

CF: 14-1371-S13

Name: Geary Juan Johnson

Date Submitted: 05/27/2023

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Comment:

14-1371-S13. ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE
REPORT

relative to amending the Los Angeles Living Wage Ordinance (LWO) and the Los Angeles Hotel Worker Minimum (HWMO) Wage Ordinance. I support if done in a non-discriminatory manner in compliance with the state Unruh Act, civil code section 51,52. I oppose on the grounds the Los Angeles Housing Department acts in a racist and discriminatory manner in violation of the state Unruh Act. See attached emails May 11, 2023 at 12:07 pm, May 22, 2023 email at 11:53 am, May 23 email at 12:12 pm, and May 25, 2023 fax at 8:52:39, and email May 25, 2023 at 9:03 pm.

Reference: Don't the Jewish brothers and sisters at this address deserve a working intercom? Don't the Jewish brothers and sisters at this address deserve a working keypad entry code for deliveries, guests, and friends? Don't the Jewish brothers and sisters at this address who have a disability deserve a working intercom? Don't the Jewish brothers and sisters at this address deserve an answer to complaints about illegal home sharing? Don't the Jewish brothers and sisters at this address deserve access to tandem parking stalls? Reference: The Department of Real Estate has been asked to revoke the real estate broker license of Thomas Khammar (Power Property Management Inc.) on the grounds of violations of the real estate broker laws duties and refusal to provide housing services to Black tenants. Complaint 1-23-0217-015. DRE numbers 01443898, 01866167.

Excerpts City Los Angeles Home Sharing Ordinance

HOSTING PLATFORM. A Person that participates in Short-Term Rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a Booking Service transaction using any medium of facilitation.

HOST. An individual who is registered for Home Sharing as the term is defined in Section 12.03 of this Code.

PRIMARY RESIDENCE. The sole residence from which the Host conducts Home-Sharing and in which the Host resides for more than 6 months of the calendar year.

SHORT-TERM RENTAL. A Rental Unit, rented in whole or in part, to any Person(s) for transient use of 30 consecutive days or less. Rental Units within City-approved Hotels, motels, Transient Occupancy Residential Structures and Bed and Breakfasts shall not be considered a Short-Term Rental.

A renter or lessee shall not engage in Home-Sharing without prior written approval of the landlord.

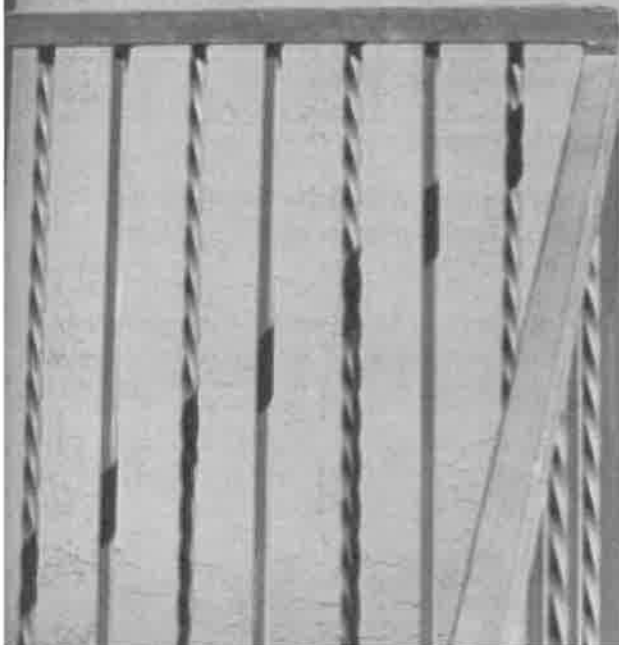
A Primary Residence that is subject to affordable housing covenants, and/or Chapter 15 of the Los Angeles Municipal Code ("Rent Stabilization Ordinance"), and/or are income-restricted under City, state or federal law, is not eligible for Home-Sharing.

Notes

1. Host must be registered with the city.
2. Renter conducting home sharing must do so from primary residence.
3. Hosts renting out units in this building are not registered.
4. Illegal use of unregistered hosting platforms
5. The owner and/or operator of any property used for Short Term Rentals, including the Host or owner of any Host Primary Residence, may be assessed a minimum inspection fee, as specified in Section 98.0412 of this Code for each site inspection.
6. Owner of Primary Residence and/or Host and/or Person:
 - a. A daily fine of \$500, or two times the nightly rate charged, whichever is greater, for advertising a Rental Unit for the purposes of Short Term Rental in violation of this Subdivision.

WHEREAS, the conversion of long-term housing units to short-term rentals reduces housing stock and contributes to increased rents and decreased availability of affordable housing. In some cases, large numbers of housing units within a building, or even entire buildings, have been effectively converted to short-term rentals

**2022-2-4 At 1522
Hi Point
St PPM Refuses
to Fix Intercom**





Opportunity to Repair for May 11, 2023- Memorialization- Intercom and Tandem Parking NOT addressed

From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontdesk@powerpropertygrp.com; megan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org

Cc: susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; megan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfeld@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com

Date: Thursday, May 11, 2023 at 12:07 PM PDT

Reference LAHD RSO complaint CE280933 Harassment by Landlord

To whom it may concern:

This shall memorialize that this morning between 10:00 am and 11:15 am repairs were made to this unit. A crack in a bedroom wall was re-plastered; the bathroom toilet shut off valve was installed; the pump in the toilet bowl was replaced; a window screen was re-aligned to prevent insects entry.

Nisi Walton, Power Property Management Inc employee, was on site and I was able to meet with her in the unit.

I appreciate the repairs, but I note here that the intercom remains un-usable and not working. I am still without a tandem parking stall or maintenance has not extended the striping to create a tandem parking stall for stall #8. This means that the actions today of not addressing the intercom or tandem parking is intentional to cause harm, and the racial and otherwise arbitrary discrimination by the owner ---and others in concert---is the proximate cause of damages to me of not receiving full and equal housing services requested. I did not mention these items to Nisi or repairmen this morning because the owner already has adequate notice (monthly or weekly emails and endorsed rent checks).

The owner is aware that whites(non-Blacks) in tandem parking stalls 17-19 have parking for two cars while I do not have such privilege; the owner is aware that whites in stalls 17-19 have working intercoms while I do not.

I have previously forwarded to the owner five declarations under penalty of perjury regarding the intercom and/or parking; these declarations are from **four Black males**.

All rights reserved. The cost to prepare and email this is \$42.00 in damages for housing services that were not addressed.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles CA 90035
Phone 323-807-3099

I am A Black Male over the age of 45 with a obvious disability and disability

Ref. state Unruh Act, CC 51, 52

c: State Civil Rights Department

A new CRD Intake/Complaint has been filed against you

From: G Johnson (tainmount@sbcglobal.net)

To: highpoint1522@gmail.com; brent@powerpropertygrp.com;
09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontdesk@powerpropertygrp.com;
meghan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org;
lahd.rso.central@lacity.org; hcidla.reap@lacity.org; thomas@powerpropertygrp.com

Cc: mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org;
councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org;
councilmtgitems@santamonica.gov; councilmember.hernandez@lacity.org;
councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org;
councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org;
councilmember.mcoster@lacity.org; councilmember.soto-martinez@lacity.org

Date: Monday, May 22, 2023 at 11:53 AM PDT

State Civil Rights Department (CRD formerly DFEH) Summary

I ALLEGE THAT I EXPERIENCED DISCRIMINATION:

Because of my actual or perceived:

Sex/Gender
Other

Disability (physical, intellectual/developmental, mental health/psychiatric)
Race (includes hairstyle and hair texture)

As a result I was:

Other
Denied reasonable accommodation for a disability or medical condition
Denied equal terms and conditions

I ALLEGE THAT I EXPERIENCED HARASSMENT:

Because of my actual or perceived:

Sex/Gender
Other

Disability (physical, intellectual/developmental, mental health/psychiatric)
Race (includes hairstyle and hair texture)

I ALLEGE THAT I EXPERIENCED RETALIATION:

Because I:

Reported or resisted any form of discrimination or harassment
Requested or used a disability-related accommodation

As a result I was:

Denied reasonable accommodation for a disability or medical condition

Denied equal terms and conditions

Other

All rights reserved.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles CA 90035

Phone 323-807-3099

LAHD RSO complaint CE280933 and additional Reduction in Services/Reduction in Rent Complaint. Demand for rent reduction. Low hot water pressure

From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontdesk@powerpropertygrp.com; megan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org

Cc: patrice.doehrn@dfeh.ca.gov; tina.walker@dfeh.ca.gov; susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; megan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfeld@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com

Date: Tuesday, May 23, 2023 at 12:12 PM PDT

**City Los Angeles Housing Department
1200 W 7th Street Floor 1
Los Angeles CA 90017**

To whom it may concern and City of Los Angeles Housing Department.

1. Your online portal for complaints (LAHD) is not working.
2. This complaint relates to the above city case number.
3. This complaint is also for **reduction in services and reduction in rent**.
4. The city housing department has adequate notice that an intercom system was installed at this address on or about 1973.
5. The city housing department has adequate notice that a door keypad entry system was installed at this address on or about 1973.
6. The city housing department was provided evidence of pictures on the internet showing the installed intercom and keypad system prior to 2010.
7. The city housing department has adequate notice that in city case Capital Improvements number 50505SM the intercom and keypads were at issue.
8. The intercom was available at the inception of my tenancy in 2010. This unit is a month to month rental agreement.
9. The keypad system was available at the inception of my tenancy.
10. In 2015 case 50505SM, the city granted a rent increase to the owner for the keypads and intercom installation (pictures to city show they were installed as one unit) even though tenants testified the owner never supplied receipts for the alleged repairs.
11. As of May 19, 2023, the owner at this address removed the intercom and keypad systems at the front door. I was a witness to this about 9 am to 12 pm. See attached pictures.
12. As of today at this time, the intercom and keypad system pictured have no signs of functionality. It appears to be an electrical device that is accessed by a phone app. I have not received any notice from the owner of how to use the device.

13. I received no advance notice that the intercom and keypad would be removed.

14. Since the keypad removal we have not been able to receive deliveries, friends, or guests as most are used to using the keypad system. Based on a view of the new intercom system, the keypad for deliveries appears to be incorporated in the device. But I have no access to use it.

15. Especially for the sake of the owner also (see owner emails above), since the install of the new intercom system and door apparatus, the front door is not shutting all the way as intended. Sometimes it shuts securely, sometimes it does not, especially when closed from a short distance.

16. As first written notice to the owner, the water pressure to the kitchen sink hot water is very low and is not operating as intended; I surmise it may be a piping problem or problem with the hot water tank. It had been sporadic, now the low pressure is constant. Please address this.

I demand a rent reduction because of the removal of the keypad and intercom system that was done on May 19, 2023. This rent reduction may apply to all tenants. **The rent reduction should continue until the intercom and keypad is fully functioning.**

Two tenants have already complained to me about not being able to get deliveries since they do not have the code for the keypad. This is an 18 unit controlled building being used in many instances for hotel and home sharing purposes without a hotel use permit.

The owner of the property is Meghan Hayner, Hi Point 1522 LLC, at 520 Pacific Street #5, Santa Monica, CA 90405. Phone 818-219-1587.

I remind all that we still have not been assigned a tandem parking stall, as requested since 2015. To the Mayor and Council I ask: what are the qualifications to get a tandem parking stall?

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Geary Juan Johnson
1522 Hi Point St 9
Los Angeles CA 90035
Phone 323-807-3099

I am a Black male, aged over 45, and with a disability.



2023-5-19 Intercom 1522 Pic 3 of 3.jpg
3.8MB



2023-5-19 Intercom 1522 Pic 1 of 3.jpg
1.5MB



2023-5-19 Intercom 1522 Pic 2 of 3.jpg
3.5MB

18 US Code section 1701 Obstruction of Mails

From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontdesk@powerpropertygrp.com; megan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org

Cc: patrice.doehrn@dfeh.ca.gov; tina.walker@dfeh.ca.gov; susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; megan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org

Date: Thursday, May 25, 2023 at 09:03 PM PDT

To whom it may concern:

I understand that the building access for mail by postal service and other delivery carriers or persons will be delayed another week or so. This is unacceptable.

Under 18 USC section Ch. 83: Postal Service, whoever knowingly and willfully obstructs or retards passage of the mail shall be fined or imprisoned.

I believe the fine is \$1,000 per day.

I demand you restore immediately the ability to receive postal deliveries at this location.

All rights reserved.

Geary Juan Johnson
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Phone 323-807-3099



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