



Los Angeles Housing Department

COMPLIANCE DIVISION – REAP/UMP

LAHD

1200 West 7th Street, 1st Floor, Los Angeles, CA 90017

tel 213.808.8500 | fax 213.808.8810

lahd.lacity.org



Antonio R. Villaraigosa, Mayor

Douglas Guthrie, General Manager

2/12/2010

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. **206853** represents property at **4120 S WALL ST**. The Notice of Acceptance was sent on **11/6/2008**. 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 **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.
2. Case No. **37825** represents property at **13102 N BORDEN AVE**. The Notice of Acceptance was sent on **8/2/2007**. 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**. Further, the **Inner City Law Center** has verified that all tenant issues at the property have been addressed.
3. Case No. **225394** represents property at **3945 W MONT CLAIR ST**. The Notice of Acceptance was sent on **7/1/2009**. 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 **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.
4. Case No. **156573** represents property at **3006 BUCKINGHAM RD**. The Notice of Acceptance was sent on **3/6/2008**. 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 **Los Angeles Housing Law Project** has verified that all tenant issues at the property have been addressed.
5. Case No. **246845** represents property at **231 E 62ND ST**. The Notice of Acceptance was sent on **10/20/2009**. 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 **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.

6. Case No. **164350** represents property at **231 E 62ND ST**. The Notice of Acceptance was sent on **3/13/2008**. 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 **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.
7. Case No. **206598** represents property at **4030 S TRINITY ST**. The Notice of Acceptance was sent on **5/7/2009**. 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 **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.
8. Case No. **188580** represents property at **4030 S TRINITY ST**. The Notice of Acceptance was sent on **9/18/2008**. 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 **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.
9. Case No. **209880** represents property at **401 E 83RD ST A.K.A 8224 S TOWNE AVE**. The Notice of Acceptance was sent on **1/22/2009**. 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 **Los Angeles Housing Law Project** has verified that all tenant issues at the property have been addressed.
10. Case No. **117088** represents property at **829 W 68TH ST**. The Notice of Acceptance was sent on **6/14/2007**. 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**. Further, the **Inner City Law Center** has verified that all tenant issues at the property have been addressed.
11. Case No. **250042** represents property at **137 N BURLINGTON AVE A.K.A 143 N BURLINGTON AVE**. The Notice of Acceptance was sent on **10/22/2009**. 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.
12. Case No. **203676** represents property at **137 N BURLINGTON AVE A.K.A 143 N BURLINGTON AVE**. The Notice of Acceptance was sent on **4/9/2009**. 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.
13. Case No. **236231** represents property at **1759 W YOSEMITE DR**. The Notice of Acceptance was sent on **9/10/2009**. 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 **Los Angeles Housing Law Project** has verified that all tenant issues at the property have been addressed.
14. Case No. **181342** represents property at **2329 N GATES ST**. The Notice of Acceptance was sent on **12/4/2008**. 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 **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.

15. Case No. 230255 represents property at 2409 N EASTLAKE AVE. The Notice of Acceptance was sent on 7/8/2009. 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 Inner City Law Center has verified that all tenant issues at the property have been addressed.
16. Case No. 144881 represents property at 446 N COMMONWEALTH AVE. The Notice of Acceptance was sent on 10/11/2007. 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. Further, the Inner City Law Center has verified that all tenant issues at the property have been addressed.
17. Case No. 220547 represents property at 4535 N TUJUNGA AVE. The Notice of Acceptance was sent on 4/16/2009. 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 Los Angeles Center for Law and Justice has verified that all tenant issues at the property have been addressed.
18. Case No. 140686 represents property at 911 E 47TH ST. The Notice of Acceptance was sent on 10/25/2007. 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. Further, the Inner City Law Center has verified that all tenant issues at the property have been addressed.
19. Case No. 121281 represents property at 9419 S WESTERN AVE. The Notice of Acceptance was sent on 6/7/2007. 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. Further, the Los Angeles Housing Law Project has verified that all tenant issues at the property have been addressed.
- ✓ CD 8 20. Case No. 213552 represents property at 9419 S WESTERN AVE. The Notice of Acceptance was sent on 12/31/2008. 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 Los Angeles Housing Law Project has verified that all tenant issues at the property have been addressed.

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: 
w Marc Lipton, Manager
Rent Escrow Account Program

RDC:RB:ML:jp

Attachments: Resolutions



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Antonio R. Villaralghosa, Mayor

Douglas Guthrie, General Manager

2/12/2010

Honorable Bernard C. Parks
Council Member, Eighth District
Room 460, City Hall Office

Attention: Dennis Rodriguez

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: **9419 S WESTERN AVE (Case No. 213552)**. 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 **Los Angeles Housing Law Project** 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 **February 19, 2010**.

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

DOUGLAS GUTHRIE
GENERAL MANAGER

Attachments: Referral Notice

Case Activity Report

CASE #: 213552

APN: 6057011012	<u>9419 S WESTERN AVE</u>	Case Sub Type	Le
CD: 8	<u>Los Angeles 90047</u>		Di
Census Tract: 238000	LUPAMS / BOE:	Source SCEP	Re
RSU: 8822306	SUNTRUST MORTGAGE INC		Te
HPOZ:	01001 SENMES AVE	Inspector Felipe Hernandez	H
Total Units (LUPAMS): 0	RICHMOND VA 23244	Case Manager Willie Andrews	H
Total Units (LAHD): 4	LAHD:	Phone No. (310) 524-1269	M
Total SCEP Exemptions:	KATHLEEN JANET HAYWOOD	Owner Information	[
	1476 W 9TH ST B1		
	UPLAND CA 91786		

Initial Inspection Date	9/12/2008	Referred to Health Dept.
View NTC/Substandard Print Date	9/16/2008	Referred to Building & Safety
Compliance Date	10/23/2008	Referred to Sr. Inspector 12/12/2008
NTC Reinspection Date	10/28/2008	Referred to Pr. Inspector 12/12/2008
Inspector Extension		Referred to CM 12/12/2008
Sr. Inspector Extension		PMTF
View Photos	10/28/2008	Refer To Hearing 12/15/2008
Supporting Documents of approved use		Notice of GM Hearing 12/31/2008
View Other		REAP Appeal Due Date 1/15/2009
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 2/3/2009
View FTC	12/15/2008	GM Hearing Date 2/10/2009
View Substandard Document #		Referred To Legal Date 2/26/2009
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 1/29/2010
FTB Termination Date		CODE Suspend Date
FTB Cancellation Date		Outreach Contractor Los Angeles Housing Law Project
View REAP Document #		CM Outreach Request Date
REAP Record Date		Outreach Finding Positive
View Sr. Appeal		Positive Report Date 1/28/2010
View Re-Inspection Report		Scheduled Council Date
		REAP Case Balance 6485.0000
		ESCROW Account Closed
		Date
		REAP Closed Date

Effective Referred NOA Sign Off Positive Amount

Orders Units Cited 5
 NC SH FWD EX EPE Haz Test Secure S W Main EL P&G H&V

City Council Date: February 19, 2010

To: Honorable Members of City Council
From: Marc Lipton
Manager, Rent Escrow Account Program
Date: 2/12/2010
REAP Case No.: 213552
Address: 9419 S WESTERN AVE

Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Fire Warning Devices, Exiting, Fire Protection Equipment,
Maintenance, Electrical, Plumbing/Gas
Recommendation: REMOVAL
Effective date: 9/12/2008

Background:

On 12/15/2008, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Fire Warning Devices, Exiting, Fire Protection Equipment, Maintenance, Electrical, Plumbing/Gas violations with an effective date of 9/12/2008. The owner failed to comply and therefore was referred to REAP.

The notice of acceptance into REAP was sent on 12/31/2008, placing the property into REAP.

Update:

On 1/29/2010, the LAHD Code Enforcement Unit provided documentation signing off the property. On 1/28/2010, the Los Angeles Housing Law Project 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 **9419 S WESTERN 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. **213552**); 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 **Los Angeles Housing Law Project** 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.

(Last revised 09/08)

REAP RESOLUTION

COUNCIL FILE NO.: _____

CD: 8

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 9419 S WESTERN AVE

CASE NO.: 213552

EFFECTIVE DATE: 9/12/2008

TYPE OF VIOLATION(S): Fire Warning Devices, Exiting, Fire Protection Equipment, Maintenance, Electrical, Plumbing/Gas

ASSESSOR ID NO.: 6057-011-012

REGISTRATION NO. NONE

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

None

COMMENTS: The Los Angeles Housing Law Project verified that all tenant issues have been addressed.