



COMPLIANCE DIVISION – REAP/UMP
Los Angeles Housing Department
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

12/10/2010

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. 245202 represents property at 316 W 79TH ST. The notice of acceptance into REAP was sent on 8/27/2009. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Center for Law and Justice has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
2. Case No. 129948 represents property at 2950 S WESTERN AVE. The notice of acceptance into REAP was sent on 11/8/2007. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
3. Case No. 2898 represents property at 933 S WESTMORELAND AVE. The notice of acceptance into REAP was sent on 3/13/2000. Since that time, the Los Angeles Housing Department Code Enforcement Unit confirmed that the property owner has demolished the property.
4. Case No. 7637 represents property at 1341 N BLINN AVE. The notice of acceptance into REAP was sent on 9/15/2004. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
5. Case No. 249938 represents property at 1341 N BLINN AVE. The notice of acceptance into REAP was sent on 9/24/2009. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
6. Case No. 301214 represents property at 2241 W BRANDEN ST. The notice of acceptance into REAP was sent on 9/23/2010. Since that time, the owner of the indicated property has

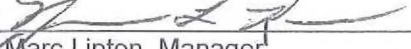
corrected the cited deficiencies. Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.

7. Case No. 291551 represents property at 24 E PARK AVE A.K.A 26 E PARK AVE. The notice of acceptance into REAP was sent on 9/23/2010. Since that time, the owner of the indicated property has corrected the cited deficiencies. Coalition for Economic Survival has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
8. Case No. 263695 represents property at 2868 S CORNING AVE A.K.A 2870 S CORNING AVE. The notice of acceptance into REAP was sent on 3/11/2010. Since that time, the owner of the indicated property has corrected the cited deficiencies. Coalition for Economic Survival has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
9. Case No. 269268 represents property at 3501 E PERCY ST A.K.A 732 S SPENCE ST. The notice of acceptance into REAP was sent on 5/4/2010. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
10. Case No. 175565 represents property at 4430 S ARLINGTON AVE. The notice of acceptance into REAP was sent on 8/13/2009. Since that time, the owner of the indicated property has corrected the cited deficiencies. Coalition for Economic Survival has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
11. Case No. 232401 represents property at 7411 S HOOVER ST. The notice of acceptance into REAP was sent on 7/8/2009. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
12. Case No. 264726 represents property at 7411 S HOOVER ST. The notice of acceptance into REAP was sent on 1/14/2010. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
13. Case No. 293940 represents property at 7454 N HASKELL AVE. The notice of acceptance into REAP was sent on 10/28/2010. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.

14. Case No. 13845 represents property at 748 E 54TH ST A.K.A 750 E 54TH ST. The notice of acceptance into REAP was sent on 12/14/2006. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
15. Case No. 231215 represents property at 748 E 54TH ST A.K.A 750 E 54TH ST. The notice of acceptance into REAP was sent on 7/1/2009. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
16. Case No. 300808 represents property at 819 S WESTLAKE AVE. The notice of acceptance into REAP was sent on 10/7/2010. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
17. Case No. 32858 represents property at 965 W 42ND PL. The notice of acceptance into REAP was sent on 12/28/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.

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.

DOUGLAS GUTHRIE
GENERAL MANAGER

By: 
Marc Lipton, Manager
Rent Escrow Account Program

DG:RB:ML:jp

Attachments: Resolutions



Los Angeles Housing Department

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Antonio R. Villaraigosa, Mayor

Douglas Guthrie, General Manager

12/10/2010

Honorable Jan Perry
Council Member, Ninth District
Room 420, City Hall Office

Attention: Brandy Chappell

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: **965 W 42ND PL (Case No. 32858)**. The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected. **Los Angeles Housing Law Project** has provided their advisory opinion to the Department as to the completion of the work. 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 **12/17/2010**.

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 #: 32858

APN: 5020034012	<u>965 W 42ND PL</u>	Case Sub	Legal Cases:	CLOSED	Year Built	1903
CD: 9	<u>Los Angeles 90037</u>	Type	Dorothy Mae done:	N/A	Purchase Date:	3/26/2002
Census Tract: 231710	LUPAMS / BOE: MALOKU, GODWIN	Source Complaint	Residential Hotel:	NO	Obsolete:	No
RSU: 9406257	00965 W 42ND PL	Inspector Robert Gugajew	Task Force:	NO	Manager:	
HPOZ:	LOS ANGELES CA 90037	Case Manager Steven Hofstad	Home:	NO	Code Office:	South Regional Office
Total Units (LUPAMS): 3	LAHD: GODWIN MALOKU	Phone No. (213) 252-2888	Mom Pop:	No	RENT Office:	South
Total Units (LAHD): 3	965 1/4 W 42ND PL	Owner Information	View Other Property Cases			
<u>Total SCEP Exemptions:</u>						

<u>Initial Inspection Date</u>	11/10/2005	Referred to Health Dept.
<u>View NTC/Substandard Print Date</u>	11/15/2005	Referred to Building & Safety
<u>Compliance Date</u>	12/22/2005	Referred to Sr. Inspector 11/29/2006
<u>NTC Reinspection Date</u>	12/28/2005	Referred to Pr. Inspector 12/4/2006
<u>Inspector Extension</u>		Referred to CM 12/6/2006
<u>Sr. Inspector Extension</u>		PMTP
<u>View Photos</u>	1/21/2010	Refer To Hearing 12/6/2006
<u>Supporting Documents of approved use</u>		Notice of GM Hearing 12/28/2006
<u>View Other</u>		REAP Appeal Due Date 1/12/2007
<u>View Owner Matrix</u>		REAP Appeal Received Date
<u>View Tenant Matrix</u>		NOA/REAP Acceptance Date 1/24/2007
<u>View FTC 12/6/2006</u>		GM Hearing Date 1/31/2007
<u>View Substandard Document # 1329920</u>	09-	Referred To Legal Date 2/14/2007
<u>Substandard Record Date 8/28/2009</u>		Referred to CA Date 9/5/2007
<u>Substandard Termination Date</u>		CA Filed Date
<u>View FTB Document #</u>		Initial/Remaining Violations 12/0
<u>FTB Record Date</u>		All Violations Resolved Date 12/2/2010
<u>FTB Termination Date</u>		Sr. CM Sign Off Date
<u>FTB Cancellation Date</u>		CODE Suspend Date
<u>View REAP Document # 20070720519</u>		Los Angeles Outreach Contractor Housing Law Project
<u>REAP Record Date 3/28/2007</u>		CM Outreach Request Date
<u>View Sr. Appeal</u>		Outreach Finding Positive
<u>View Re-Inspection Report</u>		Outreach Un-Resolved Date
		Outreach Resolved Date 8/8/2007
		Scheduled Council Date
		REAP Case Balance 48.0000
		ESCROW Account Closed Date
		REAP Closed Date



- LINKS
- APIS
 - IDIS (B & S Permits, etc.)
 - Property Activity Report
 - USPS

[View Outreach Comments](#)

[Work Log](#) [Unit Information](#) [Notices](#) [View Docs](#) [View REAP Appeal Info](#) [Inspection History](#) [View Bills](#)

Effective Referred NOA Sign Off Positive Amount

Orders Units Cited 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: 12/17/2010

To: Honorable Members of City Council
From: Marc Lipton
Manager, Rent Escrow Account Program
Date: 12/10/2010
REAP Case No.: 32858
Address: 965 W 42ND PL

Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Fire Warning Devices, Sanitation, Weatherproofing, Maintenance, Heating/Ventilation
Recommendation: REMOVAL
Effective date: 11/10/2005

Background:

On 12/6/2006, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Fire Warning Devices, Sanitation, Weatherproofing, Maintenance, Heating/Ventilation violations with an effective date of 11/10/2005. The owner failed to comply and therefore was referred to REAP.

Update:

The notice of acceptance into REAP was sent on 12/28/2006. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work. Subsequently, the Los Angeles Housing Department Code Enforcement Unit contacted the property owner and inspected the property. The Los Angeles Housing Department Code Enforcement Unit independently evaluated 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, (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 **965 W 42ND PL**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **32858**); and

WHEREAS, The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected; 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** has provided their advisory opinion to the Department as to the completion of the work; 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 07/10)

REAP RESOLUTION

COUNCIL FILE NO.: _____

CD: 9

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 965 W 42ND PL

CASE NO.: 32858

EFFECTIVE DATE: 11/10/2005

TYPE OF VIOLATION(S): Fire Warning Devices, Sanitation, Weatherproofing, Maintenance, Heating/Ventilation

ASSESSOR ID NO.: 5020034012

REGISTRATION NO. NONE

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

None

COMMENTS: Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work.