

MOTION

HOUSING

The property located at 600 North Broadway, Los Angeles, CA 90012, commonly known as Cathay Manor, is a 16-story high-rise apartment building occupied by senior citizens, some of whom are disabled. The two elevators serving Cathay Manor are currently inoperative, creating unsafe and hazardous conditions that make daily life extremely difficult for approximately 250 vulnerable senior citizen residents.

Under the Urgent Repair Program, the Los Angeles Housing Department (LAHD) issued an order to the property owner to have the elevators operational by October 21, 2021. Since then, the LAHD, Council Office, and other city agencies have attempted to work with the owner to make the elevators operational as soon as possible. However, unprecedented conditions such as the disruption in the global supply chain and the gridlock at the ports of Los Angeles and Long Beach, have led to further delay, prolonging the unsafe/hazardous conditions for the senior residents at Cathay Manor.

Under the Urgent Repair Program, if conditions are not abated in a timely manner, the LAHD has the authority to designate a contractor preselected by LAHD to make the repairs using the funds from the Urgent Repair Program. All costs incurred pursuant to the Urgent Repair Program are charged to the owner of the property, recoverable by the City in an action before any court of competent jurisdiction. In addition, the City may collect any judgment, fee, cost, or charge, including any permit fees, fines, late charges, or interest, incurred under the Urgent Repair Program as provided in Los Angeles Administrative Code Sections 7.35.1 through 7.35.8.

LAHD has successfully secured several bids to repair/modernize the elevators. However, there are not enough available funds in the Urgent Repair Program fund account to move forward.

I THEREFORE MOVE that the Los Angeles Housing Department be authorized to transfer / appropriate Foreclosure Registry Penalty Fees- within the Foreclosure Registry Fund (F56V/43), Appropriation Account 43V559 - Urgent Repair Program, amounting to \$1Million, to contract on an emergency basis with a qualified elevator repair company to (1) immediately restore elevator service on a temporary basis with the approval and cooperation of LADBS, and (2) to the extent feasible repair the elevator(s).

I FURTHER MOVE that such costs will be reimbursed to the Foreclosure Registry Fund upon repayment (1) by the owner of direct costs, permit fees, interest, and related costs, plus 40 percent of the cost to perform the actual work to cover the City's costs for administering any contract and supervising the work required, as provided in Administrative Code Section 7.35.3.(c) and under Los Angeles Municipal Code Section 50.00.C.5, and/or (2) through execution of a lien on the property as provided in Administrative Code Section 7.35.3. *et seq.*

I FURTHER MOVE that the Los Angeles Housing Department Director of Accounting be authorized to make any technical corrections or clarifications as necessary to the above instructions to effectuate the intent of this Motion.

PRESENTED BY

SECONDED BY



Gilbert A. Cedillo
Councilmember, First District



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