

City of Los Angeles

Ann Sewill, General Manager
Tricia Keane, Executive Officer



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
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Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

4/28/2022

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 Department (LAHD) recommends the termination of the rent reductions for the property listed below.

Please calendar the following REAP cases for the **May 10, 2022** City Council agenda.

1. Case No. **743140** represents the property at **717 E 22ND ST**. The notice of acceptance into REAP was sent on **7/16/2021**. On **4/26/2022** the **LAHD Code Enforcement Unit** determined that all orders affecting unit **717** or common areas have been signed off, and only minor violations remain in the other units.

The LAHD requests the City Council to consider this matter as soon as possible.

ANN SEWILL

GENERAL MANAGER

By: 

Angela Strauss

Rent Escrow Account Program

AS:MP:AS:nf

Attachments: Resolutions

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4/28/2022

Honorable Curren D. Price, Jr.
Council Member, Ninth District
Room 420, City Hall Office
Attention: Curtis Earnest

RECOMMENDATION FOR TERMINATION OF RENT REDUCTION

The Los Angeles Housing Department (LAHD) is recommending to the City Council to terminate the rent reductions for units(s) **717** placed into the Rent Escrow Account Program (REAP) at the following address: **717 E 22ND ST (Case No. 743140)**. The **LAHD Code Enforcement Unit** has inspected and determined that all orders affecting unit **717** and the common areas have been signed off and there are no other outstanding Orders affecting unit **717** or common areas and only minor violations remain in the other units. The matter is scheduled to be heard by the City Council on **5/10/2022**.

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: 5/10/2022

To: Honorable Members of City Council
From: Angela Strauss
Rent Escrow Account Program
Date: 4/28/2022
REAP Case No.: 743140
Address: 717 E 22ND ST
Units: 717
Effective date: 1/13/2020
Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Structural Hazards, Fire Warning Devices, Sanitation, Weatherproofing, Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation
Recommendation: TERMINATION OF RENT REDUCTION

Background:

On 3/17/2020, the LAHD Hearings Unit received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Structural Hazards, Fire Warning Devices, Sanitation, Weatherproofing, Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation violations with an effective date of 1/13/2020. The owner failed to comply and therefore was referred to REAP.

Update:

The Notice of Acceptance into REAP was sent on 7/16/2021. Since that time, the owner of the indicated property has corrected the deficiencies for specific units. On 4/26/2022 the LAHD Code Enforcement Unit verified that all orders affecting unit **717** and the common areas have been signed off and there are no other outstanding Orders affecting unit **717** or common areas and only minor violations remain in the other units and recommends the termination of rent reductions for unit **717**.

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 **717 E 22ND ST**, hereinafter "the subject property," has corrected the violations for unit **717** which contributed to the placement of the property into REAP (Case No. **743140**); and

WHEREAS, the Los Angeles Housing Department (LAHD) Code Enforcement Unit inspected and determined that all orders affecting unit **717** and the common areas have been signed off and there are no other outstanding Orders affecting unit **717** 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 **717** at **717 E 22ND ST** (REAP Case No. **743140**) be terminated.

FURTHERMORE, pursuant to Section 162.08.F, the rent for unit **717** will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

Revised September 2021

RENT RESTORATION WORKSHEET

COUNCIL FILE NO.: _____

CD: 9 _____

REMOVAL ___ INCLUSION ___

RELEASE OF ESCROW FUNDS _____

RENT RESTORATION ONLY x _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 717 E 22ND ST

CASE NO.: 743140

UNIT(S): 717

EFFECTIVE DATE: 1/13/2020

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

ASSESSOR ID NO.: 5131012027

REGISTRATION NO.: NONE

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

None _____

COMMENTS: _____
