



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

8/28/2018

Honorable Members of City Council
City of Los Angeles
Room 395, City Hall
Attention: City Clerk

**TERMINATION OF RENT REDUCTION FOR A PROPERTY IN THE RENT ESCROW
ACCOUNT PROGRAM (REAP)**


The Los Angeles Housing and Community Investment Department (HCIDLA) recommends the termination of the rent reductions for the property listed below.

Please calendar the following REAP cases for the **September 18, 2018** City Council agenda.

1. Case No. **638721** represents the property at **8758 S AVALON BLVD**. The notice of acceptance into REAP was sent on **2/23/2018**. On **8/14/2018** the **HCIDLA Code Enforcement Unit** determined that all orders affecting units **2 and 5** or common areas have been signed off, and only minor violations remain in the other units.

The HCIDLA requests the City Council to consider this matter as soon as possible.

RUSHMORE D. CERVANTES
GENERAL MANAGER

By: 
Emerson Belen
Rent Escrow Account Program

RDC:RB:EB:as

Attachments: Resolutions



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

8/28/2018

Honorable Curren D. Price, Jr.
Council Member, Ninth District
Room 420, City Hall Office

Attention: Curtis Earnest

RECOMMENDATION FOR TERMINATION OF RENT REDUCTION

The Los Angeles Housing and Community Investment Department (HCIDLA) is recommending to the City Council to terminate the rent reductions for units(s) **2 and 5** placed into the Rent Escrow Account Program (REAP) at the following address: **8758 S AVALON BLVD (Case No. 638721)**. The **HCIDLA Code Enforcement Unit** has inspected and determined that all orders affecting unit(s) **2 and 5** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **2 and 5** or common areas and only minor violations remain in the other units. The matter is scheduled to be heard by the City Council on **9/18/2018**.

Should you or your staff need additional information, please call the REAP Unit at (844) 864-REAP.

RUSHMORE D. CERVANTES
GENERAL MANAGER

Attachments: Referral Notice

STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 9/18/2018

To: Honorable Members of City Council
From: Emerson Belen
Rent Escrow Account Program
Date: 8/28/2018
REAP Case No.: 638721
Address: 8758 S AVALON BLVD
Units: 2 and 5
Effective date: 10/18/2017
Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Fire Warning Devices, Exiting, Sanitation, Plumbing/Gas
Recommendation: TERMINATION OF RENT REDUCTION

Background:

On 1/29/2018, the HCIDLA Hearings Unit received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Fire Warning Devices, Exiting, Sanitation, Plumbing/Gas violations with an effective date of 10/18/2017. The owner failed to comply and therefore was referred to REAP.

Update:

The Notice of Acceptance into REAP was sent on 2/23/2018. Since that time, the owner of the indicated property has corrected the deficiencies for specific units. On 8/14/2018 the HCIDLA Code Enforcement Unit verified that all orders affecting unit(s) **2 and 5** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **2 and 5** or common areas and only minor violations remain in the other units and recommends the termination of rent reductions for unit(s) **2 and 5**.

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 **8758 S AVALON BLVD**, hereinafter "the subject property", has corrected the violations for unit(s) **2 and 5** which contributed to the placement of the property into the Rent Escrow Account Program, (REAP Case No. **638721**); and

WHEREAS, The Los Angeles Housing and Community Investment Department Code Enforcement Unit inspected and determined that all orders affecting unit(s) **2 and 5** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **2 and 5** or common areas of the building as set forth in Section 162.03 iii; and

WHEREAS, the Department may review an application from a landlord pursuant to Section 162.08B to terminate the rent reduction for certain units and recommend termination of the rent reductions if it finds that only minor violations remain in other units;

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:

The rent reduction for unit(s) **2 and 5** at **8758 S AVALON BLVD** (REAP Case No. **638721**) be terminated.

FURTHERMORE, City Council terminates the rent reductions for unit(s) **2 and 5** and pursuant to Section 162.08F the rent for unit(s) **2 and 5** will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

RENT RESTORATION WORKSHEET

COUNCIL FILE NO.: _____ CD: 9

REMOVAL ____ INCLUSION ____ RELEASE OF ESCROW FUNDS ____

RENT RESTORATION ONLY x

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 8758 S AVALON BLVD

CASE NO.: 638721

UNIT(S): 2 and 5

EFFECTIVE DATE: 10/18/2017

TYPE OF VIOLATION(S): Fire Warning Devices, Exiting, Sanitation, Plumbing/Gas

ASSESSOR ID NO.: 6042005030

REGISTRATION NO. NONE

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

None

COMMENTS: _____
