIONS: RECOMMENDED MAXIMUM SAFE INDOOR AIR
TEMPERATURE

“Poor air quality can also limit the use of natural ventilation to provide cooling when outside temperatures are below indoor air temperatures. This is particularly true during periods of heavy wildfire smoke.”

Today the South Coast Air Quality Management District (SCAQMD) issued a Wildfire Smoke Advisory at 4 pm, the deadline given to submit written comments on this ordinance. At 10 PM the SCAQMD air quality app reported the PM2.5 level was still at 64 (Moderate, yellow.) Moderate is considered acceptable for most people but may still present a risk for people who are unusually sensitive. I am such a person.

No one should have to face the dangerous choice between breathing or baking in one's own home.

Without immediate and meaningful action, the health and safety of too many Angelenos will continue to be jeopardized. **Again, no one should be forced to endure dangerous indoor temperatures simply because of where they live, what they can afford, or when it might be safe to open a window.**

The original ordinance should remain AS IS without amendments as an essential step toward ensuring all residents have access to safe, livable homes.

The proposed maximum temperature threshold of 82 degrees Fahrenheit reflects the guidance of public health experts and sets a clear, enforceable standard. It strikes a practical balance between protecting residents' health and accommodating the limitations of older building stock by allowing landlords to meet the requirement through active or passive cooling options. Importantly, this ordinance also creates a pathway for independent cities within the County to adopt the same protections, ensuring that no tenant is left behind regardless of jurisdiction. With climate impacts intensifying, a consistent and countywide approach to indoor heat safety is critical.

This is why the Angeles Chapter Environmental and Social Justice Committee urges the Board to adopt the Safe Maximum Indoor Temperature Ordinance *as originally drafted* on August 5, 2025. Los Angeles County can lead the way in enacting bold, health-centered climate resilience policy for everyone. Thank you for protecting public health and advancing housing-equity.

Sincerely,

Yvonne (Martínez) Watson, She/Her

Chair, Environmental and Social Justice Committee - Sierra Club Angeles Chapter
"Nihil de nobis, sine nobis" - Nothing about us, without us (Disability Rights)

ADDENDUM

It has come to our attention that a proposed amendment will significantly narrow the scope of the ordinance by requiring small property landlords to maintain a maximum indoor temperature of 82°F in just **ONE habitable room per rental unit**, rather than all habitable rooms as originally proposed. In addition, this amendment has no sunset provision which would allow it to remain in effect indefinitely if adopted.

This is unacceptable, impractical and cruel.

Residents have a right to live in housing units that are completely fit for human habitation, NOT partially fit.

August 5, 2025

Dear Members of the Board of Supervisors,

On behalf of Strategic Actions for a Just Economy (SAJE), I am writing to express strong support for the original Safe Indoor Temperature Threshold policy of 82 degrees for rental units. I urge you to not adopt a small landlord amendment, which would undermine the goal of protecting all tenants from heat-related illness and death.

As our planet warms, heat waves are becoming more frequent, prolonged and fatal. The findings in our recent report [Renters' Right to Cooling](#) (July 2025) make clear that tenants desperately need protection from extreme heat conditions. During focus groups conducted for the report, tenants we spoke with described experiencing serious physical and mental health impacts due to heat, including asthma attacks, headaches, dizziness, heat rashes, and insomnia. Many are forced to utilize ineffective and costly cooling solutions—such as wearing wet clothes, running fans, or leaving home entirely—because they fear asking their landlords for A/C or because their landlords actively prohibit them from installing it.

These experiences are true of tenants who rent from mom-and-pop and corporate landlords alike. Those who rent from small landlords should not be subject to a weaker policy just because of who owns the property they live in; all landlords should be responsible for ensuring the habitability of their properties. In today's warming climate, that means making investments to prevent temperatures from reaching deadly levels. Asking this of small landlords—many of whom benefit from low property taxes under Proposition 13—is not unduly burdensome. They should be able to afford the cost of installing cooling measures through annual allowable rent increases and subsidy programs.

We need a single standard for all rental units in Unincorporated LA County. Advancing climate justice necessitates investment in and protection of our most vulnerable community members, regardless of who owns their building. Please support the original Safe Indoor Temperature Threshold policy without amendments.

Sincerely,

Grace Hut, Assistant Director of Policy and Advocacy, Climate and the Built Environment
Strategic Actions for a Just Economy



August 5, 2025

Los Angeles County Board of Supervisors
Keneth Hahn Hall of Administration
500 W Temple Street
Los Angeles, CA 90012

RE: Support For Original Indoor Max Temperature Ordinance

Dear Los Angeles County Board of Supervisors,

My name is Bruce Saito, and I am writing in support of the Indoor Max Temperature Threshold ordinance presented by the Department of Public Health, which ensures the health and safety of every renter in Los Angeles County, regardless of income or where they live.

As a long time, climate change advocate as well as a person that has devoted my 48 year history to the conservation corps and environmental justice community, I consider this ordinance critical to meet the needs a more healthier and just community for all residents in Los Angeles County.

Setting the maximum indoor temperature to 82 degrees will ensure that indoor temperatures do not reach dangerous levels, which will make a crucial and life-saving impact to residents with young children, those who are older adults or have underlying health conditions or disabilities.

Renters should have the right to stay cool and protect themselves or loved ones from extreme heat regardless of where they live in the County. In our changing climate, heat waves are now consistently reaching coastal areas where many rental units are ill-equipped to contend with higher temperatures. We also know that older buildings lacking proper passive cooling measures can still get uncomfortably hot, regardless of where they are located in the County.

As a former renter, I believe all renters have the right to live in a home where indoor temperatures remain safe and healthy—regardless of a person's income or neighborhood. This ordinance affirms that right. For all renters, accessing a cooling center or an air-conditioned space is not always feasible, especially during heat emergencies when leaving home may pose additional health risks.

I support an equitable and urgent approach to this groundbreaking ordinance that positions Los Angeles County as a leader in addressing habitability during extreme heat. I urge the Board to adopt the Department of Public Health's ordinance on August 5, 2025.

In Service,



Bruce Saito

Executive Director

Balancing Tenant Safety and Housing Sustainability: A Practical Implementation Framework for LA County's Indoor Temperature Ordinance

Prepared for: Supervisors:

Holly J. Mitchell, Hilda Solis, Lindsey Horvath, Janice Hahn and Kathryn Barger

Date: August 1, 2025

INTRODUCTION: A SHARED GOAL

We all share the same objective: protecting tenants from extreme heat in a way that is safe, sustainable, and equitable. Landlords are fully committed to providing effective cooling in our buildings, particularly in areas where tenants are at highest risk.

But to do this right, cooling must be implemented in a way that reflects the structural integrity and real-world constraints of Los Angeles County's diverse and aging housing stock. This is not a work-around to avoid investing in tenant well-being. On the contrary: we want to ensure that investments are made wisely, safely, and in ways that actually deliver results for the people who need them most.

We want the ordinance to work the first time—without years of legal wrangling, tenant displacement, or failed retrofits. That means designing a policy that is grounded in practical realities, so that enforcement is clear, the compliance path is achievable, and the outcome is meaningful. The goal must be a cooling standard that is enforceable, not performative—and that uplifts tenants without breaking the housing system they depend on.

TECHNICAL REALITIES OF RETROFITTING

Los Angeles County has approximately 1 million housing units—an estimated 90% of which were built before 1990. These buildings were never designed to handle the electrical demands of modern air conditioning. Most still rely on original wiring, undersized panels, and outdated infrastructure.

This isn't about installing a \$300 window unit. For most apartments, meeting the proposed temperature standard would require full-scale electrical overhauls: rewiring, panel upgrades, new in-unit circuits, utility coordination, and HVAC installation. These upgrades are not only expensive—they are deeply invasive. In many cases, they require cutting into walls, ceilings, and decades-old stucco exteriors that were never intended to be disturbed. What may seem like a straightforward retrofit often becomes a full-scale reconstruction project, with ripple effects across tenant safety, building integrity, and environmental compliance.

Even more concerning is the rush to pass this ordinance without conducting a comprehensive feasibility study. A basic analysis of the County's aging housing stock, multiplied by the number of required retrofits, reveals a staggering economic burden—

likely in the billions of dollars. Yet this ordinance is advancing without a formal assessment of cost, infrastructure capacity, or market impact.

Asking property owners to shoulder billions in mandatory upgrades—without even studying the implications—is not fiscally responsible. Many landlords will be unable to afford these improvements. Some will lose their properties; others will be forced to take on significant debt, jeopardizing their financial security for years. With such high capital outlays, there may be no return on investment for decades, and no funds left for regular maintenance, capital improvements, or tenant services. This applies to landlords of all sizes – mom and pop, but even medium and larger scale.

Even if funding weren't an issue, the implementation challenge remains enormous. Retrofitting hundreds of thousands of units would require:

- **Multi-billion-dollar capital outlays**
- **New transformers for many buildings** (often at owner expense), costing \$50,000–\$250,000 each
- **Years-long backlogs** due to utility delays and a shortage of licensed electricians
- **Environmental abatement** in pre-1980s buildings with lead paint, asbestos, or hazardous stucco
- **Tenant relocation** in cases where upgrades cannot be safely completed with occupants in place

Simply put: the infrastructure doesn't exist today to support the proposed mandate at scale. Without a realistic compliance strategy and a formal feasibility study, the County risks enacting a policy that is both **unenforceable and destabilizing**.

PERMITTING & INSPECTION CAPACITY: A TEST OF GOOD GOVERNANCE

Any policy of this scale must be grounded in operational reality. Requiring cooling retrofits across Los Angeles County could trigger hundreds of thousands of permit applications and millions of inspections—from plan checks and environmental clearances to post installation verification. Yet no feasibility study has been conducted to determine whether local permitting agencies have the capacity to process this volume. This omission raises serious questions about whether the County is prepared to administer the ordinance effectively—or fairly.

We've already seen the system strain under far smaller demands. After the devastating wildfires earlier this year, over 18,000 structures were damaged or destroyed. Yet as of mid-2025, only a fraction of rebuild permits have been approved, despite emergency orders and CEQA waivers. If rebuilding from wildfires has exposed significant delays, what happens when every aging apartment building in LA County requires retrofitting?

CLARITY TO AVOID LITIGATION

Ambiguity in law leads to confusion in the field—and lawsuits in the courtroom. The ordinance’s current language, requiring all “habitable rooms” to stay below 82 degrees, lacks clear definitions or enforcement standards. This opens the door to endless legal disputes over what qualifies as a room, how temperatures are measured, and whether momentary fluctuations count as violations. In an already litigious housing environment, this will only add fuel. Insurance carriers are already pulling back from older multifamily buildings due to habitability claims, and a vague cooling mandate could accelerate that trend, increasing costs and reducing access to coverage.

A well-written policy should reduce risk, not multiply it. To avoid a wave of lawsuits and overcorrection, the ordinance should define compliance based on the primary living area, specify measurement standards, allow for reasonable temperature variance, and offer safe harbor protections for landlords who provide at least one compliant cooling device. Clear, objective rules will support consistent enforcement, limit legal exposure, and give both landlords and tenants a workable path forward.

Targeted Compliance Through Heat Mapping and Main-Living-Space Standards

Los Angeles County’s Heat Vulnerability Map is a powerful tool that allows for targeted, equitable implementation of the indoor temperature ordinance. A blanket requirement—mandating compliance in every unit, in every ZIP code—is not only inefficient but also counterproductive, diverting limited resources away from tenants who face the greatest risk.

We propose a tiered compliance model based on heat exposure, infrastructure limitations, and population vulnerability:

- High-vulnerability zones—such as the San Fernando Valley, East LA, and inland communities—should be required to meet the ordinance in the main living area, where residents spend most of their time and cooling has the highest impact on health outcomes. These areas experience more extreme temperatures, fewer green spaces, and house higher concentrations of elderly and low-income tenants.
- Moderate zones—including parts of the San Gabriel Valley or hillside neighborhoods—may be subject to a relaxed threshold, such as 86 degrees in one room.
- Low-risk zones, like coastal communities, should be exempt or deprioritized.

Many of these areas experience fewer than 10 days per year above 82 degrees, often with evening cooling and lower indoor heat retention.

Most importantly, RAND’s research supports limiting the compliance requirement to a single cooled room—specifically the main living area. This approach maximizes health benefits while reducing infrastructure strain, environmental exposure, and implementation delays.

If the goal is to protect lives, focus where the risk is highest. If the goal is governance that

works, adopt a data-driven, room-specific, heat-map-based compliance strategy that aligns with public health outcomes and logistical realities.

CONCLUSION

Despite the sweeping nature of this ordinance, it the County has not conducted a comprehensive feasibility study to assess its technical, financial, and administrative implications. Nor does it seem that the County has meaningfully solicited or incorporated feedback from housing providers—one of the largest and most affected stakeholder groups. Without adequate landlord engagement, the policy risks becoming both overbroad and underinformed, increasing the likelihood of unintended consequences, legal challenges, and administrative gridlock.

LA County has a chance to lead the nation in implementing a fair, data-driven, and enforceable tenant protection policy that enhances resilience without damaging the rental housing ecosystem. Good governance demands that policies be clearly written, economically sensible, environmentally responsible, and administratively feasible.