

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT

1910 Sunset Blvd, Suite 300

Los Angeles, CA 90026

Tel: 866.557.7368

housing.lacity.org

INTER-DEPARTMENTAL MEMORANDUM

TO: **COLLECTIONS BOARD OF REVIEW**
ATTN: SHANE MIN, CONTROLLER'S OFFICE

FROM: **LUZ C. SANTIAGO, ASSISTANT GENERAL MANAGER**
LOS ANGELES HOUSING DEPARTMENT (LAHD)

DATE: **SEPTEMBER 10, 2024**

REGARDING: **WRITE -OFF REQUEST - QUARTER ENDING SEPTEMBER 30, 2024**
FOR ACCOUNTS \$5,000 AND OVER

In accordance with the Los Angeles Administrative Code, Section 5.182 and as the designated head of Los Angeles Housing Department (LAHD) Administration Bureau, I hereby submit for your consideration this report on accounts that are recommended to be written off for the quarter ending, September 30, 2024 based on the following criteria:

- The amount is uncollectible;
- The write-off will not prejudice the position of the City;
- All reasonable collection efforts have been exhausted;
- The debtor cannot be located or discharge of bankruptcy has occurred; and
- The applicable statute of limitations for collection of debt has expired.

The total amount requested to be written off is **\$ 410,754.33** consisting of 55 invoices covering 41 owners of 45 property accounts (APNs). Enclosed is the list of the accounts receivable for write off with amounts \$5,000 and over.

If you have any question about this request, please contact Carolene Dichaves of my staff at carolene.dichaves@lacity.org.

cc: Andrew Kaplan, Revenue Manager, Office of Finance
Melissa Krance, Revenue Manager/IG, CAO
Carrie Hu, Director, Accounting Division, LAHD

Attachment: Summary and Detail Schedule of Accounts

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Los Angeles Housing Department (LAHD)

Summary Report of Accounts to be Written Off for Quarter Ending 9/30/2024

\$5,000 and OVER

I. BY DESCRIPTION

TYPE_DESCRIPTION	Count of Invoice ID	Sum of Current Balance
Complaint Inspection	2	1,410.50
REAP Administrative Fee Balance	7	88,419.98
REAP Prepaid Inspection	3	1,014.00
RSO	5	21,701.12
SCEP	36	292,358.48
SCEP Inspection	1	705.25
URP Contractor Cost	1	5,145.00
Grand Total	55	410,754.33

II. BY SERVICE DATES

SERVICE DATES	Count of Invoice ID	Sum of Current Balance
2021	11	95,956.22
2022	43	314,092.86
2023	1	705.25
Grand Total	55	410,754.33

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2022	43	314,092.86
2023	1	705.25
Grand Total	55	410,754.33

\$5,000 and Over		
TYPE/DESCRIPTION	Count of Invoice ID	Sum of Current Balance
Complaint Inspection	2	0.34%
REAP Administrative Fee Balance	7	21.53%
REAP Prepaid Inspection	3	0.25%
RSO	5	5.28%
SCFP	36	71.18%
SCFP Inspection	1	0.17%
URP Contractor Cost	1	1.25%
Grand Total	55	100.00%

Los Angeles Housing Department (LAHD)
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III. BY DEBTOR				
Debtor	Debtor Address	Count of Invoice ID	Sum of Current Balance	ount by Debtor
15566 RAYEN LLC	2034 N BEVERLY GLEN CIR 1-2 LOS ANGELES, CA 90077-1724	1	6,114.60	1
1840 HIGHLAND PARTNERS LLC C/O C/O LRA PROPERTY	1288 N VERDUGO RD GLENDALE, CA 91206	1	24,050.76	1
685 NEW HAMPSHIRE LLC	685 S NEW HAMPSHIRE AVE LOS ANGELES, CA 90005	1	17,726.71	1
888 HILGARD BLISS APARTMENTS L	6301 OWENSMOUTH AVE 730 WOODLAND HILLS, CA 91367-2269	1	8,249.82	1
8920 ORION MULTHOUSING	312 E FOOTHILL BLVD C ARCADIA, CA 91006	1	6,726.06	1
BROADWAY APARTMENTS PRESERVATION LP	455 W 57TH ST LOS ANGELES, CA 90037-4019	1	6,318.42	1
CITY OF LOS ANGELES	1200 W 7TH ST 8 LOS ANGELES, CA 90017-2349	1	6,522.24	1
DESOTO PLACE APARTMENTS LLC	365 E AVENIDA DE LOS ARBOLES 1000 THOUSAND OAKS, CA 91360	1	5,145.00	1
DREAM AT TAMARIND LLC	221 E 12TH ST 4TH LOS ANGELES, CA 90015-4413	1	6,522.24	1
DREAM CITY FUNDING INC	812 RIDE OUT WAY FULLERTON, CA 92835-1450	4	14,247.80	1
ERP OPERATING LIMITED PARTNERS	PO BOX 87407 CHICAGO, IL 60680	1	7,337.52	1
FACTORY PLACE ARTS COMPLEX LLC	629 S CENTRAL AVE LOS ANGELES, CA 90021	1	5,648.60	1
FARHAD YAGHOUBI	1702 S ROBERTSON BIVD 133 LOS ANGELES, CA 90035	2	6,616.03	1
FERIANEC-PARDINI LIVING TRUST	5959 FRANKLIN AVE 408 LOS ANGELES, CA 90028-5692	1	6,426.01	1
GANGADEVI CORP	8424 SEPULVEDA BLVD NORTH HILLS, CA 91343	1	7,337.52	1
GUERRERO DOMINADOR L TRUST	16223 S MENLO AVE GARDENA, CA 90247-4929	2	5,273.00	1
JA WURM & JAN WURM LIVING TRUST	1308 4TH ST BERKELEY, CA 94710-1304	1	5,503.14	1
JEWISH EDUCATIONAL MOVEMENT	8755 W OLYMPIC BLVD LOS ANGELES, CA 90035-1912	2	21,650.40	1
JOSE L CHAVEZ	140 W 47TH PL LOS ANGELES, CA 90037-3231	1	44,278.00	1
KBBK LLC	PO BOX 351673 LOS ANGELES, CA 90035	1	6,726.06	1
Library Village Apartments Lp	8618 SEPULVEDA BLVD NORTH HILLS, CA 91343-5827	1	6,658.12	1
MA FAMILY LIVING TRUST	12091 TRASK AVE GARDEN GROVE, CA 92843	1	5,425.28	1
METROPOL LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	7,337.52	1
MICHAEL HALL	822 E 87TH PL LOS ANGELES, CA 90002	1	8,646.00	1
NARVAEZ EVANGELINE DE AND ANTONIA LOXSON	1835 WOODROW AVE LOS ANGELES, CA 90041-3029	1	6,864.00	1
NORMANDI LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	5	29,851.51	1
PHIL COLEMAN	331 E GAGE AVE LOS ANGELES, CA 90003	2	5,873.00	1
PORT VENTURES INC	354 W 9TH ST LOS ANGELES, CA 90015	1	6,318.42	1
SOUTH SEPULVEDA INVESTORS LP	6711 S SEPULVEDA BLVD LOS ANGELES, CA 90045-1509	1	18,487.60	1
ST JOSEPH CENTER	204 HAMPTON DR VENICE, CA 90291-2623	2	6,014.00	1
SUMMIT LLC AND WILLIS PROPERTIES LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	9,579.54	1
TEJASV MANAGEMENT LLC	1001 S PALOS VERDES ST SAN PEDRO, CA 90731-4316	1	5,571.08	1
TERAN LIVING TRUST	2531 PALM PL HUNTINGTON PARK, CA 90255-6620	1	7,133.70	1
TOORAK CAPITAL PARTNERS LLC	15 MAPLE ST SUMMIT, NJ 07901-5008	1	5,454.98	1
UROV 1222S RIVERSIDE LLC	445 S FIGUEROA ST LOS ANGELES, CA 90071-1602	1	5,503.14	1
UROV 1431S DICKENS LLC	445 S FIGUEROA ST LOS ANGELES, CA 90071-1602	1	8,152.80	1
VAGHASHIA LLC	4661 TORREY PINES DR CHINO HILLS, CA 91709-3388	1	5,095.50	1
VIMAL INC	7041 SEPULVEDA BLVD VAN NUYS, CA 91405	1	7,133.70	1
WILLIS PROPERTIES LLC	PO BOX 3770 BEVERLY HILLS, CA 90212	2	21,650.40	1
WM LOFTS LLC C/O C/O ULTRA ESCROW INCORPORAT	14351 MYFORD RD STE H TUSTIN, CA 92780	1	6,318.42	1
ZAKI MANSOUR	12121 WILSHIRE BLVD 1325 LOS ANGELES, CA 90025-1029	2	9,265.69	1
Grand Total		55	410,754.33	41

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\$5,000 and OVER

IV. BY APN				
APN	Debtor	Debtor Address	Count of Invoice ID	Sum of Current Balance ount by APN
2222032003	VIMAL INC	7041 SEPULVEDA BLVD VAN NUYS, CA 91405	1	7,133.70 1
2234024034	GANGADEVI CORP	8424 SEPULVEDA BLVD NORTH HILLS, CA 91343	1	7,337.52 1
2266002052	UROV 1431S DICKENS LLC	445 S FIGUEROA ST LOS ANGELES, CA 90071-1602	1	8,152.80 1
2356009023	UROV 1222S RIVERSIDE LLC	445 S FIGUEROA ST LOS ANGELES, CA 90071-1602	1	5,503.14 1
2419009002	VAGHASHIA LLC	4661 TORREY PINES DR CHINO HILLS, CA 91709-3388	1	5,095.50 1
2532012043	Library Village Apartments Lp	8618 SEPULVEDA BLVD NORTH HILLS, CA 91343-5827	1	6,658.12 1
2653019038	WILLIS PROPERTIES LLC	PO BOX 3770 BEVERLY HILLS, CA 90212	2	21,650.40 1
2654002029	8920 ORION MULTHOUSING	312 E FOOTHILL BLVD C ARCADIA, CA 91006	1	6,726.06 1
2654015017	15566 RAYEN LLC	2034 N BEVERLY GLEN CIR 1-2 LOS ANGELES, CA 90077-1724	1	6,114.60 1
2747002021	DESOTO PLACE APARTMENTS LLC	365 E AVENIDA DE LOS ARBOLES 1000 THOUSAND OAKS, CA 91360	1	5,145.00 1
4110001004	SOUTH SEPULVEDA INVESTORS LP	6711 S SEPULVEDA BLVD LOS ANGELES, CA 90045-1509	1	18,487.60 1
4226008021	JA WURM & JAN WURM LIVING TRUST	1308 4TH ST BERKELEY, CA 94710-1304	1	5,503.14 1
4262007008	ERP OPERATING LIMITED PARTNERS	PO BOX 87407 CHICAGO, IL 60680	1	7,337.52 1
4305014904	CITY OF LOS ANGELES	1200 W 7TH ST 8 LOS ANGELES, CA 90017-2349	1	6,522.24 1
4333011025	JEWISH EDUCATIONAL MOVEMENT	8755 W OLYMPIC BLVD LOS ANGELES, CA 90035-1912	2	21,650.40 1
4360007029	888 HILGARD BLISS APARTMENTS L	6301 OWENSMOUTH AVE 730 WOODLAND HILLS, CA 91367-2269	1	8,249.82 1
5023001010	TOORAK CAPITAL PARTNERS LLC	15 MAPLE ST SUMMIT, NJ 07901-5008	1	5,454.98 1
5051032028	ST JOSEPH CENTER	204 HAMPTON DR VENICE, CA 90291-2623	2	6,014.00 1
5076002029	NORMANDI LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	2	6,412.21 1
5077020013	METROPOL LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	7,337.52 1
5077025034	KBBK LLC	PO BOX 351673 LOS ANGELES, CA 90035	1	6,726.06 1
5080014024	DREAM CITY FUNDING INC	812 RIDE OUT WAY FULLERTON, CA 92835-1450	1	12,707.00 1
5080014025	DREAM CITY FUNDING INC	812 RIDE OUT WAY FULLERTON, CA 92835-1450	3	1,540.80 1
5094008041	685 NEW HAMPSHIRE LLC	685 S NEW HAMPSHIRE AVE LOS ANGELES, CA 90005	1	17,726.71 1
5110013025	JOSE L CHAVEZ	140 W 47TH PL LOS ANGELES, CA 90037-3231	1	44,278.00 1
5110016027	BROADWAY APARTMENTS PRESERVATION LP	455 W 57TH ST LOS ANGELES, CA 90037-4019	1	6,318.42 1
5126009006	FARHAD YAGHOUBI	1702 S ROBERTSON BIVD 133 LOS ANGELES, CA 90035	2	6,616.03 1
5141008013	NORMANDI LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	9,171.90 1
5154030015	NORMANDI LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	7,541.34 1
5164008005	FACTORY PLACE ARTS COMPLEX LLC	629 S CENTRAL AVE LOS ANGELES, CA 90021	1	5,648.60 1
5501008026	WM LOFTS LLC C/O C/O ULTRA ESCROW INCORPORATED	14351 MYFORD RD STE H TUSTIN, CA 92780	1	6,318.42 1
5502006005	SUMMIT LLC AND WILLIS PROPERTIES LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	9,579.54 1
5536010011	ZAKI MANSOUR	12121 WILSHIRE BLVD 1325 LOS ANGELES, CA 90025-1029	2	9,265.69 1
5545015060	DREAM AT TAMARIND LLC	221 E 12TH ST 4TH LOS ANGELES, CA 90015-4413	1	6,522.24 1
5547001026	1840 HIGHLAND PARTNERS LLC C/O C/O LRA PROPERTY MANAGEMENT	1288 N VERDUGO RD GLENDALE, CA 91206	1	24,050.76 1
5586014027	FERIANEC-PARDINI LIVING TRUST	5959 FRANKLIN AVE 408 LOS ANGELES, CA 90028-5692	1	6,426.01 1
5591024026	NORMANDI LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	6,726.06 1
5685026029	NARVAEZ EVANGELINE DE AND ANTONIA LOXSON	1835 WOODROW AVE LOS ANGELES, CA 90041-3029	1	6,864.00 1
6006021023	PHIL COLEMAN	331 E GAGE AVE LOS ANGELES, CA 90003	2	5,873.00 1
6020020028	TERAN LIVING TRUST	2531 PALM PL HUNTINGTON PARK, CA 90255-6620	1	7,133.70 1
6042020021	MICHAEL HALL	822 E 87TH PL LOS ANGELES, CA 90002	1	8,646.00 1
6120017035	GUERRERO DOMINADOR L TRUST	16223 S MENLO AVE GARDENA, CA 90247-4929	2	5,273.00 1
7418006022	MA FAMILY LIVING TRUST	12091 TRASK AVE GARDEN GROVE, CA 92843	1	5,425.28 1
7455010005	PORT VENTURES INC	354 W 9TH ST LOS ANGELES, CA 90015	1	6,318.42 1
7456003028	TEJASV MANAGEMENT LLC	1001 S PALOS VERDES ST SAN PEDRO, CA 90731-4316	1	5,571.08 1
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\$5,000 and OVER

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ST JOSEPH CENTER	204 HAMPTON DR VENICE, CA 90291-2623	2	6,014.00	1
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VIMAL INC	7041 SEPULVEDA BLVD VAN NUYS, CA 91405	1	7,133.70	1
WILLIS PROPERTIES LLC	PO BOX 3770 BEVERLY HILLS, CA 90212	2	21,650.40	1
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2266002052	UROV 1431S DICKENS LLC	445 S FIGUEROA ST LOS ANGELES, CA 90071-1602	1	8,152.80 1
2356009023	UROV 1222S RIVERSIDE LLC	445 S FIGUEROA ST LOS ANGELES, CA 90071-1602	1	5,503.14 1
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2653019038	WILLIS PROPERTIES LLC	PO BOX 3770 BEVERLY HILLS, CA 90212	2	21,650.40 1
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5051032028	ST JOSEPH CENTER	204 HAMPTON DR VENICE, CA 90291-2623	2	6,014.00 1
5076002029	NORMANDI LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	2	6,412.21 1
5077020013	METROPOL LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	7,337.52 1
5077025034	KBBK LLC	PO BOX 351673 LOS ANGELES, CA 90035	1	6,726.06 1
5080014024	DREAM CITY FUNDING INC	812 RIDE OUT WAY FULLERTON, CA 92835-1450	1	12,707.00 1
5080014025	DREAM CITY FUNDING INC	812 RIDE OUT WAY FULLERTON, CA 92835-1450	3	1,540.80 1
5094008041	685 NEW HAMPSHIRE LLC	685 S NEW HAMPSHIRE AVE LOS ANGELES, CA 90005	1	17,726.71 1
5110013025	JOSE L CHAVEZ	140 W 47TH PL LOS ANGELES, CA 90037-3231	1	44,278.00 1
5110016027	BROADWAY APARTMENTS PRESERVATION LP	455 W 57TH ST LOS ANGELES, CA 90037-4019	1	6,318.42 1
5126009006	FARHAD YAGHOUBI	1702 S ROBERTSON BIVD 133 LOS ANGELES, CA 90035	2	6,616.03 1
5141008013	NORMANDI LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	9,171.90 1
5154030015	NORMANDI LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	7,541.34 1
5164008005	FACTORY PLACE ARTS COMPLEX LLC	629 S CENTRAL AVE LOS ANGELES, CA 90021	1	5,648.60 1
5501008026	WM LOFTS LLC C/O C/O ULTRA ESCROW INCORPORATED	14351 MYFORD RD STE H TUSTIN, CA 92780	1	6,318.42 1
5502006005	SUMMIT LLC AND WILLIS PROPERTIES LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	9,579.54 1
5536010011	ZAKI MANSOUR	12121 WILSHIRE BLVD 1325 LOS ANGELES, CA 90025-1029	2	9,265.69 1
5545015060	DREAM AT TAMARIND LLC	221 E 12TH ST 4TH LOS ANGELES, CA 90015-4413	1	6,522.24 1
5547001026	1840 HIGHLAND PARTNERS LLC C/O C/O LRA PROPERTY MANAGEMENT	1288 N VERDUGO RD GLENDALE, CA 91206	1	24,050.76 1
5586014027	FERIANEC-PARDINI LIVING TRUST	5959 FRANKLIN AVE 408 LOS ANGELES, CA 90028-5692	1	6,426.01 1
5591024026	NORMANDI LLC	PO BOX 3770 BEVERLY HILLS, CA 90212-0770	1	6,726.06 1
5685026029	NARVAEZ EVANGELINE DE AND ANTONIA LOXSON	1835 WOODROW AVE LOS ANGELES, CA 90041-3029	1	6,864.00 1
6006021023	PHIL COLEMAN	331 E GAGE AVE LOS ANGELES, CA 90003	2	5,873.00 1
6020020028	TERAN LIVING TRUST	2531 PALM PL HUNTINGTON PARK, CA 90255-6620	1	7,133.70 1
6042020021	MICHAEL HALL	822 E 87TH PL LOS ANGELES, CA 90002	1	8,646.00 1
6120017035	GUERRERO DOMINADOR L TRUST	16223 S MENLO AVE GARDENA, CA 90247-4929	2	5,273.00 1
7418006022	MA FAMILY LIVING TRUST	12091 TRASK AVE GARDEN GROVE, CA 92843	1	5,425.28 1
7455010005	PORT VENTURES INC	354 W 9TH ST LOS ANGELES, CA 90015	1	6,318.42 1
7456003028	TEJASV MANAGEMENT LLC	1001 S PALOS VERDES ST SAN PEDRO, CA 90731-4316	1	5,571.08 1
Grand Total			55	410,754.33