

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

## City of Los Angeles



Eric Garcetti, Mayor

## LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.808.8808

housing.lacity.org

5/3/2022

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 (LAHD) 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).


Please calendar the following REAP cases for the **5/10/2022** City Council agenda.

1. Case No. **305219** represents the property at **11936 W DEHOUGNE ST**, Assessor I.D. No. **2321023001**. The notice of acceptance into REAP was sent on **11/10/2010**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
2. Case No. **731744** represents the property at **8233 W BLACKBURN AVE**, Assessor I.D. No. **5511030006**. The notice of acceptance into REAP was sent on **10/15/2021**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
3. Case No. **466005** represents the property at **332 E 76TH ST**, Assessor I.D. No. **6022021028**. The notice of acceptance into REAP was sent on **10/13/2016**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

4. Case No. **728011** represents the property at **4137 W PALMWOOD DR**, Assessor I.D. No. **5032008013**. The notice of acceptance into REAP was sent on **6/16/2021**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Inner City Law Center** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
  
5. No. **660021** represents the property at **1608 S WILTON PL**, Assessor I.D. No. **5073017002**. The notice of acceptance into REAP was sent on **1/11/2019**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Inner City Law Center** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
  
6. Case No. **692749** represents the property at **1154 N KENMORE AVE**, Assessor I.D. No. **5540027008**. The notice of acceptance into REAP was sent on **6/28/2019**. Since that time, the owner of the indicated property has legally demolished the property. **Inner City Law Center** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and determined the cited code violations were abated through legal demolition.
  
7. Case No. **716769** represents the property at **4100 W EDENHURST AVE**, Assessor I.D. No. **5594024001**. The notice of acceptance into REAP was sent on **2/20/2020**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
  
8. Case No. **668532** represents the property at **4334 N WINCHESTER AVE**, Assessor I.D. No. **5309023024**. The notice of acceptance into REAP was sent on **9/20/2019**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
  
9. Case No. **351864** represents the property at **603 E M ST**, Assessor I.D. No. **7422022016**. The notice of acceptance into REAP was sent on **12/15/2011**. Since that time, **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.
  
10. Case No. **738133** represents the property at **1026 N WATSON AVE**, Assessor I.D. No. **7425033006**. The notice of acceptance into REAP was sent on **10/1/2021**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **LAHD Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

The LAHD requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP.

ANN SEWILL  
GENERAL MANAGER

By: 

Angela Strauss

Rent Escrow Account Program

AS:MP:AS:nf

Attachments: Resolutions

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

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5/3/2022

Honorable Kevin De Leon

Council Member, Fourteenth District

Room 465, City Hall Office

Attention: Sarah Palacios

### 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: **4334 N WINCHESTER AVE (Case No. 668532)**. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work and the **LAHD Code Enforcement Unit** inspected and determined the cited code violations were corrected. 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 **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:** 5/3/2022  
**REAP Case No.:** 668532  
**Address:** 4334 N WINCHESTER AVE  
**Effective date:** 1/4/2019  
**Citing Agency:** LAHD Code Enforcement Unit  
**Violations:** Electrical, Plumbing/Gas, Illegal Construction  
**Recommendation:** REMOVAL

**Background:**

On 8/1/2019, the LAHD Hearings Unit received the referral from the LAHD Code Enforcement Unit listing outstanding Electrical, Plumbing/Gas, Illegal Construction violations with an effective date of 1/4/2019. The owner failed to comply and therefore was referred to REAP.

**Update:**

The Notice of Acceptance into REAP was sent on 9/20/2019. Since that time, the owner of the indicated property has corrected the cited deficiencies. Strategic Actions for a Just Economy has provided their advisory opinion to the Department as to the completion of the work. Subsequently, the LAHD Code Enforcement Unit inspected the property and determined the cited code violations were corrected. LAHD recommends that the property be removed from REAP.

**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, 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 **4334 N WINCHESTER AVE**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **668532**); and

WHEREAS, the Los Angeles Housing Department's (LAHD) Code Enforcement Unit independently evaluated and determined the cited code violations were corrected; and

WHEREAS, the property owner has paid to the satisfaction of the Los Angeles Department of Water and Power (LADWP) any outstanding and non-appealable electric service and/or water charges; and

WHEREAS, the **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work; and

WHEREAS, LAHD is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow LAHD to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, the Los Angeles Municipal Code (LAMC) Section 162.08 (D) through (G) (REAP) provides recovery by LAHD 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 Program (SCEP) 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 outstanding and non-appealable electric service and/or water charges pertaining to the property have been paid to the satisfaction of LADWP.

**FURTHERMORE**, City Council terminates the rent reductions and pursuant to Section 162.08.F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration. The Department shall file and record with the Los Angeles County Recorder's Office a certificate terminating the REAP recording on the subject property.

**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 162.07.B.1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XVI of the LAMC, any outstanding rent registration fees due if the subject property is subject to the Rent Stabilization Ordinance 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 REAP 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 LAHD.

**IN ADDITION**, LAHD 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 LAHD for two annual inspections beyond the initial inspection and re-inspection included in the SCEP fee for the subject property.

REAP RESOLUTION WORKSHEET

COUNCIL FILE NO.: \_\_\_\_\_ CD: 14 \_\_\_\_\_

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

CITED BY: LAHD Code Enforcement Unit

ADDRESS: 4334 N WINCHESTER AVE

CASE NO.: 668532

EFFECTIVE DATE: 1/4/2019

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

ASSESSOR ID NO.: 5309023024

REGISTRATION NO. NONE

OTHER	REAP-RELATED	ACTIVITIES	AND/OR	PREVIOUS	COUNCIL	ACTIONS:
<u>None</u>						

COMMENTS: Strategic Actions for a Just Economy has provided their advisory opinion to the Department as to the completion of the work.