



Los Angeles Housing Department

COMPLIANCE DIVISION - REAP/LAMP

LAHD

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Antonio R. Villaraigosa, Mayor
Mercedes Miquez, General Manager

September 2, 2008

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 is recommending 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).

1. Case No. 142322 represents property at 309 N. AVENUE 50
The Notice of Acceptance was sent on 12/31/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival
2. Case No. 101922 represents property at 652 N GRAMERCY PL
The Notice of Acceptance was sent on 8/8/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
3. Case No. 157271 represents property at 1706 W 65TH ST
The Notice of Acceptance was sent on 4/8/2008
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos
4. Case No. 133208 represents property at 409 E 43RD PL
The Notice of Acceptance was sent on 12/26/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival
5. Case No. 164405 represents property at 351 E 62ND ST
The Notice of Acceptance was sent on 6/25/2008
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos

6. Case No. 150048 represents property at 1502 S REDONDO BLVD
The Notice of Acceptance was sent on 6/25/2008
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival

7. Case No. 169532 represents property at 2807 S VICTORIA AVE
The Notice of Acceptance was sent on 6/11/2008
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos

8. Case No. 127830 represents property at 4427 S CENTINELA AVE
The Notice of Acceptance was sent on 11/21/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project

9. Case No. 149806 represents property at 817 N BONNIE BRAE ST
The Notice of Acceptance was sent on 5/22/2008
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project

- ✓ 10. Case No. 140202 represents property at 835 W ROSECRANS AVE
The Notice of Acceptance was sent on 4/3/2008
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos

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The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP/RRP.

MERCEDES MARQUEZ
GENERAL MANAGER

By: 
Avo Davidian, Supervisor
Rent Escrow Account Program

MMM:RB:AD:eb

Attachments: Resolutions

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, (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 **835 W ROSECRANS AVE**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **140202**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Inquilinos Unidos** verified that all tenant issues have been addressed; and

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

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department 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 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 electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

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 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building 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 the Rent Escrow Account Program 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 the Los Angeles Housing Department.

IN ADDITION, the Los Angeles Housing Department 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 the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees penalties, and costs to the Los Angeles Housing Department.

REAP RESOLUTION

COUNCIL FILE NO.: _____

CD: 15

REMOVAL INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 835 W ROSECRANS AVE

CASE NO.: 140202

EFFECTIVE DATE: 7/5/2007

TYPE OF VIOLATION(S): fire warning devices, sanitation, maintenance, electrical, plumbing/gas

ASSESSOR ID NO.: 6119-015-016

REGISTRATION NO. NONE

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

None

COMMENTS: The Inquilinos Unidos verified that all tenant issues have been addressed.

Memo

STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 9/9/2008

To: Honorable Members of City Council
From: Avo Davidian
Supervisor, Rent Escrow Account Program
Date: 9/2/2008

REAP Case No.: 140202
Address: 835 W ROSECRANS AVE
CD#: 15
Owner: Morris Paulson
No. of units: 95
No. of units cited: 95
Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: fire warning devices, sanitation, maintenance, electrical, plumbing/gas
Recommendation: REMOVAL
Effective date: 7/5/2007

Background:

On 9/27/2007, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding fire warning devices, sanitation, maintenance, electrical, plumbing/gas violations with an effective date of 7/5/2007. The owner failed to comply and therefore was referred to REAP.

The notice of acceptance into REAP was sent out on 4/3/2008, placing the property into REAP.

Update:

On 1/8/2008 2:20:00 PM, the LAHD Code Enforcement Unit provided documentation signing off the property. On 8/4/2008 3:00:00 PM the Inquilinos Unidos verified that all tenant issues have been addressed.

Case Activity Report

CASE #: 140202

APN: 6119015016	<u>835 W ROSECRANS AVE</u>	Case Sub Type	Le
CD: 15	<u>GARDENA 90247</u>		D.
Census Tract: 291130	LUPAMS / BOE:	Source SCEP	Re
RSU:	PAULSON, MORRIS T	Inspector Marcel Nicholas	Ta
HPOZ: No	01746 N STANLEY AVE	Case Manager Willie Andrews	H
Total Units (LUPAMS): 95	LOS ANGELES CA 90046	Phone No. (310) 524-1269	M
Total Units (LAHD): 95	LAHD:	Owner Information	[
Total SCEP Exemptions: 0	MORRIS PAULSON		
	3535 GREENWOOD AVE		
	LOS ANGELES CA 90066		

Initial Inspection Date	7/5/2007	Referred to Health Dept.
View NTC/Substandard Print Date	9/26/2007	Referred to Building & Safety
Compliance Date	8/19/2007	Referred to Sr. Inspector 9/27/2007
NTC Reinspection Date	10/1/2007	Referred to Pr. Inspector 9/27/2007
Inspector Extension		Referred to CM 9/27/2007
Sr. Inspector Extension		PMTP
View Photos	9/20/2007	Refer To Hearing 10/1/2007
Supporting Documents of approved use		Notice of GM Hearing 10/18/2007
View Other		REAP Appeal Due Date 11/2/2007
View Owner Matrix		REAP Appeal Received Date 11/2/2007
View Tenant Matrix		NOA/REAP Acceptance Date 4/3/2008
View FTC	10/1/2007	GM Hearing Date 11/28/2007
View Substandard Document #		Referred To Legal Date 12/12/2007
Substandard Record Date		Referred to CA Date
Substandard Termination Date		CA Filed Date
View FTB Document #		Remaining Violations 0
FTB Record Date		All Violations Resolved Date 1/8/2008
FTB Termination Date		CODE Suspend Date
FTB Cancellation Date		Outreach Contractor Inquilinos Unidos
View REAP Document #		CM Outreach Request Date 4/14/2008
REAP Record Date		Outreach Finding Positive
View Sr. Appeal		Positive Report Date 8/4/2008
View Re-Inspection Report		Scheduled Council Date
		REAP Case Balance 37675.9700
		ESCROW Account Closed
		Date
		REAP Closed Date