

City of Los Angeles

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



LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808
housing.lacity.org

Karen Bass, Mayor

December 5, 2023

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 FOR UNITS IN PROPERTY IN THE RENT ESCROW ACCOUNT PROGRAM (REAP)

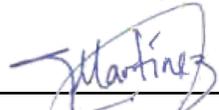
The Los Angeles Housing Department (LAHD) respectfully submits this transmittal for your approval and recommends the termination of the rent reductions for the units in the property listed below. As per the Los Angeles Municipal Code (LAMC) 162.08.B, the conditions set forth in those units were met. Although the rents will be restored in the units listed below, the subject property remains in REAP.

LAHD is requesting to calendar the following REAP cases for the December 13, 2023 City Council agenda.

1. Case No. 776884 represents the property at 412 E 5TH ST, Los Angeles CA 90013, Assessor Parcel Number (APN) 5148-012-006. On October 20, 2023 the LAHD Code Enforcement Division determined that all orders affecting units: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320 and the common areas have been signed off, and only minor violations remain in the other units.

The LAHD requests the City Council to consider this matter as soon as possible.

ANN SEWILL
GENERAL MANAGER

By:  (FOR)

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

AS:MP:LR:HB:nf

Attachments: Resolutions

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December 5, 2023

The Honorable Kevin De León
Council Member, Fourteenth District
Room 425, City Hall Office
200 North Spring Street
Los Angeles, CA 90012

Attention: Jennifer Barraza, Chief of Staff

RECOMMENDATION FOR THE TERMINATION OF RENT REDUCTIONS

The Los Angeles Housing Department (LAHD) is recommending to the City Council to terminate the rent reductions for unit(s): **101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320** placed into the Rent Escrow Account Program (REAP). The file will be submitted to the City Clerk and anticipated to be heard at the City Council meeting on December 13, 2023.

PROPERTY PROFILE:

Owner: SOUTHERN HOTEL LP C/O SRO HOUSING CORPORATION
Address: 412 E 5TH ST, Los Angeles CA 90013
APN: 5148012006
Number of Total Units: 55

REAP INFORMATION:

Case Number: 776884
Case Opened: August 31, 2022
Total Units in REAP: 55
Total Units Request for Rent Restoration: 53
Initial/Remaining Violations Cited: 106/4
Citing Agency: Code Enforcement Division, Los Angeles Housing Department
Violations: Fire Warning Devices, Exiting, Fire Protection Equipment, Sanitation, Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation
Current Status: On October 20, 2023 the LAHD Code Enforcement verified that all orders affecting unit(s):

101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320
and the common areas were signed off & only minor violations remain in the other units.

Should you or your staff have any questions regarding the REAP case or disposition, please contact Liseth Romero-Martinez, REAP Manager at 213-732-4570 or email at liseth.romero-martinez@lacity.org

Michael L. Prendergast, Director
Compliance Division

CC: Steven Baustista, Housing Deputy,
Sarah Flaherty, Legislative Deputy,
Nate Hayward, Director of Policy & Capital Projects

Attachments: Referral Notice

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 **412 E 5TH ST, Los Angeles CA 90013**, hereinafter "the subject property," has corrected the violations for unit(s) **101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320** which contributed to the placement of the property into REAP (Case No. **776884**); and

WHEREAS, the Los Angeles Housing Department (LAHD) Code Enforcement Unit inspected and determined that all orders affecting unit(s) **101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320** or common areas of the building as set forth in Section 162.03.iii; and

WHEREAS, the Department may review an application from a landlord pursuant to Section 162.08.B to terminate the rent reduction for certain units and recommend termination of the rent reductions if it finds that only minor violations remain in other units;

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

The rent reduction for unit(s) **101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320** at **412 E 5TH ST, Los Angeles CA 90013** (REAP Case No. **776884**) be terminated.

FURTHERMORE, pursuant to Section 162.08.F, the rent for unit(s) **101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320** will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

Revised December 2023