

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

City of Los Angeles



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

Karen Bass, Mayor

June 22, 2023

Honorable Members of the City Council  
City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Attention: Office of the City Clerk

**TERMINATION OF RENT REDUCTION AND THE REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)**

The Los Angeles Housing Department (LAHD) respectfully submits this transmittal for your approval and recommends the termination of rent reductions and REAP case removal for the properties listed below.

Please calendar the following REAP cases for the June 30, 2023 City Council agenda.

1. Case No. 728549 represents the property at 1227 E 42ND PL, Los Angeles CA 90011, Assessor Parcel Number (APN) 5115-028-019. The notice of acceptance into REAP was issued on July 15, 2021. The owner of the noted property has corrected the cited deficiencies. Inquilinos Unidos has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
2. Case No. 753815 represents the property at 2222 S VINEYARD AVE, Los Angeles CA 90016, Assessor Parcel Number (APN) 5061-011-025. The notice of acceptance into REAP was issued on May 12, 2023. Since that time, Inquilinos Unidos has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and cleared the property of all cited code violations.
3. Case No. 787307 represents the property at 719 N CORONADO ST, Los Angeles CA 90026, Assessor Parcel Number (APN) 5402-010-003. The notice of acceptance into REAP was issued on October 19, 2022. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were

corrected.

4. Case No. 794742 represents the property at 4224 W LOCKWOOD AVE, Los Angeles CA 90029, Assessor Parcel Number (APN) 5539-007-007. The notice of acceptance into REAP was issued on January 27, 2023. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
5. Case No. 702580 represents the property at 6307 E ELGIN ST, Los Angeles CA 90042, Assessor Parcel Number (APN) 5493-009-018. The notice of acceptance into REAP was issued on October 7, 2019. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division 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:  (FOR)

Michael L. Prendergast, Director  
Rent Escrow Account Program  
Compliance Division

AS:MP:LR: HB:NF: aq

Attachments: Resolutions

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June 22, 2023

The Honorable Hugo Soto-Martínez  
Council Member, Thirteenth District  
Room 480, City Hall Office  
200 North Spring Street  
Los Angeles, CA 90012

Attention: Patricia Castellanos, Chief of Staff

### **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. The file will be submitted to the City Clerk and anticipated to be heard at the City Council meeting on June 30, 2023.

#### **PROPERTY PROFILE:**

Owner: JOSEPH HIDEKI MATSUSHIMA & LAUREN KELLY SHEAFE  
Address: 719 N CORONADO ST, Los Angeles CA 90026  
APN: 5402010003  
Number of Units: 2

#### **REAP INFORMATION:**

Case Number: 787307  
REAP Units: 2  
Case Opened: October 19, 2022  
Initial Violations: 10

Should you or your staff have any questions regarding the REAP case or disposition, please contact Liseth Romero-Martinez, REAP Manager at 213-732-4570 or email at [liseth.romero-martinez@lacity.org](mailto:liseth.romero-martinez@lacity.org)

Michael L. Prendergast, Director  
Compliance Division

CC: Sachin Medhekar, Housing Deputy,  
Kate Pynoos, Legislative Deputy,  
Nellie Ruiz, Operations Director,  
Héctor Vega, Deputy District Director

**To:** Honorable Members of the City Council  
**From:** Michael L. Prendergast  
Rent Escrow Account Program  
**Date:** June 22, 2023  
**REAP Case No.:** 787307  
**Address:** 719 N CORONADO ST, Los Angeles CA 90026  
**Citing Agency:** Code Enforcement Division, Los Angeles Housing Department  
**Violations:** Structural Hazards, Heating/Ventilation, Illegal Construction

**Background:**

On August 17, 2022, the Code Enforcement Division referred the property to the Compliance Division's Hearings Section to initiate the acceptance process into REAP based on the above noted property violations and failure of the owner to address the cited violations.

**Current Status:**

The Notice of Acceptance into REAP was issued on October 19, 2022. Since that time, the owner of the indicated property has corrected the cited deficiencies. The contractor 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 Division 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 **719 N CORONADO ST, Los Angeles CA 90026**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **787307**); and

WHEREAS, the Los Angeles Housing Department's (LAHD) Code Enforcement Division 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 contractor **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.