



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

2/25/2010

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. **198708** represents property at **1080 S GENESEE AVE.** The Notice of Acceptance was sent on **3/12/2009**. 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.
2. Case No. **240667** represents property at **11226 S ALVARO AVE.** The Notice of Acceptance was sent on **10/8/2009**. 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 **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.
3. Case No. **118482** represents property at **1159 E 107TH ST.** The Notice of Acceptance was sent on **5/31/2007**. 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**. Further, the **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.
4. Case No. **53897** represents property at **1159 E 107TH ST.** The Notice of Acceptance was sent on **6/11/2003**. 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.
5. Case No. **243431** represents property at **11683 W GORHAM AVE.** The Notice of Acceptance was sent on **7/30/2009**. 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. 106684 represents property at 1248 W FLORENCE AVE. The Notice of Acceptance was sent on 9/13/2007. 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 Inquilinos Unidos has verified that all tenant issues at the property have been addressed.
7. Case No. 172925 represents property at 1323 W LILAC TER. The Notice of Acceptance was sent on 9/11/2008. 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. Further, the Los Angeles Center for Law and Justice has verified that all tenant issues at the property have been addressed.
8. Case No. 234176 represents property at 13443 W MOORPARK ST. 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 Los Angeles Center for Law and Justice has verified that all tenant issues at the property have been addressed.
9. Case No. 204424 represents property at 142 S SAVANNAH 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.
10. Case No. 226020 represents property at 1509 E PLEASANT AVE. The Notice of Acceptance was sent on 4/2/2009. 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.
11. Case No. 247108 represents property at 1720 S 7TH AVE. 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 Los Angeles Housing Law Project has verified that all tenant issues at the property have been addressed.
12. Case No. 123979 represents property at 1916 E 115TH ST. 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.
13. Case No. 119757 represents property at 208 E 48TH ST. The Notice of Acceptance was sent on 5/3/2007. 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 Coalition for Economic Survival has verified that all tenant issues at the property have been addressed.
14. Case No. 10137 represents property at 2158 E 103RD ST. The Notice of Acceptance was sent on 3/9/2006. 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 Inner City Law Center has verified that all tenant issues at the property have been addressed.

15. Case No. 122819 represents property at 2523 S ABBOT KINNEY BLVD. 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.
16. Case No. 5155 represents property at 4308 S MORGAN AVE. The Notice of Acceptance was sent on 8/24/2006. 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 Inquilinos Unidos has verified that all tenant issues at the property have been addressed.
17. Case No. 217602 represents property at 4627 S ARLINGTON AVE. The Notice of Acceptance was sent on 1/8/2009. 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 Coalition for Economic Survival has verified that all tenant issues at the property have been addressed.
18. Case No. 175570 represents property at 4627 S ARLINGTON AVE. The Notice of Acceptance was sent on 6/26/2008. 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.
19. Case No. 245562 represents property at 4924 E NAVARRO ST. The Notice of Acceptance was sent on 10/8/2009. 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 Coalition for Economic Survival has verified that all tenant issues at the property have been addressed.
20. Case No. 186711 represents property at 5206 E NAVARRO ST. The Notice of Acceptance was sent on 12/18/2008. 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 Inner City Law Center has verified that all tenant issues at the property have been addressed.
21. Case No. 158181 represents property at 529 W 81ST ST. The Notice of Acceptance was sent on 5/15/2008. 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.
22. Case No. 242958 represents property at 5339 E OAKLAND ST. The Notice of Acceptance was sent on 10/1/2009. 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 Coalition for Economic Survival has verified that all tenant issues at the property have been addressed.
23. Case No. 189739 represents property at 633 W 77TH ST. The Notice of Acceptance was sent on 7/3/2008. 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. Further, the Coalition for Economic Survival has verified that all tenant issues at the property have been addressed.

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- 24. Case No. 245524 represents property at 647 E 87TH ST. The Notice of Acceptance was sent on 10/1/2009. 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 Inner City Law Center has verified that all tenant issues at the property have been addressed.
  
- 25. Case No. 139766 represents property at 700 E 108TH ST. The Notice of Acceptance was sent on 10/4/2007. 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 Center for Law and Justice has verified that all tenant issues at the property have been addressed.
  
- 26. Case No. 187421 represents property at 815 W 40TH PL. The Notice of Acceptance was sent on 7/3/2008. 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. Further, the Inner City Law Center has verified that all tenant issues at the property have been addressed.
  
- 27. Case No. 165116 represents property at 830 W 60TH ST. 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. Further, the Inquilinos Unidos 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:   
\_\_\_\_\_  
Marc Lipton, Manager  
Rent Escrow Account Program

RDC:RB:ML:jp

Attachments: Resolutions



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Antonio R. Villalobos, Mayor  
Douglas Guthrie, General Manager

2/25/2010

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: **647 E 87TH ST (Case No. 245524)**. 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 **Inner City Law Center** 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 **March 5, 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 #: 245524

APN: 6042001026	<u>647 1/2 E 87TH ST</u>	Case Sub Type	Lo
CD: 9	<u>Los Angeles 90002</u>		Di
Census Tract: 240010	<b>LUPAMS / BOE:</b>	Source SCEP	Re
RSU: 0238840	ZAPATA,DANIEL	Inspector Arshak Melik-Jahanian	Te
HPOZ:	00000 PO BOX 3602	Case Manager Willie Andrews	H
Total Units (LUPAMS): 3	<b>LAHD:</b>	Phone No. (310) 524-1269	M
Total Units (LAHD): 3	DANIEL ZAPATA	Owner Information	[
Total SCEP Exemptions:	4118 FLOWER ST		
	CUDAHY CA 90201		

Initial Inspection Date	5/28/2009	Referred to Health Dept.
View NTC/Substandard Print Date	6/3/2009	Referred to Building & Safety
Compliance Date	7/10/2009	Referred to Sr. Inspector 7/15/2009
NTC Reinspection Date	7/14/2009	Referred to Pr. Inspector 8/18/2009
Inspector Extension		Referred to CM 8/31/2009
Sr. Inspector Extension		PMTF
View Photos	7/14/2009	Refer To Hearing 8/31/2009
Supporting Documents of approved use		Notice of GM Hearing 10/1/2009
View Other		REAP Appeal Due Date 10/16/2009
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 11/3/2009
View FTC	8/31/2009	GM Hearing Date 11/10/2009
View Substandard Document #		Referred To Legal Date 12/9/2009
Substandard Record Date		Referred to CA Date 1/28/2010
Substandard Termination Date		CA Filed Date
View FTB Document #		Remaining Violations 0
FTB Record Date		All Violations Resolved Date 2/9/2010
FTB Termination Date		CODE Suspend Date
FTB Cancellation Date		Outreach Contractor Inner City Law Center
View REAP Document #		CM Outreach Request Date
REAP Record Date		Outreach Finding Positive
View Sr. Appeal		Positive Report Date 2/1/2010
View Re-Inspection Report		Scheduled Council Date
		REAP Case Balance 2400.0000
		ESCROW Account Closed
		Date
		REAP Closed Date

Effective  Referred  NOA  Sign Off  Positive  Amount   
 Orders  Units Cited **3** 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: March 5, 2010

**To:** Honorable Members of City Council  
**From:** Marc Lipton  
Manager, Rent Escrow Account Program  
**Date:** 2/25/2010  
**REAP Case No.:** 245524  
**Address:** 647 E 87TH ST  
  
**Citing Agency:** Los Angeles Housing Department Code Enforcement Unit  
**Violations:** Fire Warning Devices, Exiting, Sanitation, Weatherproofing,  
Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation  
**Recommendation:** REMOVAL  
**Effective date:** 5/28/2009

**Background:**

On 8/31/2009, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Fire Warning Devices, Exiting, Sanitation, Weatherproofing, Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation violations with an effective date of 5/28/2009. The owner failed to comply and therefore was referred to REAP.

The notice of acceptance into REAP was sent on 10/1/2009, placing the property into REAP.

**Update:**

On 2/9/2010, the LAHD Code Enforcement Unit provided documentation signing off the property. On 2/1/2010, the Inner City Law Center 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 647 E 87TH 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. 245524); 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 Inner City Law Center 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.: \_\_\_\_\_

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REMOVAL x INCLUSION \_\_\_\_\_ RELEASE OF ESCROW FUNDS \_\_\_\_\_

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 647 E 87TH ST

CASE NO.: 245524

EFFECTIVE DATE: 5/28/2009

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

ASSESSOR ID NO.: 6042-001-026

REGISTRATION NO. NONE

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

None

COMMENTS: The Inner City Law Center verified that all tenant  
issues have been addressed.