



Eric Garcetti, Mayor
Ann Sewill, General Manager

3/11/2021

Honorable Members of City Council
City of Los Angeles
Room 395, City Hall
Attention: City Clerk

**TERMINATION OF RENT REDUCTION FOR A PROPERTY IN THE RENT ESCROW
ACCOUNT PROGRAM (REAP)**

The Los Angeles Housing and Community Investment Department (HCIDLA) recommends the termination of the rent reductions for the property listed below.

Please calendar the following REAP cases for the **March 23, 2021** City Council agenda.

1. Case No. **666261** represents the property at **2821 S SYCAMORE AVE**. The notice of acceptance into REAP was sent on **1/11/2019**. On **3/10/2021** the **HCIDLA Code Enforcement Unit** determined that all orders affecting units **2821 and 2821 1/2** or common areas have been signed off, and only minor violations remain in the other units.

After public hearings are held, the HCIDLA recommends the item to the City Council for consideration as soon as possible.

ANN SEWILL
GENERAL MANAGER

By: 
Angela Strauss
Rent Escrow Account Program

AS:MP:AS:hy

Attachments: Resolutions



Eric Garcetti, Mayor
Ann Sewill, General Manager

3/11/2021

Honorable Mark Ridley-Thomas
Council Member, Tenth District
Room 430, City Hall Office

Attention: Karly Katona

RECOMMENDATION FOR TERMINATION OF RENT REDUCTION

The Los Angeles Housing and Community Investment Department (HCIDLA) is recommending to the City Council to terminate the rent reductions for units(s) **2821 and 2821 1/2** placed into the Rent Escrow Account Program (REAP) at the following address: **2821 S SYCAMORE AVE (Case No. 666261)**. The **HCIDLA Code Enforcement Unit** has inspected and determined that all orders affecting unit(s) **2821 and 2821 1/2** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **2821 and 2821 1/2** or common areas and only minor violations remain in the other units. The matter is scheduled to be heard by the City Council on **3/23/2021**.

Should you or your staff need additional information, please call the REAP Unit at (844) 864-REAP.

ANN SEWILL
GENERAL MANAGER

Attachments: Referral Notice

STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 3/23/2021

To: Honorable Members of City Council
From: Angela Strauss
Rent Escrow Account Program
Date: 3/11/2021
REAP Case No.: 666261
Address: 2821 S SYCAMORE AVE
Units: 2821 and 2821 1/2
Effective date: 6/26/2018
Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Electrical, Plumbing/Gas
Recommendation: TERMINATION OF RENT REDUCTION

Background:

On 10/29/2018, the HCIDLA Hearings Unit received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Electrical, Plumbing/Gas violations with an effective date of 6/26/2018. The owner failed to comply and therefore was referred to REAP.

Update:

The Notice of Acceptance into REAP was sent on 1/11/2019. Since that time, the owner of the indicated property has corrected the deficiencies for specific units. On 3/10/2021 the HCIDLA Code Enforcement Unit verified that all orders affecting unit(s) **2821 and 2821 1/2** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **2821 and 2821 1/2** or common areas and only minor violations remain in the other units and recommends the termination of rent reductions for unit(s) **2821 and 2821 1/2**.

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 **2821 S SYCAMORE AVE**, hereinafter "the subject property," has corrected the violations for unit(s) **2821 and 2821 1/2** which contributed to the placement of the property into REAP (Case No. **666261**); and

WHEREAS, the Los Angeles Housing and Community Investment Department (HCIDLA) Code Enforcement Unit inspected and determined that all orders affecting unit(s) **2821 and 2821 1/2** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **2821 and 2821 1/2** 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) **2821 and 2821 1/2** at **2821 S SYCAMORE AVE** (REAP Case No. **666261**) be terminated.

FURTHERMORE, pursuant to Section 162.08.F, the rent for unit(s) **2821 and 2821 1/2** will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

RENT RESTORATION WORKSHEET

COUNCIL FILE NO.: _____ CD: 10

REMOVAL ____ INCLUSION ____ RELEASE OF ESCROW FUNDS ____

RENT RESTORATION ONLY x

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 2821 S SYCAMORE AVE

CASE NO.: 666261

UNIT(S): 2821 and 2821 1/2

EFFECTIVE DATE: 6/26/2018

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

ASSESSOR ID NO.: 5049026021

REGISTRATION NO. NONE

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

None

COMMENTS: _____
