

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](http://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](mailto: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              |
| <b>Grand Total</b>              | <b>30</b>           | <b>503,485.40</b>      |

#### 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               |
| <b>Grand Total</b> | <b>30</b>           | <b>503,485.40</b>      |

Los Angeles Housing Department (LAHD)  
Summary Report of Accounts to be Written Off for Quarter Endline 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                   | 58,294.30              |
| RDO                             | 6                   | 21,000.00              |
| SCFP                            | 11                  | 119,049.46             |
| URP Contractor Cost             | 6                   | 72,486.81              |
| Grand Total                     | 30                  | \$62,485.40            |

| II. BY SERVICE DATES |                     |                        |
|----------------------|---------------------|------------------------|
| Service Dates        | Count of Invoice ID | Sum of Current Balance |
| 2019                 | 3                   | 20,903.33              |
| 2020                 | 3                   | 25,231.04              |
| 2021                 | 14                  | 342,749.06             |
| 2022                 | 7                   | 112,047.52             |
| 2018                 | 3                   | 2,556.45               |
| Grand Total          | 30                  | \$62,485.40            |

| \$5,000 and Over                |                     |                        |
|---------------------------------|---------------------|------------------------|
| Type/Description                | Count of Invoice ID | Sum of Current Balance |
| Foreclosure Registry            | 3                   | 60.21%                 |
| REAP Administrative Fee Balance | 4                   | 11.50%                 |
| RDO                             | 6                   | 4.37%                  |
| SCFP                            | 11                  | 23.60%                 |
| 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 Endline 6/30/2024  
\$5,000 and OVER

| III. BY DEBTOR   |   |                     |                        |                 |
|--|---|---------------------|------------------------|-----------------|
| Debtor   | Debtor Address  | Count of Invoice ID | Sum of Current Balance | Count of Debtor |
| ISHAMPE OPPORTUNITY INTERMEDIATE TRUST C/O CENTER STREET LENDING CORPORATION | 18301 VON KARMAN AVE STE 330 IRVINE CA 926120124                      | 1                   | 98,655.00              | 1               |
| 7070 FRANKLIN AVENUE ANKH TRUST  | 7070 FRANKLIN AVE LOS ANGELES, CA 90028-8609                          | 2                   | 12,703.04              | 1               |
| AMERICAN PACIFIC MORTGAGE CORP C/O PROBER & RAPHAEL ALC                      | 20710 VENTURA BLVD Ste 300 WOODLAND HILLS WOODLAND HILLS CA 913640607 | 1                   | 100,000.00             | 1               |
| ANDRE ADHAM  | 320 N LA PIER DR 104 BEVERLY HILLS, CA 90211-1653                     | 1                   | 11,368.00              | 1               |
| ANANIAS GHADRYAN   | 10746 PRINCEDALE AVE SUNLAND, CA 91060-2100                           | 1                   | 5,382.39               | 1               |
| D & B INTERNATIONAL INVESTMENT GROUP LLC c/a SPECIAL DEFAULT SERVICES        | 17100 GLETTIE AVE IRVINE IRVINE CA 92614                              | 1                   | 34,000.00              | 1               |
| ERICK L WILKERSON  | 114 W 73RD ST LOS ANGELES, CA 90003-2002                              | 1                   | 12,538.00              | 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 90028-6824                         | 1                   | 7,239.75               | 1               |
| MAI FAMILY LIVING TRUST  | 12091 TRASK AVE GARDEN GROVE, CA 92843                                | 1                   | 11,413.92              | 1               |
| MAIN 98 LLC  | 312 W 5TH ST 201 LOS ANGELES, CA 90013                                | 1                   | 18,540.86              | 1               |
| Mina Bieme   | 12421 N ALEXANDRIA AVE LOS ANGELES, CA 90029-1404                     | 1                   | 17,430.00              | 1               |
| MICO CORP  | 12500 ADDISON ST NORTH HOLLYWOOD, CA 91607-2925                       | 1                   | 10,598.64              | 1               |
| REINBERY DILA LLC C/O C/O SCHIRAS SASSOUMAN                                  | 14401 5TH ST STE 210 SANTA MONICA, CA 90401                           | 1                   | 9,171.50               | 1               |
| NIRBI INVESTMENTS LLC  | 681 E CORONADO ST LOS ANGELES, CA 90021-3408                          | 2                   | 19,054.56              | 1               |
| NORMANDI LLC   | 90106 97TH BEVERLY HILLS, CA 90212-0770                               | 1                   | 9,579.54               | 1               |
| SUNIS X YOD  | 1031 S BONNIE BRAE ST LOS ANGELES, CA 90006-3713                      | 1                   | 26,856.10              | 1               |
| BIAFORA FAMILY LTD PARTNERSHIP   | 14920 PARTHENIA ST 117 PANORAMA CITY, CA 91402                        | 2                   | 12,467.71              | 1               |
| Grand Total  |   | 30                  | \$62,485.40            | 22              |

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

| APN         |  | Debtor | Debtor Address  | Count of Invoice ID | Sum of Current Balance | Count of APN |
|-------------|--|--------|---|---------------------|------------------------|--------------|
| 2.1666E+09  | LA VENTURA 2020 LLC  |        | 101 S ELLSWORTH AVE 300 SAN MATEO, CA 94401-3957                      | 1                   | 36,499.20              | 1            |
| 2.2511E+09  | MICO CORP  |        | 12500 ADDISON ST NORTH HOLLYWOOD, CA 91607-2925                       | 1                   | 10,598.64              | 1            |
| 2.518E+09   | ANANIAS GHADRYAN   |        | 10746 PRINCEDALE AVE SUNLAND, CA 91060-2100                           | 1                   | 5,382.39               | 1            |
| 5.037E+09   | KEVIN PATTERSON  |        | 1989 NAVARRO AVE PASADENA, CA 91103-1551                              | 1                   | 11,880.00              | 1            |
| 5.077E+09   | JUSTY C GORDON   |        | 1832 W 20TH ST LOS ANGELES, CA 90007-1122                             | 1                   | 22,994.12              | 1            |
| 5.127E+09   | Genaro Ramirez   |        | 502 E 23RD ST LOS ANGELES, CA 90011                                   | 1                   | 5,000.00               | 1            |
| 5.156E+09   | SUNIS X YOD  |        | 1031 S BONNIE BRAE ST LOS ANGELES, CA 90006-3713                      | 1                   | 26,856.10              | 1            |
| 5.179E+09   | ISHAMPE OPPORTUNITY INTERMEDIATE TRUST C/O CENTER STREET LENDING CORPORA |        | 18301 VON KARMAN AVE STE 330 IRVINE CA 926120124                      | 1                   | 98,655.00              | 1            |
| 5.118E+09   | NORMANDI LLC   |        | PG BOX 2770 BEVERLY HILLS, CA 90212-0770                              | 1                   | 9,579.54               | 1            |
| 5.14E+09    | Mina Bieme   |        | 12421 N ALEXANDRIA AVE LOS ANGELES, CA 90029-1404                     | 1                   | 17,430.00              | 1            |
| 5.548E+09   | 7070 FRANKLIN AVENUE ANKH TRUST  |        | 7070 FRANKLIN AVE LOS ANGELES, CA 90028-8609                          | 2                   | 12,703.04              | 1            |
| 5.63E+09    | D & B INTERNATIONAL INVESTMENT GROUP LLC c/a SPECIAL DEFAULT SERVICES    |        | 17100 GLETTIE AVE IRVINE IRVINE CA 92614                              | 1                   | 34,000.00              | 1            |
| 6.02E+09    | KEVIN DELDON   |        | 717 W 77TH ST LOS ANGELES, CA 90064                                   | 1                   | 8,162.35               | 1            |
| 6.03E+09    | ERICK L WILKERSON  |        | 114 W 73RD ST LOS ANGELES, CA 90003-2002                              | 1                   | 12,538.00              | 1            |
| 6.031E+09   | ANDRE ADHAM  |        | 320 N LA PIER DR 104 BEVERLY HILLS, CA 90211-1653                     | 1                   | 11,368.00              | 1            |
| 6.061E+09   | AMERICAN PACIFIC MORTGAGE CORP C/O PROBER & RAPHAEL ALC                  |        | 20710 VENTURA BLVD Ste 300 WOODLAND HILLS WOODLAND HILLS CA 913640207 | 1                   | 100,000.00             | 1            |
| 7.118E+09   | MAI FAMILY LIVING TRUST  |        | 12091 TRASK AVE GARDEN GROVE, CA 92843                                | 1                   | 11,413.92              | 1            |
| 2.118E+09   | BIAFORA FAMILY LTD PARTNERSHIP   |        | 14920 PARTHENIA ST 117 PANORAMA CITY, CA 91402                        | 1                   | 126.08                 | 1            |
| 2.613E+09   | BIAFORA FAMILY LTD PARTNERSHIP   |        | 14920 PARTHENIA ST 117 PANORAMA CITY, CA 91402                        | 6                   | 12,291.61              | 1            |
| Grand Total |  |        |   | 30                  | \$62,485.40            | 23           |

