



Los Angeles Housing Department  
**LAHD**

COMPLIANCE DIVISION - REAP/UMP

1200 West Seventh Street, 1st Floor, Los Angeles, CA 90017  
tel 866.557.7368 | fax 213.808.8810  
lahd.lacity.org



Antonio R. Villaraigosa, Mayor  
Rushmore D. Cervantes, Interim General Manager

12/4/2009

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. **239308** represents property at **1426 E 20TH ST**. The Notice of Acceptance was sent on **8/18/2009**. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the **Los Angeles Housing Department Code Enforcement Unit**. Further, the **Los Angeles Housing Law Project** has verified that all tenant issues at the property have been addressed.
2. Case No. **221526** represents property at **1434 W 69TH ST A.K.A 1436 W 69TH ST**. The Notice of Acceptance was sent on **2/26/2009**. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the **Los Angeles Housing Department Code Enforcement Unit**. Further, the **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.
3. Case No. **115147** represents property at **1434 W 69TH ST A.K.A 1436 W 69TH ST**. The Notice of Acceptance was sent on **3/13/2008**. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the **Los Angeles Housing Department Code Enforcement Unit**. Further, the **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.
4. Case No. **45327** represents property at **249 W 84TH ST A.K.A 8318 S BROADWAY**. The Notice of Acceptance was sent on **9/21/2006**. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the **Los Angeles Housing Department Code Enforcement Unit**. Further, the **Los Angeles Housing Law Project** has verified that all tenant issues at the property have been addressed.
5. Case No. **253978** represents property at **4000 W 21ST ST A.K.A 4002 W 21ST ST**. The Notice of Acceptance was sent on **10/1/2009**. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the **Los Angeles Housing Department Code Enforcement Unit**. Further, the **Los Angeles Housing Law Project** has verified that all tenant issues at the property have been addressed.

6. Case No. 45933 represents property at 443 W 95TH ST A.K.A 447 W 95TH ST. The Notice of Acceptance was sent on 6/14/2007. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Further, the Inner City Law Center has verified that all tenant issues at the property have been addressed.
7. Case No. 182065 represents property at 443 W 95TH ST A.K.A 447 W 95TH ST. The Notice of Acceptance was sent on 4/10/2008. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Further, the Inner City Law Center has verified that all tenant issues at the property have been addressed.
8. Case No. 204828 represents property at 5944 N CAHUENGA BLVD. The Notice of Acceptance was sent on 4/16/2009. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Further, the Coalition for Economic Survival has verified that all tenant issues at the property have been addressed.
9. Case No. 135928 represents property at 6415 W ROMAINE ST A.K.A 1004 N WILCOX AVE. The Notice of Acceptance was sent on 8/30/2007. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Further, the Los Angeles Center for Law and Justice has verified that all tenant issues at the property have been addressed.
- ✓ 10. Case No. 207641 represents property at 7932 W BLACKBURN AVE A.K.A 7934 W BLACKBURN AVE. The Notice of Acceptance was sent on 12/11/2008. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Further, the Los Angeles Center for Law and Justice has verified that all tenant issues at the property have been addressed.
- CD 5

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.

RUSHMORE D. CERVANTES  
GENERAL MANAGER

By: \_\_\_\_\_

Marc Lipton, Manager  
Rent Escrow Account Program

RDC:RB:ML:jp

Attachments: Resolutions



Los Angeles Housing Department

COMPLIANCE DIVISION - REAP/UMP

**LAHD**

1200 West Seventh Street, 1st Floor, Los Angeles, CA 90017

tel 866.557.7368 | fax 213.808.8810

lahd.lacity.org



Antonio R. Villaraigosa, Mayor

Rushmore D. Cervantes, Interim General Manager

12/4/2009

Honorable Jack Weiss  
Council Member, Fifth District  
Room 440, City Hall Office

Attention: Kellee O'Rourke

**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: **7932 W BLACKBURN AVE A.K.A 7934 W BLACKBURN AVE (Case No. 207641)**. The LAHD Code Enforcement Unit has signed off on all orders affecting the units and the common areas and there are no other outstanding orders affecting the units or the common areas. The **Los Angeles Center for Law and Justice** has verified that all tenant issues have been addressed. In addition, the utility charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power. 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 **12/11/2009**.

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

RUSHMORE D. CERVANTES  
GENERAL MANAGER

Attachments: Referral Notice

## Case Activity Report

CASE #: 207641

APN:	5511038020	<u>7934 W BLACKBURN AVE</u>	Case Sub Type	Le
CD:	5	<u>Los Angeles 90048</u>		Di
Census Tract:	214600	<b>LUPAMS / BOE:</b>	Source SCEP	Re
RSU:	0430793	KASSARJIAN,ROMEO	Inspector Angelo Shannon	Te
HPOZ:		00900 S MUIRFIELD RD	Case Manager Javier Melendez	H
Total Units	2	<b>LAHD:</b>	Phone No. (213) 252-2827	M
(LUPAMS):		ROMEO KASSARJIAN	Owner Information	[
Total Units (LAHD):	2	900 S MUIRFIELD RD		
Total SCEP		LOS ANGELES CA 90019		
Exemptions:				

Initial Inspection Date	9/25/2008	Referred to Health Dept.
View NTC/Substandard Print Date	9/26/2008	Referred to Building & Safety
Compliance Date	11/2/2008	Referred to Sr. Inspector 11/18/2008
NTC Reinspection Date	11/17/2008	Referred to Pr. Inspector 11/19/2008
Inspector Extension		Referred to CM 12/1/2008
Sr.Inspector Extension		PMTP
View Photos	11/17/2008	Refer To Hearing 12/3/2008
Supporting Documents of approved use		Notice of GM Hearing 12/11/2008
View Other		REAP Appeal Due Date 12/26/2008
View Owner Matrix		REAP Appeal Received Date 12/23/2008
View Tenant Matrix		NOA/REAP Acceptance Date 4/22/2009
View FTC	12/3/2008	GM Hearing Date 1/28/2009
View Substandard Document #		Referred To Legal Date 2/25/2009
Substandard Record Date		Referred to CA Date 5/11/2009
Substandard Termination Date		CA Filed Date
View FTB Document #		Remaining Violations 0
FTB Record Date		All Violations Resolved Date 11/24/2009
FTB Termination Date		CODE Suspend Date
FTB Cancellation Date		Outreach Contractor Los Angeles Center for Law and Justice
View REAP Document #		CM Outreach Request Date 10/5/2009
REAP Record Date		Outreach Finding Positive
View Sr. Appeal		Positive Report Date 10/22/2009
View Re-Inspection Report		Scheduled Council Date
		REAP Case Balance 8320.0000
		ESCROW Account Closed
		Date
		REAP Closed Date

Work Log	Unit Information	Notices	View Docs	View REAP Acct Info	Ins
----------	------------------	---------	-----------	---------------------	-----

Effective ☒ Referred ☒ NOA ☒ Sign Off ☒ Positive ☒ Amount ☒

Orders ☒ Units Cited  NC SH FWD EX FPE Haz Test Secure S W Main EL P&G H&V

## STATUS REPORT FOR CITY COUNCIL MEETING

**City Council Date:** 12/11/2009

**To:** Honorable Members of City Council

**From:** Marc Lipton  
Manager, Rent Escrow Account Program

**Date:** 12/4/2009

**REAP Case No.:** 207641

**Address:** 7932 W BLACKBURN AVE A.K.A 7934 W BLACKBURN AVE

**CD#:** 5

**Owner:** ROMEO KASSARJIAN

**No. of units:** 2

**No. of units cited:** 2

**Citing Agency:** Los Angeles Housing Department Code Enforcement Unit

**Violations:** Exiting, Sanitation, Maintenance, Electrical, Plumbing/Gas

**Recommendation:** REMOVAL

**Effective date:** 9/25/2008

**Background:**

On 12/3/2008, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Exiting, Sanitation, Maintenance, Electrical, Plumbing/Gas violations with an effective date of 9/25/2008. The owner failed to comply and therefore was referred to REAP.

The notice of acceptance into REAP was sent on 12/11/2008, placing the property into REAP.

**Update:**

On 11/24/2009, the LAHD Code Enforcement Unit provided documentation signing off the property. On 10/22/2009, the Los Angeles Center for Law and Justice verified that all tenant issues have been addressed.

## 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 **7932 W BLACKBURN AVE A.K.A 7934 W BLACKBURN AVE**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **207641**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; 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** verified that all tenant issues have been addressed; 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: 5

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

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 7932 W BLACKBURN AVE A.K.A 7934 W BLACKBURN AVE

CASE NO.: 207641

EFFECTIVE DATE: 9/25/2008

TYPE OF VIOLATION(S): Exiting, Sanitation, Maintenance,  
Electrical, Plumbing/Gas

ASSESSOR ID NO.: 5511038020

REGISTRATION NO. NONE

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

None

COMMENTS: The Los Angeles Center for Law and Justice verified  
that all tenant issues have been addressed.