



COMPLIANCE DIVISION - REAP/UMP

Los Angeles Housing Department

LAHD

1200 West Seventh Street, 1st Floor, Los Angeles, CA 90017
tel 866.557.7368 | fax 213.808.8810
lahd.lacity.org



Antonio R. Villaraigosa, Mayor
Rushmore D. Cervantes, Interim General Manager

10/27/2009

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 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).

1. Case No. **161081** represents property at **141 W IMPERIAL HWY**. The Notice of Acceptance was sent on **2/28/2008**. 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**. Further, the **Coalition for Economic Survival** has verified that all tenant issues at the property have been addressed.
2. Case No. **236439** represents property at **3928 S URSULA AVE**. The Notice of Acceptance was sent on **5/21/2009**. 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**. Further, the **Coalition for Economic Survival** has verified that all tenant issues at the property have been addressed.
3. Case No. **4556** represents property at **764 S COLUMBIA AVE**. The Notice of Acceptance was sent on **11/25/2001**. 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**. Further, the **Inner City Law Center** has verified that all tenant issues at the property have been addressed.
4. Case No. **29537** represents property at **847 S BERENDO ST**. The Notice of Acceptance was sent on **8/10/2006**. 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**. Further, the **Coalition for Economic Survival** has verified that all tenant issues at the property have been addressed.

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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.

RUSHMORE D. CERVANTES
GENERAL MANAGER

By: 

Marc Lipton, Manager
Rent Escrow Account Program

RDC:RB:ML:jp

Attachments: Resolutions



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Antonio R. Villaralgora, Mayor
Rushmore D. Cervantes, Interim General Manager

10/27/2009

Honorable Herb J. Wesson, Jr.
Council Member, Tenth District
Room 430, City Hall Office

Attention: Andrew Westall

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: **847 S BERENDO ST (Case No. 29537)**. The LAHD Code Enforcement Unit has signed off on all orders affecting the units and the common areas and there are no other outstanding orders affecting the units or the common areas. The **Coalition for Economic Survival** has verified that all tenant issues have been addressed. In addition, the utility charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power. 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 **11/3/2009**.

Should you or your staff need additional information, please call the REAP Unit at (213) 808-8500.

RUSHMORE D. CERVANTES
GENERAL MANAGER

Attachments: Referral Notice

Case Activity Report

CASE #: 29537

APN:	5094014010	<u>847 S BERENDO ST</u>	Case Sub Type	Le
CD:	10	<u>Los Angeles 90005</u>		Di
Census Tract:	212306	LUPAMS / BOE:	Source SCEP	Re
RSU:	5072996	VIETNAMESE UNITED BUDDHIST CHURCHES	Inspector Robert Sgroi	Te
HPOZ:		00863 S BERENDO ST	Case Manager Javier Melendez	H
Total Units (LUPAMS):	6	LOS ANGELES CA 90005	Phone No. (213) 252-2827	M
Total Units (LAHD):	6	LAHD:	Owner Information	[
Total SCEP Exemptions:	0	VIETNAMESE UNITED BUDDHIST CHURCHES		
		863 S BERENDO ST		
		LOS ANGELES CA 90005		

Initial Inspection Date	10/18/2005	Referred to Health Dept.
View NTC/Substandard Print Date	10/26/2005	Referred to Building & Safety
Compliance Date	12/2/2005	Referred to Sr. Inspector 12/14/2005
NTC Reinspection Date	12/6/2005	Referred to Pr. Inspector 12/21/2005
Inspector Extension		Referred to CM 3/3/2006
Sr.Inspector Extension		PMTP
View Photos	6/23/2009	Refer To Hearing 4/5/2006
Supporting Documents of approved use		Notice of GM Hearing 8/10/2006
View Other		REAP Appeal Due Date 8/25/2006
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 9/7/2006
View FTC	4/5/2006	GM Hearing Date 9/14/2006
View Substandard Document #		Referred To Legal Date 11/14/2006
Substandard Record Date		Referred to CA Date 6/20/2007
Substandard Termination Date		CA Filed Date
View FTB Document #		Remaining Violations 0
FTB Record Date		All Violations Resolved Date 7/15/2009 10/8/09
FTB Termination Date		CODE Suspend Date
FTB Cancellation Date		Outreach Contractor Coalition For Economic Survival
View REAP Document #		CM Outreach Request Date 4/28/2009
REAP Record Date		Outreach Finding Positive
View Sr. Appeal		Positive Report Date 5/19/2009
View Re-Inspection Report		Scheduled Council Date
		REAP Case Balance 4240.0000
		ESCROW Account Closed
		Date
		REAP Closed Date

Effective Referred NOA Sign Off Positive Amount
 Orders Units Cited 5 NC SH FWD EX FPE Haz Test Secure S W Main EL P&G H&V

STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 11/3/2009

To: Honorable Members of City Council
From: Marc Lipton
Manager, Rent Escrow Account Program
Date: 10/27/2009
REAP Case No.: 29537
Address: 847 S BERENDO ST
CD#: 10
Owner: Vietnamese United Buddhist Churches
No. of units: 6
No. of units cited: 5
Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Fire Warning Devices, Weatherproofing, Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation
Recommendation: REMOVAL
Effective date: 10/18/2005

Background:

On 4/5/2006, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Fire Warning Devices, Weatherproofing, Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation violations with an effective date of 10/18/2005. The owner failed to comply and therefore was referred to REAP.

The notice of acceptance into REAP was sent on 8/10/2006, placing the property into REAP.

Update:

On 10/8/2009, the LAHD Code Enforcement Unit provided documentation signing off the property. On 5/19/2009, the Coalition for Economic Survival verified that all tenant issues have been addressed.

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 **847 S BERENDO ST**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **29537**); 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 **Coalition for Economic Survival** 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: 10

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 847 S BERENDO ST

CASE NO.: 29537

EFFECTIVE DATE: 10/18/2005

TYPE OF VIOLATION(S): Fire Warning Devices, Weatherproofing,

Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation

ASSESSOR ID NO.: 5094014010

REGISTRATION NO. NONE

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

None

COMMENTS: The Coalition for Economic Survival verified that all

tenant issues have been addressed.