



COMPLIANCE DIVISION – REAP/UMP

# Los Angeles Housing Department **LAHD**

1200 West 7th Street, Suite 100, Los Angeles, CA 90017  
tel 213.808.8500 | fax 213.808.8810  
lahd.lacity.org



Antonio R. Villaraigosa, Mayor  
Mercedes M. Márquez, General Manager

4/3/2013

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. **251466** represents the property at **1425 W 18TH ST.** The notice of acceptance into REAP was sent on **1/7/2010**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Los Angeles Housing Law Project** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
2. Case No. **358240** represents the property at **1346 W COURT ST.** The notice of acceptance into REAP was sent on **3/29/2012**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
3. Case No. **7248** represents the property at **1804 W 24TH ST.** The notice of acceptance into REAP was sent on **2/5/2004**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Inquilinos Unidos** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
4. Case No. **358575** represents the property at **678 E 41ST ST.** The notice of acceptance into REAP was sent on **6/21/2012**. 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. Furthermore, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
5. Case No. **399418** represents the property at **678 E 41ST ST.** The notice of acceptance into REAP was sent on **1/10/2013**. 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. Furthermore, 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. 227197 represents the property at 3703 W JEFFERSON BLVD. The notice of acceptance into REAP was sent on 7/30/2009. Since that time, the owner of the indicated property has corrected the cited deficiencies. Coalition for Economic Survival has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
7. Case No. 331048 represents the property at 909 S FEDORA ST. The notice of acceptance into REAP was sent on 6/23/2011. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inquilinos Unidos has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
8. Case No. 386828 represents the property at 932 S NORMANDIE AVE. The notice of acceptance into REAP was sent on 1/3/2013. 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. Furthermore, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
9. Case No. 22485 represents the property at 320 N BURLINGTON AVE. The notice of acceptance into REAP was sent on 5/18/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Coalition for Economic Survival has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
10. Case No. 361533 represents the property at 320 N BURLINGTON AVE. The notice of acceptance into REAP was sent on 2/23/2012. Since that time, the owner of the indicated property has corrected the cited deficiencies. Coalition for Economic Survival has provided their advisory opinion to the Department as to the completion of the work. Furthermore, 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.


MERCEDES M. MARQUEZ  
GENERAL MANAGER

By: 

Deborah N. Collupy, Supervisor  
Rent Escrow Account Program

MM:RB:ND:pr

Attachments: Resolutions

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Antonio R. Villaraigosa, Mayor

Mercedes M. Marquez, General Manager

4/3/2013

Honorable Jan Perry  
Council Member, Ninth District  
Room 420, City Hall Office

Attention: Cathy Castro

**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: **678 E 41ST ST (Case No. 399418)**. The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected. **Inner City Law Center** 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 **4/10/2013**.

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

MERCEDES M. MARQUEZ  
GENERAL MANAGER

Attachments: Referral Notice

## STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 4/10/2013

**To:** Honorable Members of City Council  
**From:** Nell Dizon  
Manager, Rent Escrow Account Program  
**Date:** 4/3/2013  
**REAP Case No.:** 399418  
**Address:** 678 E 41ST ST  
**Citing Agency:** Los Angeles Housing Department Code Enforcement Unit  
**Violations:** Maintenance, Electrical  
**Recommendation:** REMOVAL  
**Effective date:** 8/1/2012

**Background:**

On 1/2/2013, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Maintenance, Electrical violations with an effective date of 8/1/2012. The owner failed to comply and therefore was referred to REAP.

**Update:**

The notice of acceptance into REAP was sent on 1/10/2013. 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. 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 678 E 41ST 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. 399418); 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 Inner City Law Center 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: 9 \_\_\_\_\_

REMOVAL x INCLUSION \_\_\_\_\_ RELEASE OF ESCROW FUNDS \_\_\_\_\_

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 678 E 41ST ST

CASE NO.: 399418

EFFECTIVE DATE: 8/1/2012

TYPE OF VIOLATION(S): Maintenance, Electrical

ASSESSOR ID NO.: 5115002006

REGISTRATION NO. NONE

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

None \_\_\_\_\_

COMMENTS: Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work.