

INTER-DEPARTMENTAL MEMORANDUM

TO: COLLECTIONS BOARD OF REVIEW

ATTENTION: SHANE MIN, CONTROLLER'S OFFICE

FROM: LUZ SANTIAGO, ASSISTANT GENERAL MANAGER *for Lyndon Salvador*
LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT

DATE: SEPTEMBER 17, 2020

REGARDING: **WRITE-OFF REQUEST - QUARTER ENDING SEPTEMBER 30, 2020 FOR ACCOUNTS \$5,000 AND OVER**

* Digitally signed by
Lyndon Salvador
Date: 2020.09.17
12:38:26 -07'00'

In accordance with the Los Angeles Administrative Code Section 5.182 and as the designated head of Los Angeles Housing + Community Investment Department (HCIDLA) Administration Bureau, I hereby submit for your consideration this report on accounts that are recommended to be written off for the quarter ending September 30, 2020 based on the following criteria:

- The amounts are 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 \$137,239.37 consisting of 108 invoices covering 19 owners of 50 property accounts (APNs). Enclosed is the list of the accounts receivables for write off with amounts \$5,000 and over.

If you have any question about this request, please contact Wedmay Lao of my staff at wedmay.lao@lacity.org.

cc: Avo Davidian, Senior Management Analyst II, Office of Finance
Melissa Krance, Revenue Manager/IG, CAO
Lyndon Salvador, HCIDLA, Director of Accounting

Attachment: Summary and Detail Schedules of Accounts

Los Angeles Housing + Community Investment Department

Summary Report of Account to be Written Off for 3rd Quarter Ending 9/30/2020

\$5K AND OVER PER OWNER, PER PROPERTY

Type / Description	Count of Invoice ID	Sum of Current Balance
Admin Investigation	1	1,400.00
CA Hearing File Preparation	2	1,940.41
CM Inspection	9	6,211.59
Complaint Inspection	2	1,410.50
REAP Administrative Fee	9	45,344.24
REAP Prepaid Inspection	2	676.00
RSO	39	23,347.68
SCEP	43	56,203.70
SCEP Inspection	1	705.25
Grand Total	108	137,239.37

Los Angeles Housing + Community Investment Department

Summary Report of Account to be Written Off for 3rd Quarter Ending 9/30/2020

\$5K AND OVER PER OWNER PER PROPERTY

Year of Service	Count of Invoice ID	Sum of Current Balance
2016	12	18,579.74
2017	96	118,659.63
Grand Total	108	137,239.37

Los Angeles Housing + Community Investment Department
Summary Report of Accounts to be Written Off for Quarter Ending 9/30/2020
\$5k and Over BY OWNER/ BY PROPERTY

BY TYPE/NATURE

Row Labels	Count of Invoice ID	Sum of Current Balance
Admin Investiga	1	1,400.00
CA Hearing File	2	1,940.41
CM Inspection	9	6,211.59
Complaint Inspi	2	1,410.50
REAP Adminstr	9	45,344.24
REAP Prepaid In	2	676.00
RSO	39	23,347.68
SCEP	43	56,203.70
SCEP Inspection	1	705.25
Grand Total	108	137,239.37

BY SERVICE DATES

Row Labels	Count of Invoice ID	Sum of Current Balance
2016	12	18,579.74
2017	96	118,659.63
Grand Total	108	137,239.37

Los Angeles Housing + Community Investment Department
Summary Report of Accounts to be Written Off for Quarter Ending 9/30/2020
\$5k and Over BY OWNER/ BY PROPERTY

BY DEBTOR ACCOUNTS

Row Labels	Debtor Address	APN	Count of Invoice ID	Sum of Current Balance	NO OF DEBTOR
4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	5538027030	2	956.20	
		5538027031	2	2,294.98	
		5538027033	2	573.72	
		5538027034	2	764.96	
		5538029030	2	1,529.92	
		5538029031	2	382.48	
		5538029032	2	382.48	
		5538029033	2	1,147.44	
		5538029034	2	764.96	
		5538029036	2	764.96	
		5538029037	2	1,147.44	
		5538029038	2	1,147.44	
		5538030028	2	382.48	
		5538031021	2	1,529.92	
		5538031022	2	2,868.60	
		5538031023	2	764.96	
4-STREETS CO-OP OF RTE 2 INC Total			32	17,402.84	1
ABOVE & BEYOND CARE PROVIDERS	20651 GOLDEN SPRINGS DR 229 DIAMOND BAR, CA 91746	5003019	2	6,310.92	
ABOVE & BEYOND CARE PROVIDERS Total			2	6,310.92	1
ARREDONDO SOCORRO G & G TRUST	635 CYPRESS AVE LOS ANGELES, CA 90065-1533	5110008030	2	764.96	
		5202023004	4	5,752.48	
		5309022031	2	341.80	
		5309022032	2	1,721.16	
		5453015032	2	573.72	
		5453015032	2	373.55	
		5468013080	2	382.48	
		6070015038	2	1,319.31	
ARREDONDO SOCORRO G & G TRUST Total			18	11,229.46	1
ARTURO AVILES	5280 E BEVERLY BLVD C-376 LOS ANGELES, CA 90022-2045	5108013008	2	1,529.92	
		5109013006	5	4,611.50	
		5117014007	5	2,294.88	
ARTURO AVILES Total			12	9,404.61	1
Carleton Hartford Lp	45 ROCKEFELLER PLZ NEW YORK, NY 10111	5153024004	2	5,737.20	
Carleton Hartford Lp Total			2	5,737.20	1
ENG TAN	11127 DORA ST SUN VALLEY, CA 91352	2336012009	5	6,884.98	
ENG TAN Total			5	6,884.98	1
FARHAD & ELHAM YAGHOUBI	732 S LOS ANGELES ST LOS ANGELES, CA 90014-2108	5126009006	4	7,147.70	
FARHAD & ELHAM YAGHOUBI Total			4	7,147.70	1
GILBERT E ONTIVEROS	2330 LORAIN RD SAN MARINO, CA 91108-2815	5177032012	1	5,365.00	
GILBERT E ONTIVEROS Total			1	5,365.00	1
JA YOO DONG	1038 S UNION AVE LOS ANGELES, CA 90015	5137015014	2	6,915.25	
JA YOO DONG Total			2	6,915.25	1
JAMES VENEZIANO	7738 WENTWORTH ST TUJUNGA, CA 91042	2557001010	2	5,121.25	
JAMES VENEZIANO Total			2	5,121.25	1
JESUS ROJAS	2945 S NORMANDIE AVE LOS ANGELES, CA 90007	5053033021	4	6,223.67	
JESUS ROJAS Total			4	6,223.67	1
JUANITA PROPERTIES LTD	6800 DUME DR MALIBU, CA 90265	5501017025	1	2,079.36	
		5539022029	1	2,339.28	
		5539023021	1	1,169.64	
JUANITA PROPERTIES LTD Total			3	5,588.28	1
JULIAN R MELENDEZ	14333 ALLEGAN ST WHITTIER, CA 90604	5136004024	1	5,073.24	
JULIAN R MELENDEZ Total			1	5,073.24	1
MOORE APRIL D	320 S PROSPECT AVE 32 REDONDO BEACH, CA 90277	2653001015	1	1,169.64	
		2653001019	2	2,103.64	
		2653001030	2	2,103.64	
		2653001031	2	1,529.92	
		2653001032	2	1,529.92	
MOORE APRIL D Total			9	8,436.76	1
OFEK HOLDINGS LLC	14649 MCCORMICK ST SHERMAN OAKS, CA 91411-4029	2560009013	1	5,382.00	
OFEK HOLDINGS LLC Total			1	5,382.00	1
PATHFINDER ACADEMY INC	PO BOX 12079 MARINA DEL REY, CA 90295	5533008007	2	6,119.68	
PATHFINDER ACADEMY INC Total			2	6,119.68	1
TOMAS P TORRENTOS	12315 ART ST SUN VALLEY, CA 91352	2634021016	2	5,127.25	
TOMAS P TORRENTOS Total			2	5,127.25	1
VICTOR M MORALES	1308 FACTORY PL 304 LOS ANGELES, CA 90013	55400017002	2	6,119.68	
VICTOR M MORALES Total			2	6,119.68	1
WESBART REALTY CO	1249 S LA CIENEGA BLVD LOS ANGELES, CA 90035	5053012034	2	3,059.84	
		5074017022	2	4,589.76	
WESBART REALTY CO Total			4	7,649.60	1
Grand Total			108	137,239.37	19

Los Angeles Housing + Community Investment Department
Summary Report of Accounts to be Written Off for Quarter Ending 6/30/2020
\$5k and Over BY OWNER/ BY PROPERTY

BY APNS

Row Labels	Debtor	Debtor Address	Count of Invoice ID	Sum of Current Balance	NO. OF APNS
2336012009	ENG TAN	11127 DORA ST SUN VALLEY, CA 91352	5	6,884.98	1
2557001010	JAMES VENEZIANO	7738 WENTWORTH ST TUJUNGA, CA 91042	2	5,121.25	1
2560009013	OFEK HOLDINGS LLC	14649 MCCORMICK ST SHERMAN OAKS, CA 91411-4029	1	5,382.00	1
2634021016	TOMAS P TORRENTOS	12315 ART ST SUN VALLEY, CA 91352	2	5,127.25	1
2653001015	MOORE APRIL D	320 S PROSPECT AVE 32 REDONDO BEACH, CA 90277	1	1,169.64	1
2653001019	MOORE APRIL D	320 S PROSPECT AVE 32 REDONDO BEACH, CA 90277	2	2,103.64	1
2653001030	MOORE APRIL D	320 S PROSPECT AVE 32 REDONDO BEACH, CA 90277	2	2,103.64	1
2653001031	MOORE APRIL D	320 S PROSPECT AVE 32 REDONDO BEACH, CA 90277	2	1,529.92	1
2653001032	MOORE APRIL D	320 S PROSPECT AVE 32 REDONDO BEACH, CA 90277	2	1,529.92	1
5053012034	WESBART REALTY CO	1249 S LA CIENEGA BLVD LOS ANGELES, CA 90035	2	3,059.84	1
5053033021	JESUS ROJAS	2945 S NORMANDIE AVE LOS ANGELES, CA 90007	4	6,223.67	1
5074017022	WESBART REALTY CO	1249 S LA CIENEGA BLVD LOS ANGELES, CA 90035	2	4,589.76	1
5108013008	ARTURO AVILES	5280 E BEVERLY BLVD C-376 LOS ANGELES, CA 90022-2045	2	1,529.92	1
5109013006	ARTURO AVILES	5280 E BEVERLY BLVD C-376 LOS ANGELES, CA 90022-2045	5	4,611.50	1
5110008030	ARREDONDO SOCORRO G & G TRUST	635 CYPRESS AVE LOS ANGELES, CA 90065-1533	2	764.96	1
5117014007	ARTURO AVILES	5280 E BEVERLY BLVD C-376 LOS ANGELES, CA 90022-2045	5	3,263.19	1
5126009006	FARHAD & ELHAM YAGHOUBI	732 S LOS ANGELES ST LOS ANGELES, CA 90014-2108	4	7,147.70	1
5136004024	JULIAN R MELENDEZ	14333 ALLEGAN ST WHITTIER, CA 90604	1	5,073.24	1
5137015014	JA YOO DONG	1038 S UNION AVE LOS ANGELES, CA 90015	2	6,915.25	1
5153024004	Carleton Hartford Lp	45 ROCKEFELLER PLZ NEW YORK, NY 10111	2	5,737.20	1
5177032012	GILBERT E ONTIVEROS	2330 LORAIN RD SAN MARINO, CA 91108-2815	1	5,365.00	1
5202023004	ARREDONDO SOCORRO G & G TRUST	635 CYPRESS AVE LOS ANGELES, CA 90065-1533	4	5,752.48	1
5309022031	ARREDONDO SOCORRO G & G TRUST	635 CYPRESS AVE LOS ANGELES, CA 90065-1533	2	341.80	1
5309022032	ARREDONDO SOCORRO G & G TRUST	635 CYPRESS AVE LOS ANGELES, CA 90065-1533	2	1,721.16	1
5453015032	ARREDONDO SOCORRO G & G TRUST	635 CYPRESS AVE LOS ANGELES, CA 90065-1533	2	573.72	1
5455012029	ARREDONDO SOCORRO G & G TRUST	635 CYPRESS AVE LOS ANGELES, CA 90065-1533	2	373.55	1
5468013080	ARREDONDO SOCORRO G & G TRUST	635 CYPRESS AVE LOS ANGELES, CA 90065-1533	2	382.48	1
5501017025	JUANITA PROPERTIES LTD	6800 DUME DR MALIBU, CA 90265	1	2,079.36	1
5533008007	PATHFINDER ACADEMY INC	PO BOX 12079 MARINA DEL REY, CA 90295	2	6,119.68	1
5538027030	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	956.20	1
5538027031	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	2,294.88	1
5538027033	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	573.72	1
5538027034	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	764.96	1
5538029030	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	1,529.92	1
5538029031	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	382.48	1
5538029032	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	382.48	1
5538029033	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	1,147.44	1
5538029034	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	764.96	1
5538029036	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	764.96	1
5538029037	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	1,147.44	1
5538029038	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	1,147.44	1
5538030028	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	382.48	1
5538031021	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	1,529.92	1
5538031022	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	2,868.60	1
5538031023	4-STREETS CO-OP OF RTE 2 INC	1544 W YALE AVE ORANGE, CA 92867	2	764.96	1
5539022029	JUANITA PROPERTIES LTD	6800 DUME DR MALIBU, CA 90265	1	2,339.28	1
5539023021	JUANITA PROPERTIES LTD	6800 DUME DR MALIBU, CA 90265	1	1,169.64	1
5540017002	VICTOR M MORALES	1308 FACTORY PL 304 LOS ANGELES, CA 90013	2	6,119.68	1
6070015038	ARREDONDO SOCORRO G & G TRUST	635 CYPRESS AVE LOS ANGELES, CA 90065-1533	2	1,319.31	1
7465003019	ABOVE & BEYOND CARE PROVIDERS	20651 GOLDEN SPRINGS DR 229 DIAMOND BAR, CA 91789-3866	2	6,310.92	1
Grand Total			108	137,239.37	50