



Los Angeles Housing Department

COMPLIANCE DIVISION – REAP/UMP

LAHD

1200 West 7th Street, 1st Floor, Los Angeles, CA 90017

tel 213.808.8500 | fax 213.808.8810

lahd.lacity.org



Antonio R. Villaraigosa, Mayor

Douglas Guthrie, General Manager

8/26/2010

Honorable Members of City Council
City of Los Angeles
Room 395, City Hall
Attention: City Clerk

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

The Los Angeles Housing Department recommends the termination of the rent reductions and the termination of the escrow account for the properties listed below, thereby removing the properties from the RENT ESCROW ACCOUNT PROGRAM (REAP).

1. Case No. 71082 represents property at 1647 W 259TH ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
2. Case No. 183395 represents property at 7549 N ETON AVE A.K.A 21304 W SATICOY ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
3. Case No. 271367 represents property at 6922 N HAZELTINE AVE. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
4. Case No. 8034 represents property at 4821 S COMPTON AVE A.K.A 4821 1/2 S COMPTON AVE. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
5. Case No. 107166 represents property at 715 S ST LOUIS ST A.K.A 715 1/2 S ST LOUIS ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.

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6. Case No. 218584 represents property at 336 W 83RD ST A.K.A 338 W 83RD ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
7. Case No. 282261 represents property at 1242 S HOLT AVE A.K.A 1244 S HOLT AVE. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
8. Case No. 8622 represents property at 1027 W 9TH ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
9. Case No. 157265 represents property at 1622 W 62ND ST A.K.A 1624 W 62ND ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
10. Case No. 230978 represents property at 1622 W 62ND ST A.K.A 1624 W 62ND ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
11. Case No. 178571 represents property at 2385 W 30TH ST A.K.A 2970 S 4TH AVE. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
12. Case No. 261241 represents property at 4409 E TOURMALINE ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
13. Case No. 283320 represents property at 5380 E ALMONT ST A.K.A 4125 N STILLWELL AVE. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.

14. Case No. 241561 represents property at 641 N ECHANDIA ST A.K.A 1424 E MITCHELL PL. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
15. Case No. 277223 represents property at 841 N ALEXANDRIA AVE A.K.A 843 N ALEXANDRIA AVE. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
16. Case No. 177603 represents property at 3262 E 2ND ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
17. Case No. 179201 represents property at 3415 E BESWICK ST. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
18. Case No. 218663 represents property at 1839 S BELOIT AVE. The notice of acceptance into REAP was sent on 3/23/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.

The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP.

DOUGLAS GUTHRIE
GENERAL MANAGER

By: 

Marc Lipton, Manager
Rent Escrow Account Program

DG:RB:ML:jp

Attachments: Resolutions



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Antonio R. Villaraigosa, Mayor
Douglas Guthrie, General Manager

8/26/2010

Honorable Jose Huizar
Council Member, Fourteenth District
Room 465, City Hall Office

Attention: Samantha Yu

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 at the following address: **715 S ST LOUIS ST A.K.A 715 1/2 S ST LOUIS ST (Case No. 107166)**. The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected. **Los Angeles Center for Law and Justice** has provided their advisory opinion to the Department as to the completion of the work. Attached is the referral letter, listing the outstanding deficiencies noted by the citing department. The matter is scheduled to be heard by the City Council on **9/7/2010**.

Should you or your staff need additional information, please call the REAP Unit at (213) 808-8500.

DOUGLAS GUTHRIE
GENERAL MANAGER

Attachments: Referral Notice

Case Activity Report

CASE #: 107166

APN: 5183021009	<u>715 1/2 S ST LOUIS ST</u>	Case Sub	Legal Cases: CLOSED	Year Built	1908
CD: 14	<u>Los Angeles 90023</u>	Type	Dorothy Mac done: N/A	Purchase Date:	11/13/2008
Census Tract: 204600	LUPAMS / BOE:	Source Complaint	Residential Hotel: NO	Obsolete:	No
RSU: 0120907	US BANK NATIONAL ASSOCIATION	Inspector Ismael Hernandez	Task Force: NO	Manager:	
HPOZ:	TRADJUSTABLE RATE MTGE 2007 3	Case Luis	Home: NO	Code Office:	East Regional Office
Total Units (LUPAMS): 2	03815 SW TEMPLE#	Manager Tolentino	Mom Pop: No	RENT Office:	East
Total Units (LAHD): 2	SALT LAKE CITY UT 84115	Phone No. (323) 224-3547	View Other Property Cases		
Total SCEP Exemptions:	LAHD:	Owner Information			
	RUBEN REYNOSO, AGENT				
	1146 N CENTRAL AVE, STE #435				
	GLENDALE CA 91202				

Initial Inspection Date 11/17/2006 ~
 View NTC/Substandard Print Date 1/11/2007
 Compliance Date 2/10/2007
 NTC Reinspection Date 2/14/2007
 Inspector Extension
 Sr. Inspector Extension

View Photos 2/14/2007
 Supporting Documents of approved use

View [Other](#)

View Owner Matrix

View Tenant Matrix

View FTC 5/10/2007

View Substandard Document # 06-2699475

Substandard Record Date 12/5/2006

Substandard Termination Date 5/10/2007

View FTB Document #

FTB Record Date

FTB Termination Date

FTB Cancellation Date

View REAP Document #

REAP Record Date

View Sr. Appeal

View Re-Inspection Report

Referred to Health Dept.

Referred to Building & Safety

Referred to Sr. Inspector 3/8/2007

Referred to Pr. Inspector 5/10/2007

Referred to CM 5/10/2007

PMTP

Refer To Hearing 5/10/2007 ~

Notice of GM Hearing 5/17/2007 ~

REAP Appeal Due Date 6/1/2007

REAP Appeal Received Date

NOA/REAP Acceptance Date 6/12/2007

GM Hearing Date 6/19/2007

Referred To Legal Date 7/3/2007

Referred to CA Date

CA Filed Date

Remaining Violations 0

All Violations Resolved Date 6/11/2010 ~

CODE Suspend Date

Los Angeles

Outreach Contractor Center for Law and Justice

CM Outreach Request Date

Outreach Finding Positive

Positive Report Date 5/20/2010 ~

Scheduled Council Date

REAP Case Balance 34653.8100 29,699.45

ESCROW Account

Closed Date

REAP Closed Date



LINKS

APIS
 IDIS (B & S Permits, etc.)
 Property Activity Report
 USPS

View Outreach Comments

[Work Log](#) [Unit Information](#) [Notices](#) [View Docs](#) [View REAP Act. Hrs](#) [Inspection History](#) [View Bills](#)

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STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 9/7/2010

To: Honorable Members of City Council
From: Marc Lipton
Manager, Rent Escrow Account Program
Date: 8/26/2010
REAP Case No.: 107166
Address: 715 S ST LOUIS ST A.K.A 715 1/2 S ST LOUIS ST

Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Maintenance
Recommendation: REMOVAL
Effective date: 11/17/2006

Background:

On 5/10/2007, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Maintenance violations with an effective date of 11/17/2006. The owner failed to comply and therefore was referred to REAP.

Update:

The notice of acceptance into REAP was sent on 5/17/2007. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Center for Law and Justice has provided their advisory opinion to the Department as to the completion of the work. Subsequently, the Los Angeles Housing Department Code Enforcement Unit contacted the property owner and inspected the property. The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected. LAHD recommends that the property be removed from REAP.

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 173810, (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 **715 S ST LOUIS ST A.K.A 715 1/2 S ST LOUIS ST**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **107166**); and

WHEREAS, The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Los Angeles Center for Law and Justice** has provided their advisory opinion to the Department as to the completion of the work; and

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

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department 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 fee;

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

All orders affecting the units and the common areas have been signed off by the appropriate Enforcement Agency; that there are no other outstanding orders affecting the units or common areas of the building, and all electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

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 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building 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 the Rent Escrow Account Program 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 the Los Angeles Housing Department.

IN ADDITION, the Los Angeles Housing Department 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 the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees, penalties, and costs to the Los Angeles Housing Department.

REAP RESOLUTION

COUNCIL FILE NO.: _____

CD: 14

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 715 S ST LOUIS ST A.K.A 715 1/2 S ST LOUIS ST

CASE NO.: 107166

EFFECTIVE DATE: 11/17/2006

TYPE OF VIOLATION(S): Maintenance

ASSESSOR ID NO.: 5183021009

REGISTRATION NO. NONE

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS:

None

COMMENTS: Los Angeles Center for Law and Justice has provided their advisory opinion to the Department as to the completion of the work.