

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

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 844.862.REAP (7327)

housing.lacity.org

March 13, 2024

Honorable Members of the City Council
City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Attention: Office of the City Clerk

TERMINATION OF RENT REDUCTION AND THE REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

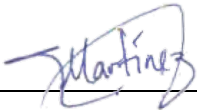
The Los Angeles Housing Department (LAHD) respectfully submits this transmittal for your approval and recommends the termination of rent reduction and REAP case removal for the property listed below. This property has met the requirements in the Los Angeles Municipal Code (LAMC) 162.08.

LAHD is requesting to calendar the following REAP case for the March 22, 2024 City Council agenda.

1. Case No. 501718 represents the property at 10637 N EL DORADO AVE, Los Angeles CA 91331, Assessor Parcel Number (APN) 2620-005-001.

The LAHD requests the City Council to consider this matter as soon as possible for the purpose of removing the property from the REAP.

ANN SEWILL
GENERAL MANAGER

By:  (FOR)

Michael L. Prendergast, Director
Rent Escrow Account Program
Compliance Division

AS:MP:LR: HB:nf

Attachments: Resolutions

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

City of Los Angeles



Karen Bass, Mayor

March 13, 2024

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 844.862.REAP (7327)

housing.lacity.org

Honorable Monica Rodriguez
Council Member, Seventh District
Room 455, City Hall Office
200 North Spring Street
Los Angeles, CA 90012

Attention: Marie Rumsey, Chief of Staff

PROPERTY RECOMMENDED FOR REMOVAL FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department (LAHD) is recommending to the City Council the termination of the rent reductions and the termination of the escrow account for the units placed into the REAP program. The file will be submitted to the City Clerk and anticipated to be heard at the City Council meeting on March 22, 2024.

PROPERTY PROFILE:

Owner: HANI MAMMO AND JACK BENADON
Address: 10637 N EL DORADO AVE, Los Angeles CA 91331
APN: 2620005001
Number of Total Units: 2

REAP INFORMATION:

Case Number: 501718
Case Opened: June 16, 2016
Total Units in REAP: 2
Initial Violations Cited: 14
Citing Agency: Code Enforcement Division, Los Angeles Housing Department
Violations: Fire Warning Devices, Sanitation, Weatherproofing, Plumbing/Gas, & Illegal Construction
Current Status: One unit was demolished, converting a multi-residential property into a single family dwelling, thus the LAHD no longer maintained jurisdiction over the property. On February 1, 2020, the Los Angeles Department of Building & Safety (LADBS) issued a Certificate of Occupancy (CoFO) under permit #13014-20000-01605 which converted the property from a single family-dwelling into multi-residential units and the units were not rented.

Should you or your staff have any questions regarding the REAP case or disposition, please contact Liseth Romero-Martinez, REAP Manager at 213-808-8828 or email at liseth.romero-martinez@lacity.org.

Michael L. Prendergast, Director
Compliance Division

CC: Cristian Tafoya, Housing Deputy,
Kristina Flores, Legislative Deputy,
Paola Bassignana, Planning Deputy

RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173,810, the Rent Escrow Account Program (REAP) was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **10637 N EL DORADO AVE, Los Angeles CA 91331**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **501718**); and

WHEREAS, one or more unit(s) were demolished thereby converting the subject property from a multi-residential property into a single family dwelling and as such the Los Angeles Housing Department (LAHD) no longer maintains jurisdiction over the subject property; and

WHEREAS, a new Certificate of Occupancy (CoFo) was issued by LADBS for unit **10637 1/2 N EL DORADO AVE**, and the units were not rented.

WHEREAS, the property owner paid to the satisfaction of the Los Angeles Department of Water & Power (LADWP) any outstanding and non-appealable electric service and/or water charges; and

WHEREAS, LAHD is recommending closing the REAP escrow account, terminating the rent reductions, and that the City Council allow LAHD to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, the Los Angeles Municipal Code (LAMC) Section 162.08 (D) through (G) (REAP) provides recovery by LAHD of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs; and pre-paid monitoring fees for two annual inspections beyond the initial inspection and re-inspections included in the Systematic Code Enforcement Program (SCEP) fee;

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:

All orders affecting the units & the common areas were no longer subject to LAHD jurisdiction since one or more unit(s) were demolished thereby converting the subject property from a multi-residential property into a single family dwelling. Since the demolition of unit **10637 1/2 N EL DORADO AVE**, a new CoFo was issued by LADBS and the units were not rented.

All orders affecting the units and the common areas were cleared by the Appropriate Enforcement Agency; no other outstanding orders affecting the units or common areas of the building remain; and all outstanding and non-appealable electric service and/or water charges pertaining to the subject property have been paid to the satisfaction of LADWP.

THEREFORE, City Council terminates the rent reductions and pursuant to Section 162.08.F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of restoration. The Department shall file and record with the Los Angeles County Recorder's Office a certificate terminating the REAP recording on the subject property.

IN ADDITION, City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to Section 162.07.B.1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XVI of the LAMC, any outstanding rent registration fees due if the subject property is subject to the Rent Stabilization Ordinance and any penalties thereto pursuant to Section 151.05. Any remaining funds shall be returned to the current landlord.

SPECIFICALLY, the subject property shall be removed from REAP and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of LAHD.

IN ADDITION, LAHD shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay LAHD for two annual inspections beyond the initial inspection and re-inspection included in the SCEP fee for the subject property.