

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: **JULY 23, 2024**

REGARDING: **WRITE -OFF REQUEST - QUARTER ENDING JUNE 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, June 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 **\$ 503,485.40** consisting of 30 invoices covering 22 owners of 23 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 6/30/2024

\$5,000 and OVER

I. BY DESCRIPTION

Type/Description	Count of Invoice ID	Sum of Current Balance
Foreclosure Registry	3	232,655.00
REAP Administrative Fee Balance	4	58,294.10
RSO	6	21,000.03
SCEP	11	119,049.46
URP Contractor Cost	6	72,486.81
Grand Total	30	503,485.40

II. BY SERVICE DATES

SERVICE DATES	Count of Invoice ID	Sum of Current Balance
2019	3	20,901.33
2020	3	25,231.04
2021	14	342,749.06
2022	7	112,047.52
2018	3	2,556.45
Grand Total	30	503,485.40

Los Angeles Housing Department (LAHD)
 Summary Report of Accounts to be Written Off for Quarter Ending 6/30/2024
 \$5,000 and OVER

TYPE/DESCRIPTION	Count of Invoice ID	Sum of Current Balance
Foreclosure Registry	1	212,615.00
REAP Administrative Fee Balance	4	58,294.30
RSD	6	21,000.00
SCFP	11	119,049.46
URP Contractor Cost	6	72,486.81
Grand Total	30	503,485.40

BY SERVICE DATES	Count of Invoice ID	Sum of Current Balance
2019	3	20,901.31
2020	3	75,331.04
2021	14	342,749.06
2022	7	112,044.93
2018	3	2,556.45
Grand Total	30	503,485.40

TYPE/DESCRIPTION	Count of Invoice ID	Sum of Current Balance
Foreclosure Registry	1	46.21%
REAP Administrative Fee Balance	4	11.60%
RSD	6	4.37%
SCFP	11	23.65%
URP Contractor Cost	6	14.40%
Grand Total	30	100.00%

Los Angeles Housing Department (LAHD)
 Summary Report of Accounts to be Written Off for Quarter Ending 6/30/2024
 \$5,000 and OVER

BY DEBTOR	Debtor Address	Count of Invoice ID	Sum of Current Balance	Count of Debtor
ISHAMPE OPPORTUNITY INTERMEDIATE TRUST C/O CENTER STREET LENDING CORPORATION	1801 VON KARMAN AVE STE 310 IRVINE CA 926120124	1	98,655.00	1
7070 FRANKLIN AVENUE ANK TRUST	7070 FRANKLIN AVE LOS ANGELES, CA 90028-8609	2	12,703.04	1
AMERICAN PACIFIC MORTGAGE CORP C/O PROBER & RAPPAPORT ALC	2070 VENTURA BLVD Ste 100 WOODLAND HILLS WOODLAND HILLS CA 913646027	1	100,000.00	1
ANDRE ADHAMI	120 N LA PIER DR 104 BEVERLY HILLS CA 90211-1613	1	11,388.00	1
ARANIAS GHAZAFYAN	10746 PROCEIDA AVE SUNLAND, CA 90050-2100	1	5,382.29	1
D & B INTERNATIONAL INVESTMENT GROUP LLC C/A SPECIAL DEFAULT SERVICES	17100 GLETFE AVE IRVINE IRVINE CA 92614	1	34,000.00	1
EROL W. WILKERSON	114 W 73RD ST LOS ANGELES, CA 90003-2021	1	12,338.00	1
LA VENTURA 2020 LLC	101 S ELLSWORTH AVE 300 SAN MATEO, CA 94401-3957	1	36,499.20	1
LOS ANGELES HOTEL LLC	5441 CARLTON WAY 2 LOS ANGELES, CA 90028-8424	1	7,239.79	1
MA FAMILY LIVING TRUST	12091 TRASK AVE GARDEN GROVE, CA 92843	1	11,413.92	1
MAIN 98 LLC	312 W 57th ST 201 LOS ANGELES, CA 90013	1	18,540.96	1
Mina Blume	1292 N ALEXANDRIA AVE LOS ANGELES, CA 90029-1404	1	17,480.00	1
MICO CORP	12950 ADDISON ST NORTH HOLLYWOOD, CA 91607-2925	1	10,598.64	1
NEWBERRY ORLA LLC C/O C/O SONIAS SASSOUNIAN	1640 5TH ST STE 230 SANTA MONICA, CA 90401	1	9,171.50	1
NIRSI INVESTMENTS LLC	681 S CORONADO ST LOS ANGELES, CA 90057-1408	2	19,054.56	1
NORMANDI LLC	701 86th 3770 BEVERLY HILLS, CA 90212-0770	1	9,579.54	1
SUNGS K YOO	1031 S BONNIE BRASE ST LOS ANGELES, CA 90006-3713	1	28,856.10	1
BIAFORA FAMILY LTD PARTNERSHIP	14920 PARTHENIA ST 117 PANORAMA CITY, CA 91402	7	12,487.71	1
Grand Total		30	503,485.40	22

Los Angeles Housing Department (LAHD)
 Summary Report of Accounts to be Written Off for Quarter Ending 6/30/2024
 \$5,000 and OVER

BY APN	Debtor Address	Count of Invoice ID	Sum of Current Balance	Count of APN
2-1666-009	LA VENTURA 2020 LLC	1	36,499.20	1
2-2311-009	MICO CORP	1	10,598.64	1
2-2388-009	ARANIAS GHAZAFYAN	1	5,382.29	1
5-0379-009	KEVIN PATTERSON	1	11,880.00	1
5-0776-009	ARIST C OMBSON	1	23,064.12	1
5-1273-009	Gurapo Raulina	1	5,000.00	1
5-1386-009	SUNGS K YOO	1	28,856.10	1
5-1791-009	ISHAMPE OPPORTUNITY INTERMEDIATE TRUST C/O CENTER STREET LENDING CORPORATION	1	98,655.00	1
5-1818-009	NORMANDI LLC	1	9,579.54	1
5-1861-009	Mina Blume	1	17,480.00	1
5-1868-009	7070 FRANKLIN AVENUE ANK TRUST	2	12,703.04	1
5-1869-009	D & B INTERNATIONAL INVESTMENT GROUP LLC C/A SPECIAL DEFAULT SERVICES	1	34,000.00	1
6-0232-009	KEVIN DELON	1	8,182.35	1
6-0316-009	EROL W. WILKERSON	1	12,338.00	1
6-0318-009	ANDRE ADHAMI	1	11,388.00	1
6-0381-009	AMERICAN PACIFIC MORTGAGE CORP C/O PROBER & RAPPAPORT ALC	1	100,000.00	1
7-1181-009	MA FAMILY LIVING TRUST	1	11,413.92	1
7-1381-009	BIAFORA FAMILY LTD PARTNERSHIP	1	196.08	1
7-1381-009	BIAFORA FAMILY LTD PARTNERSHIP	6	12,291.63	1
Grand Total		30	503,485.40	23

