

Communication from Public

Name: Geary Juan Johnson
Date Submitted: 05/15/2023 01:46 PM
Council File No: 23-0257
Comments for Public Posting: Housing and Homelessness Committee- Motion (Hutt – Blumenfield - Et al.) relative to the City’s procedure for removing a unit from the Rent Escrow Account Program (REAP); and the current methodology for clearing a unit; and the feasibility of implementing a notification system that would alert the pertinent Council Office for removal of a unit from REAP.I object to the city use of federal funds for purposes of racial discrimination (State Unruh Act CC 51,52) against Black tenants in rent controlled buildings. I would like to see the committee address why I cannot get assistance from the REAP division as to deprivation of housing services complaints at 1522 Hi Point St 90035. (This submission is also intended as an amicable offer to settle court case Petition for Writ of Mandate 23STCP00644 filed Los Angeles Superior Court 2/28/23). See attached emails May 11, 2023 at 12:07 pm and May 12, 2023 at 9:48 am. to city employees. The Power of Racism Is Among Us. <https://lahousingpermitsandrentadjustmentcommission.com/communications-with-city-employees/> (On another note: The address 1511 Hi Point St new construction not appear to meet the LAMC setback requirements from the curb.)

Unlawful Retaliation by Owner and City Government - Deprivation of Housing Services

From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontend@powerpropertygrp.com; megan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org

Cc: patrice.doehrn@dfeh.ca.gov; susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; megan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com

Date: Friday, May 12, 2023 at 09:48 AM PDT

Reference LAHD RSO complaint CE280933 Harassment by Landlord

CRD case 202201-15997931--Johnson/ City of Los Angeles HCIDLA and REAP Department

"James Byrd Jr. (May 7, 1998. Shawn Berry, Lawrence Brewer, and John King dragged him for three miles (five kilometers) behind a pickup truck along an asphalt road. Byrd, who remained conscious for much of his ordeal, was killed about halfway through the dragging when his body hit the edge of a culvert, severing his right arm and head. The murderers drove on for another 1+ 1/2 miles (2.5 kilometers) before dumping his torso in front of a black church."

"(Re Emmett Till). Several nights after the incident in the store, Bryant's husband Roy and his half- brother J.W. Milam were armed when they went to Till's great-uncle's house and abducted Emmett. They took him away and beat and mutilated him, before shooting him in the head and sinking his body in the Tallahatchie River. Three days later, Till's body was discovered and retrieved from the river."

"There was some kind of scuffle two hundred yards down the street, again strangely noiseless, and a huddled knot of men opened up to reveal two brawlers being separated and pulled away from their fight. What I saw next gave me a fright: in the farther distance, beyond the listless crowd, the body of a lynched man dangling from a tree. The body was slender, dressed from head to toe in black, reflecting no light. It soon resolved itself, however, into a less ominous thing: dark canvas sheeting on a construction scaffold, twirling in the wind."

— Teju Cole, Open City

To whom it may concern:

1. This is a follow up to the email of May 11, 2023 at 12:07 pm. regarding continuing retaliation after my complaints about racial discrimination and denial of housing services.

2. I am a Black male, over the age of 45, with a disability, and entitled to

"All persons within the jurisdiction of this state are free and equal, and no matter what their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever." The Unruh Act also establishes your liability as a property owner or government entity.

3. Due to the intentional acts of the owner, and the city housing department acting on concert, I am still being denied housing services working intercom, repairs to the intercom, and denial tandem parking stall. The parties have refused to engage in an interactive process regarding the request for accommodation/modification. Thirty days have passed since the requests for accommodation/modification and other requests for housing services. This is determined by law to be unlawful retaliation. The parties have adequate notice of my race, sex, age, and disability, and act intentionally because of those protected categories; separate complaints to the owner, city agencies, endorsed rent checks, code enforcement complaints alleging violations of Unruh, emails, prove the causal connection between the parties discriminatory intent and the denial of requested housing services and such denial of housing services results in me being harmed in that I do not have such housing services and do not have "full and equal" housing services. The parties can voluntarily follow the dictates of the Unruh Act; they can voluntarily provide the housing services requested; it is not by accident that the parties continue to deny myself the services requested. The intent of the parties is to make a distinction that causes harm to me. Such distinction by the parties is unlawful discrimination and unlawful retaliation because I complained.

4. This was written to you on May 6, 2023 but none of this was addressed by Nisi Walton on May 11, 2023 at the unit:

"While I am primarily concerned with the intercom and secured tandem parking, I have also complained about the other services denied to me as a Black male, over the age of 45, with a disability, and that denial of such services has caused harm to me in that (1) my rights under the Unruh Act have been violated and (2) I have been **denied services provided to home sharing tenants/guests including but not limited to:**

Mini split duct air conditioning and heating,
 DACK app and entry code for smartlock,
 Owner provided Wi-Fi and high speed Spectrum Internet,
 Maid service,
 Desk with chair and lamp,
 Guest parking,
 A full maintenance team, who can deal with most repairs with in 24 hour, A fully loaded kitchen,
 Bedding and towels,
 Air purifier,
 anti-allergic mattress encasement

& disposable slippers with your wellness in mind"

5. Nisi Walton, agent of the owner, on May 11, 2023 in person, intentionally refuses to address:

The intercom need for repair
 The secured tandem parking need for assignment or extend striping
 The disability request for accommodation/modification

HVAC Mini-Ductless

Continuing obligations- rent agreement

Maintenance crews prevented from making repairs to intercom and parking REAP complaint (abatement of a nuisance)

Arbitrary and intentional discrimination

Illegal home sharing; host not in residences Concrete cracks behind kitchen sink backsplash Nuisance

General dilapidation, or lack of maintenance (intercom)

The below REAP complaint is supported by the December 28, 2022 order from the rent stabilization division. See attachment.

6. My rent checks April 1, and May 1, 2023, endorsed, benefits the owner as well as the city government of Los Angeles. My rent checks read (as they have for the last three years): "Paid under duress for rent, intercom repairs, parking tandem or two cars."

7. Attached is the "2021-11-4 Written Notice Change for Parking by Johnson" which is the owner evidence that unit 9 tenants were assigned to stall #14 (a tandem stall) and moved to stall #8 (under the threat of eviction). The form is signed by owner agent at the time Cliff Renfrew. **The form is proof that parking was reduced from tandem to single.** Nisi Walton, agent of the owner, intentionally refuses to enter a discussion of this parking issue.

8. . That these areas are not addressed, and as the owner and city have adequate notice of my protected status, is proof of the parties' violation of the Unruh Act as their actions are intentional to cause harm. I have been harmed because my rights under Unruh have been violated, and I am harmed because I do not have the services requested.

9. Nisi Walton, as well as the city government, has adequate notice that the owner thru agent Thomas Khammar has said unit 9 tenants already have a tandem parking stall. Nisi Walton knows this is not true because current stall 8 is a single stall. Nevertheless, Walton does not address the assignment to a tandem stall nor what race qualifies for the unit 9 tenants to get a tandem parking stall. See picture of stalls 17-19 all occupied by white tenants who only have one car each. Nisi Walton does not answer the question due to her intentional discrimination against myself because of my race Black, sex Male, age over 45, and with a disability; Nisi's actions are a proximate cause of the harm to me.

10. Not including emails, faxes, first class mail, the parties received adequate notice thru code violation complaints: two in 2020, eight in 2021, four in 2022, and four in 2023.

11. All parties have received adequate notice of their legal liability under the Unruh Act.

12. I have received a few recent calls from the code enforcement division requesting to set up appointments to inspect. I would be glad to be available if you tell me you are going to inspect and cite for the intercom and the tandem parking; **so far I have been told you will not do so.** Therefore there is no need for me to be available; if you need access to the unit or property, contact the owner. As long as the intercom remains unusable and the tandem parking is not supplied, I will continue to engage in a redress of my grievances.

13. The cost to prepare and email this is \$42.00 in damages for housing services that were not addressed.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles CA 90035
 Phone 323-807-3099

The Power of Racism Is Among Us

"Invidious discrimination is the treatment of individuals in a manner that is malicious, hostile, or damaging." (Javorsky .v Western Athletic Clubs, Inc. (2015) 242 Cal.App.4th 1386, 1404 [195 Cal.Rptr.3d 706].) The purpose of the Unruh act is to prohibit businesses from engaging in unreasonable, arbitrary or invidious discrimination. *Howe v. Bank of America N.A.*, [179 Cal. App.4th 1443, 1450](#) (2009) (quoting *Sunrise Country Club Assn. v. Proud* [190 Cal. App.3d 377, 381](#) (1987)).

City Council Agenda Links Submitted as "Communications from the Public"

20-0807

https://clkrep.lacity.org/online/docs/2020/20-0807_PC_AM_05-09-2023.pdf

COVID-19/ Charter Section 245(b) / Board of Harbor Commissioners Actions / June 18, 2020 / Danning Gill / Nossaman LLP / So. Cal Ship Services / Pacific Bell Telephone Company / Berth 182 Slope Repair Project, etc.
 Submitted May 5, 2023

Published May 9, 2023

20-1598

Submitted May 5, 2023

California Statewide Communities Development Authority (CSCDA) / Low-Cost Tax-Exempt Financing / Middle-Income Rental Housing / Community Improvement Authority Membership

https://clkrep.lacity.org/online/docs/2020/20-1598_PC_AM_05-09-2023.pdf

Published May 9, 2023

21-1073-S1

Rail to Rail Corridor Project / Los Angeles County Metropolitan Transportation Authority / Memorandum of Understanding / Payment

Submitted May 5, 2023

https://clkrep.lacity.org/online/docs/2021/21-1073-S1_PC_AM_05-09-2023.pdf

Published May 9, 2023

23-0900-S1

https://clkrep.lacity.org/online/docs/2023/23-0900-S1_PC_AM_05-09-2023.pdf

Tujunga Avenue / Calvert Street / Lighting District

Submitted May 5, 2023

Published May 9, 2023

From Code Complaint 851127; Code violation complaint 855304. Email March 13, 2023. Email March 17, 2023. Email Thursday, April 13, 2023 at 04:34 PM PDT. Email Monday, May 1, 2023 at 03:15 PM PDT

Electrical wiring, disconnected, and or abandoned

Defective, deteriorated or bare electrical wiring

Failure to obtain clearance from the housing and community investment department Lack of approved, electrical, lighting wiring, and or electrical equipment

Owner or responsible party not in residence and contact information not posted Unapproved

units

Change of use or occupancy without building, permit and certificate of occupancy

Additional Comments (excerpt)

Intercom not repaired or replaced

Tandem parking stall striping not extended Ceiling to floor crack in wall in bedroom

Illegal home sharing; host not in residences Concrete cracks behind kitchen sink backsplash
Nuisance

General dilapidation, or lack of maintenance

(Redacted from email May 6, 2023)

Complaint for Referral to REAP for inclusion of 1522 Hi Point St Apts 90035- Continuing Wrongs and New Damages

From: GJohnson(tainmount@sbcglobal.net)

To: hcidla.reap@lacity.org; lahd.reap@lacity.org; mayor.helpdesk@lacity.org

Cc: 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; brent@powerpropertygrp.com;
hcidla.rso.central@lacity.org; councilmember.ridley-thomas@lacity.org; councilmember.harris-dawson@lacity.org;
councilmember.rodriquez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.martinez@lacity.org;
paul.koretz@lacity.org; councilmember.price@lacity.org; councilmember.buscaino@lacity.org;
councilmember.lee@lacity.org; councilmember.cedillo@lacity.org; councilmember.bonin@lacity.org;
councilmember.kevindeleon@lacity.org; megan@boldpartnersre.com

Date: Friday, September 23, 2022 at 08:30 AM PDT

Complaint for Referral to REAP for inclusion of 1522 Hi Point St Apts 90035

Dear REAP department:

I am a tenant referring this building and residential unit(s) for inclusion in REAP.

“SEC. 162.03. REFERRAL TO REAP. (Added by Ord. No. 173,810, Eff. 4/16/01.)

Any City or County agency or **any tenant** may refer any building or residential unit within the scope of this article to the Department for inclusion in REAP if the following conditions are met:

- i. The building or unit is the subject of one or more Orders;
- ii. The period allowed by the Order for compliance, including any extensions, has expired without compliance; and
- iii. The violation affects the health or safety of the occupants, or, if the unit is subject to the RSO, the violation results in a deprivation of housing services, as defined in Section 151.02, or a habitability violation, as defined in Section 153.02.

In its referral, the City or County agency shall indicate if the violations are of a nature or extent that they are likely to exist in or affect units that have not been inspected. The RAC shall promulgate regulations setting forth criteria for determining when that condition exists.

As below as it relates to 1522 S Hi Point Street zip 90035:

- 1. RSO building built prior to 1978 presumed to have presence of lead based paint and asbestos
- 2. RSO unit
- 3. Owner notified
- 4. HCIDLA notified

5. See work stop orders and notices to comply previously issued against the building
6. Deprivation of housing service: door entry intercom system for this apartment 9 and other apartments 8 and 5 since May 2015 and continuing
7. Deprivation of housing service tandem parking stall for this apartment 9 since May 2015 and continuing

8. Failure to provide tandem parking stall for this apartment 9 since May 2015 and continuing; health and safety violation 9. Tandem parking at 1522 Hi Point St is a housing service as defined by LAMC section below 151.02 Definitions: Housing Services.

10. Maintenance to the intercom system at this address is a housing service as defined by LAMC section below 151.02 Definitions: Housing Services.

11. The door entry intercom system at this address is a housing service as defined by LAMC section below 151.02 Definitions: Housing Services.

12. Fifteen units have undergone primary renovations in this building. All such units received a new intercom as part of the replacement of the previous intercom. Code enforcement inspectors issued finals for occupancy for all units that received new replacement intercoms.

13. The city government has assumed authority over the intercom system and the parking stalls as housing services.

14. The intercoms for units 9, 8, 5 remain un repaired and unusable.
15. These REAP violations are a violations of the tenants peaceful enjoyment of the premises.
16. The intercom door entry equipment on the outside front of the building replaced the previous door entry intercom system.
17. The building door entry intercom system is only partially functioning and thus is nuisance, maintenance, and electrical violations under the jurisdiction of REAP.

I hereby demand that 1522 S Hi Point St 90035 be placed into the REAP program on the following grounds, including but not limited to, and that all 18 tenants receive a rent reduction of 50%.

1. Peeling paint exterior timber clad letters and numbers
2. Rear inside hallway structural defect unsafe loose wobbly stair railing previously reported as structural defect 3. Intercom unit 9 not maintained;
4. intercom not fully functioning from front outside building;
5. (removed)
6. Deprivation of maintenance to intercom
7. Deprivation of housing services: tandem parking stall
8. Floors, stairways, or railing not maintained in good repair (rear stairway wobbly and unsafe)

I refer to a 2015 order from the Los Angeles County Public Health department in which they ordered the door entry **intercom system repair** by 2015 (corrected 2016) but the repair or replacement never occurred. The non-working intercom is still in units 9, 8, and 5. The non-working intercom box is on the outside of the building and for the use of all eighteen tenants and the Public. With the exception of the intercom in unit 9, all code violations herein are common to all tenants of the 18 units, i.e the Intercom is for the use of all 18 units and tenants as well as the Public.

The parking area is surrounded by a security gate, of which I as a tenant pay for but cannot use. (Revised: Denial full and equal benefits i.e tandem parking stall),

Some of these violations were the subject of a city Capital Improvements rent increase and may also constitute failure of a capital improvement.

The above violations are under the authority of city Los Angeles REAP as they are nuisance conditions, structural hazards, failure to manage, maintenance, electrical and lack of uniform compliance.

I refer to city notices to comply and SCEP notice indicate the building is not in uniform compliance and has been declared to be substandard.

I am told by code enforcement that these issues have been the subject of hundreds of city of Los Angeles code violation complaints. The period for compliance has expired; the building or unit is the subject of one or more Orders, the violations result in **deprivation of housing services and/or habitability/health and safety violations.**

The intercom system and parking stalls were available at the inception of the unit 9 tenancy. The intercom system was partially replaced in 2015 by the owner and subject to the city Capital Improvements program.

The owners of the property are:

Hi Point 1522, LLC
520 Pacific Street #5

Santa Monica CA 90405
meghan@boldpartnersre.com

Ph. 818-219-1587

Hi Point 1522 LLC

8885 Venice Blvd Suite 205 Los Angeles CA 90034
 Hi Point 1522 Managers Holdco LLC 8885 Venice Blvd Suite 205, Los Angeles CA 90034

Hi Point 1522 Managers LLC 8885 Venice Blvd Suite 205 Los Angeles CA 90034 Hi Point 1522 TJ Entity LLC 8885 Venice Blvd Suite 205 Los Angeles CA 90034

The property is managed by:

Power Property Management, Inc. a corporation dba Power Property Group Agent Brent Parsons 8885 Venice Blvd Ste 205 Los Angeles, CA 90034

Kassandra Harris AKA Kassy Harris 1522 Hi Point St No. 12
 Los Angeles CA 90035
 (resident manager)

Phone numbers for the owner/manager are: 213-908-8008 or 310-593-3955.

This complaint is filed pursuant to a continuing Unruh complaint filed with the Department of Fair Employment and Housing against the city government of Los Angeles.

I understand a female tenant who was white asked for parking stall #13 to be extended which it was. I was denied a similar and equal privilege to the white tenant.

See attached Order from the County Health Department (Chen).

Since wrongs and damages are continuing, under the rent agreement, the law allows me to pursue this complaint again.

SEC. 151.02. DEFINITIONS.

(Amended by Ord. No. 184,822, Eff. 4/30/17.)

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 152.02 of this Code, if defined therein. **(Amended by Ord. No. 176,544, Eff. 5/2/05.)**

Capital Improvement. The addition or replacement of the following improvements to a rental unit or common areas of the housing complex containing the rental unit, providing such new improvement has a useful life of five (5) years or more: roofing, carpeting, draperies, stuccoing the outside of a building, air conditioning, security gates, swimming pool, sauna or hot tub, fencing, garbage disposal, washing machine or clothes dryer, dishwasher, children's play equipment permanently installed on the premises, the complete exterior painting of a building, and other similar improvements as determined by the Commission.

Provided, however, that the complete exterior painting of a building shall only be considered as an eligible capital improvement once every ten (10) years. **(Amended by Ord. No. 165,251, Eff. 11/20/89.)**

Housing Services. Services connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance, including painting. This term shall also include the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits privileges or facilities. **(Amended by Ord. No. 154,808, Eff. 2/13/81.)**

Landlord. An owner, lessor, or sublessor, (including any person, firm, corporation, partnership, or other entity) who receives or is entitled to receive rent for the use of any rental unit, or the agent, representative or successor of any of the foregoing.

Primary Renovation Work. (Added by Ord. No. 176,544, Eff. 5/2/05.) Work performed either on a rental unit or on the building containing the rental unit that improves the property by prolonging its useful life or adding value, and involves either or both of the following:

1. Replacement or substantial modification of any structural, electrical, plumbing or mechanical system that requires a permit under the Los Angeles Municipal Code.
2. Abatement of hazardous materials, such as lead-based paint and asbestos, in accordance with applicable federal, state and local laws.

Rent. The consideration, including any bonus, benefits or gratuity, demanded or received by a landlord for or in connection with the use or occupancy of a rental unit, including but not limited to monies demanded or paid for the following: meals where required by the landlord as a condition of the tenancy; parking; furnishings; other housing services of any kind; subletting; or security deposits. **(Amended by Ord. No. 154,808, Eff. 2/13/81.)**

REAP EXCERPT:

Habitability Violation. Any violation of Section 1941.1 of the California Civil Code, or a reduction or elimination of the following services if contracted for by the tenant, or if provided to the tenant at the time the tenant moves into his or her rental unit: elevators, **security gates**, and air conditioners.

Order. Any order or notice to comply, correct or abate a condition or violation issued by the Department, the Department of Building and Safety, the Health Department, the Fire Department, or their successors.

2. Upon acceptance of the complaint from a tenant or an enforcement agency, if the complaint is supported by an Order, then the complaint shall be treated as a referral to the REAP and rent reduction under Section 162.03, and shall be processed under that section.

I am a Black male tenant entitled to all privileges and accommodations under the state Unruh Act, and under the rental agreement.

All rights reserved.

Geary Juan Johnson


1522 Hi Point St Apt 9 Los Angeles CA 90035

323-807-3099




2022-12-28 LAHD Closing CE273371.pdf

499.5kB



2021-11-4 Written Notice Change for Parking by Johnson.pdf

884.4kB



2023-5-5 Cars Parked 17-19 Tandem.jpeg

4.2MB

Opportunity to Repair for May 11, 2023- Memorialization- Intercom and Tandem Parking NOT addressed

From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontend@powerpropertygrp.com; megan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org

Cc: susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; megan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com

Date: Thursday, May 11, 2023 at 12:07 PM PDT

Reference LAHD RSO complaint CE280933 Harassment by Landlord

To whom it may concern:

This shall memorialize that this morning between 10:00 am and 11:15 am repairs were made to this unit. A crack in a bedroom wall was re-plastered; the bathroom toilet shut off valve was installed; the pump in the toilet bowl was replaced; a window screen was re-aligned to prevent insects entry.

Nisi Walton, Power Property Management Inc employee, was on site and I was able to meet with her in the unit.

I appreciate the repairs, but I note here that the intercom remains un-usable and not working. I am still without a tandem parking stall or maintenance has not extended the striping to create a tandem parking stall for stall #8. This means that the actions today of not addressing the intercom or tandem parking is intentional to cause harm, and the racial and otherwise arbitrary discrimination by the owner ---and others in concert----is the proximate cause of damages to me of not receiving full and equal housing services requested. I did not mention these items to Nisi or repairmen this morning because the owner already has adequate notice (monthly or weekly emails and endorsed rent checks).

The owner is aware that whites(non-Blacks) in tandem parking stalls 17-19 have parking for two cars while I do not have such privilege; the owner is aware that whites in stalls 17-19 have working intercoms while I do not.

I have previously forwarded to the owner five declarations under penalty of perjury regarding the intercom and/or parking; these declarations are from **four Black males**.

All rights reserved. The cost to prepare and email this is \$42.00 in damages for housing services that were not addressed.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles CA 90035
Phone 323-807-3099

I am A Black Male over the age of 45 with a obvious disability and disability

Ref. state Unruh Act, CC 51, 52

c: State Civil Rights Department