

Los Angeles Housing Department

COMPLIANCE DIVISION - REAP/JMP
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

4/30/2010

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).

- CP 7
1. Case No. **4640** represents property at **10206 LAUREL CANYON**. The Notice of Acceptance was sent on **12/10/2001**. 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 **Los Angeles Center for Law and Justice** has verified that all tenant issues at the property have been addressed.
 2. Case No. **237700** represents property at **3040 W 12TH PL**. The Notice of Acceptance was sent on **7/16/2009**. 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.
 3. Case No. **251096** represents property at **1408 S WESTWOOD BLVD**. The Notice of Acceptance was sent on **1/21/2010**. 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.
 4. Case No. **235408** represents property at **6734 S 4TH AVE**. The Notice of Acceptance was sent on **5/28/2009**. 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.
 5. Case No. **169085** represents property at **914 E MARTIN LUTHER KING JR BLVD**. The Notice of Acceptance was sent on **3/27/2008**. 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.

6. Case No. 109589 represents property at 914 E MARTIN LUTHER KING JR BLVD. 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 Los Angeles Housing Law Project has verified that all tenant issues at the property have been addressed.
7. Case No. 245518 represents property at 405 E 84TH PL. 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 Los Angeles Center for Law and Justice has verified that all tenant issues at the property have been addressed.
8. Case No. 268718 represents property at 1655 S VAN NESS AVE. The Notice of Acceptance was sent on 2/11/2010. 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.
9. Case No. 257520 represents property at 3707 S MILITARY AVE. The Notice of Acceptance was sent on 2/25/2010. 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. 262309 represents property at 4611 E FERN PL. The Notice of Acceptance was sent on 2/11/2010. 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.
11. Case No. 221886 represents property at 129 N INDIANA ST. The Notice of Acceptance was sent on 3/5/2009. 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.
12. Case No. 252295 represents property at 13218 S VERMONT AVE. The Notice of Acceptance was sent on 1/5/2010. 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.

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

4/30/2010

Honorable Richard Alarcon
Council Member, Seventh District
Room 465, City Hall Office

Attention: Ackley Padilla

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: **10206 LAUREL CANYON (Case No. 4640)**. 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 Center for Law and Justice** 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 **May 7, 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 #: 53723

4640

APN: 2646011013	10206 N LAUREL CANYON BLVD	Case Sub Type	Legal Cases:
CD: 7	PACOIMA 91331		Dorothy Mac dc
Census Tract: 104500	LUPAMS / BOE:	Source REAP	Residential Hot
RSU: 7207061	COUNTRYWIDE BANK FSB	Inspector	Task Force:
HPOZ:	01757 TAPO CANYON RD #SVW 88	Case Manager	Home:
Total Units (LUPAMS): 2	SIMI VALLEY CA 93063	Phone No.	Mom Pop:
Total Units (LAHD): 2	LAHD:	Owner Information	<input type="button" value="View other F"/>
Total SCEP Exemptions:	CONNIE SAAVEDRA		
	10206 LAUREL CANYON BLVD		
	PACOIMA CA 91331		

Initial Inspection Date	7/23/01	Referred to Health Dept.	
View NTC/Substandard Print Date		Referred to Building & Safety	
Compliance Date		Referred to Sr. Inspector	
NTC Reinspection Date		Referred to Pr. Inspector	
Inspector Extension		Referred to CM	
Sr. Inspector Extension		PMTF	
View Photos		Refer To Hearing	10/15/01
Supporting Documents of approved use		Notice of GM Hearing	12/20/01
View Other		REAP Appeal Due Date	
View Owner Matrix		REAP Appeal Received Date	
View Tenant Matrix		NOA/REAP Acceptance Date	
View FTC		GM Hearing Date	
View Substandard Document #		Referred To Legal Date	
Substandard Record Date		Referred to CA Date	
Substandard Termination Date		CA Filed Date	
View FTB Document #		Remaining Violations	N/A
FTB Record Date		All Violations Resolved Date	5/17/07
FTB Termination Date		CODE Suspend Date	
FTB Cancellation Date		Outreach Contractor	Los Angeles Center for Law and Justice
View REAP Document #		CM Outreach Request Date	
REAP Record Date		Outreach Finding	Positive
View Sr. Appeal		Positive Report Date	1/16/2007
View Re-Inspection Report		Scheduled Council Date	
		REAP Case Balance	3800.0000
		ESCROW Account Closed Date	
		REAP Closed Date	

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: May 7, 2010

To: Honorable Members of City Council
From: Marc Lipton
Manager, Rent Escrow Account Program
Date: 4/30/2010
REAP Case No.: 4640
Address: 10206 LAUREL CANYON

Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Sanitation, Weatherproofing, Maintenance
Recommendation: REMOVAL
Effective date: 7/23/2001

Background:

On 10/15/2001, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Sanitation, Weatherproofing, Maintenance violations with an effective date of 7/23/2001. The owner failed to comply and therefore was referred to REAP.

The notice of acceptance into REAP was sent on 12/10/2001, placing the property into REAP.

Update:

On 6/13/2007, the LAHD Code Enforcement Unit provided documentation signing off the property. On 1/16/2007, the Los Angeles Center for Law and Justice 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 **10206 LAUREL CANYON**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **4640**); 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 Center for Law and Justice** 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: 7 _____

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 10206 LAUREL CANYON

CASE NO.: 4640

EFFECTIVE DATE: 7/23/2001

TYPE OF VIOLATION(S): Sanitation, Weatherproofing, Maintenance

ASSESSOR ID NO.: 2646-011-013

REGISTRATION NO. NONE

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

None

COMMENTS: The Los Angeles Center for Law and Justice verified that all tenant issues have been addressed.