

MOTION

On June 17, 2026, a fire broke out at a nearly 500,000-square-foot cold storage warehouse operated by Lineage Logistics in Boyle Heights. The 5-day-long fire forced evacuations, prompted state and local emergency declarations, covered the surrounding neighborhoods in smoke, and left residents confronting the stench of rotting food for weeks afterward.

Although debris removal and recovery operations remain ongoing, residential properties within the surrounding area have been disproportionately impacted. As the community recovers, ensuring safe and habitable housing conditions is just as essential as the debris removal process and environmental remediation. Residents should not be subjected to additional health and safety risks resulting from deteriorating housing conditions or habitability issues that may be exacerbated by the ongoing environmental emergency.

Many of the residential properties surrounding the affected area are older buildings that may already be experiencing deferred maintenance and existing habitability deficiencies. As the community continues to recover from the environmental emergency, prompt enforcement of the City's housing and habitability standards is essential to ensure that tenants are not exposed to additional health and safety risks resulting from deferred maintenance, pest infestations, or other code violations that may be exacerbated by the incident. Given the age and condition of much of the surrounding housing stock, proactive enforcement measures are necessary to protect residents' health, safety and quality of life during the recovery process.

I THEREFORE MOVE that the City Council instruct the Los Angeles Housing Department (LAHD) in coordination with Council District 14, to prioritize, for the next 60 days, the investigation of tenant complaints related to housing code violations, the Tenant Anti-Harassment Ordinance (TAHO) and the Rent Stabilization Ordinance (RSO) for residential properties located within the community of Boyle Heights. The expedited response protocol should enforce that the applicant is contacted within 72 hours, investigations are scheduled within 10 days or less, and notices to comply issued within 15 days of inspection. Additionally, RSO complaint applicants should be contacted within 72 hours and evaluation determination letters issued within 15 days of receiving a complaint.

I FURTHER MOVE that LAHD report within 10 days on recommendations and feasibility of increasing violation fines while an Emergency Declaration is in place.

I FURTHER MOVE that the City Council request the Housing Authority of the City of Los Angeles (HACLA), in coordination with Council District 14, to prioritize inspections and expedited response protocol for tenants within the community of Boyle Heights

PRESENTED BY

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Councilmember, 14th District

SECONDED BY

AUG 11 2026

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