



Los Angeles Housing Department

COMPLAINT DIVISION - REAP/LEAP

LAHD

1200 W. 7th Street 1st Fl. Los Angeles, CA 90017
tel 213.000.2500 | fax 213.608.0810
RENT HOTLINE: 856.557.7358
www.lackp.org/laht



Antonio R. Villaraigosa, Mayor
Mercedes Márquez, General Manager

January 9, 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 is recommending 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. 53681 represents property at 1612 W 84TH ST
The Notice of Acceptance was sent on 4/18/2002
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
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos
- 2 Case No. 151893 represents property at 1961 S HOLT AVE
The Notice of Acceptance was sent on 1/10/2008
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
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project
- 3 Case No. 179166 represents property at 2220 S WEST BLVD
The Notice of Acceptance was sent on 8/14/2008
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
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center
- 4 Case No. 172381 represents property at 2952 WELLINGTON ROAD
The Notice of Acceptance was sent on 6/12/2008
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
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival
- 5 Case No. 179720 represents property at 3321 W 54TH ST
The Notice of Acceptance was sent on 9/4/2008
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
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center

- 6 Case No. 77065 represents property at 3612 W 30TH ST
The Notice of Acceptance was sent on 2/22/2007
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
Furthermore, verification of all tenant issues at the property have also been addressed by the
Los Angeles Housing Law Project
- 7 Case No. 54297 represents property at 3612 W 30TH ST
The Notice of Acceptance was sent on 7/28/2005
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
Furthermore, verification of all tenant issues at the property have also been addressed by the
Los Angeles Housing Law Project
- 8 Case No. 198467 represents property at 8711 W BURTON WAY
The Notice of Acceptance was sent on 11/20/2008
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
Furthermore, verification of all tenant issues at the property have also been addressed by the
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- 9 Case No. 205378 represents property at 9718 S GLASGOW PL
The Notice of Acceptance was sent on 11/13/2008
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
Furthermore, verification of all tenant issues at the property have also been addressed by the
Los Angeles Housing Law Project

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/RRP.

MERCEDES MÁRQUEZ
GENERAL MANAGER

By: A. Surmenian
Anny Surmenian, Manager
Rent Escrow Account Program

MMM:RB:AS:jp

Attachments: Resolutions



COMPLIMENT DIVISION - REAP/RRP

1200 W. 7th Street, 1st Fl., Los Angeles, CA 90017
(213) 800-8500 | fax 213.808.8810
RENT HOTLINE: 866-557-7368
www.lacounty.gov/lahd



Antonio R. Villaraigosa, Mayor
Mercedes Marquez, General Manager

1/9/2009

Honorable Herb J. Wesson, Jr.
Council Member, Tenth District
Room 430, City Hall Office

Attention: Andrew Westall

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: **3612 W 30TH ST (Case No. 54297)**. 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 Housing Law Project** 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 **1/16/2009**.

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

MERCEDES MARQUEZ
GENERAL MANAGER

Attachments: Referral Notice

Case Activity Report

CASE #: 54297

HRS 8538 1/16

APN:	5051030001	3612 W 30TH ST	Case Sub Type	Le
CD:	10	Los Angeles 90018		De
Census Tract:	219300	LUPAMS / BOE:	Source REAP	Re
RSU:	0377135	JABE,DESALEGN K AND		Ta
HPOZ:	No	03002 S BRONSON AVE	Inspector	H
Total Units	4	LOS ANGELES CA 90018	Case Manager	M
(LUPAMS):		LAHD:	Phone No.	
Total Units (LAHD):	4	DESALEGN K JABE/ DEMIS GIRMA	Owner Information	
Total SCEPT	2	3002 S BRONSON AVE		
Exemptions:		LOS ANGELES CA 90018		

Initial Inspection Date 3/2/05

[View](#) NTC/Substandard Print Date

Compliance Date

NTC Reinspection Date

Inspector Extension

Sr.Inspector Extension

[View](#) Photos

Supporting Documents of approved use

[View](#) Other[View](#) Owner Matrix[View](#) Tenant Matrix[View](#) FTC[View](#) Substandard Document #

Substandard Record Date

Substandard Termination Date

[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

Referred to Pr. Inspector

Referred to CM

PMTTP

Refer To Hearing

Notice of GM Hearing

REAP Appeal Due Date

REAP Appeal Received Date

NOA/REAP Acceptance Date

GM Hearing Date

Referred To Legal Date

Referred to CA Date

CA Filed Date

Remaining Violations N/A

All Violations Resolved Date

CODE Suspend Date

Outreach Contractor Los Angeles Housing Law Project

CM Outreach Request Date

Outreach Finding

Positive Report Date

Scheduled Council Date

REAP Case Balance

ESCROW Account Closed

Date

REAP Closed Date

Work Log	Unit Information	Notices	View Docs	View REAP Acct Info	Ins
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STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 1/16/2009

To: Honorable Members of City Council
From: Anny Surmenian
Manager, Rent Escrow Account Program
Date: 1/9/2009
REAP Case No.: 54297
Address: 3612 W 30TH ST
CD#: 10
Owner: Desalegn K Jabe/Demis Girma
No. of units: 4
No. of units cited: 4
Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Fire Warning Devices, Exiting, Sanitation, Weatherproofing, Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation
Recommendation: REMOVAL
Effective date: 3/2/2005

Background:

On 7/22/2005, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Fire Warning Devices, Exiting, Sanitation, Weatherproofing, Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation violations with an effective date of 3/2/2005. The owner failed to comply and therefore was referred to REAP.

The notice of acceptance into REAP was sent out on 7/28/2005, placing the property into REAP.

Update:

On 9/19/2008, the LAHD Code Enforcement Unit provided documentation signing off the property. On 1/5/2009 the Los Angeles Housing Law Project 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 3612 W 30TH 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. 54297); 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 Housing Law Project 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: 10

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 3612 W 30TH ST

CASE NO.: 54297

EFFECTIVE DATE: 3/2/2005

TYPE OF VIOLATION(S): Fire Warning Devices, Exiting, Sanitation,
Weatherproofing, Maintenance, Electrical, Plumbing/Gas,
Heating/Ventilation

ASSESSOR ID NO.: 5051030001

REGISTRATION NO. NONE

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

None

COMMENTS: The Los Angeles Housing Law Project verified that all
tenant issues have been addressed.