



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

5/15/2018

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 **May 23, 2018** Housing Committee agenda.

1. Case No. **598647** represents the property at **9510 N VAN NUYS BLVD**. The notice of acceptance into REAP was sent on **12/21/2017**. On **5/15/2018** the **HCIDLA Code Enforcement Unit** determined that all orders affecting units **102, 103, 105, 107, 109, 111, 113, 114, 115, 116, 117, 119, 120, 122, 125, 127, 129, 130, 131, 134, 136, 139, 140, 141, 143, 145, 147, 149, 151, 153, 157, 202, 205, 206, 207, 209, 211, 213, 215, 216, 219, 223, 225, 227, 236, 243, 245, 249, 251, 253, 257, 260, 261, 262, 263, and 265** or common areas have been signed off, and only minor violations remain in the other units.

After public hearings are held, the HCIDLA requests that the Housing Committee recommend the item to the City Council for consideration as soon as possible.

RUSHMORE D. CERVANTES
GENERAL MANAGER

A handwritten signature in blue ink, appearing to read "Emerson Belen".

By: _____
Emerson Belen
Rent Escrow Account Program

RDC:RB:EB:as

Attachments: Resolutions



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

5/15/2018

Honorable Nury Martinez
Council Member, Sixth District
Room 470, City Hall Office

Attention: Lorena Bernal

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) **102, 103, 105, 107, 109, 111, 113, 114, 115, 116, 117, 119, 120, 122, 125, 127, 129, 130, 131, 134, 136, 139, 140, 141, 143, 145, 147, 149, 151, 153, 157, 202, 205, 206, 207, 209, 211, 213, 215, 216, 219, 223, 225, 227, 236, 243, 245, 249, 251, 253, 257, 260, 261, 262, 263, and 265** placed into the Rent Escrow Account Program (REAP) at the following address: **9510 N VAN NUYS BLVD (Case No. 598647)**. The **HCIDLA Code Enforcement Unit** has inspected and determined that all orders affecting the aforementioned units and the common areas have been signed off, and there are no other outstanding Orders affecting the aforementioned units or common areas, and only minor violations remain in the other units. The matter is scheduled to be heard by the Housing Committee on **5/15/2018**.

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

Housing Committee Date: 5/15/2018

To: Honorable Members of City Council

From: Emerson Belen
Rent Escrow Account Program

Date: 5/15/2018

REAP Case No.: 598647

Address: 9510 N VAN NUYS BLVD

Units: 102, 103, 105, 107, 109, 111, 113, 114, 115, 116, 117, 119, 120, 122, 125, 127, 129, 130, 131, 134, 136, 139, 140, 141, 143, 145, 147, 149, 151, 153, 157, 202, 205, 206, 207, 209, 211, 213, 215, 216, 219, 223, 225, 227, 236, 243, 245, 249, 251, 253, 257, 260, 261, 262, 263, and 265

Effective date: 4/19/2017

Citing Agency: Los Angeles Housing Department Code Enforcement Unit

Violations: Electrical, Plumbing/Gas, Heating/Ventilation

Recommendation: TERMINATION OF RENT REDUCTION

Background:

On 9/7/2017, the HCIDLA Hearings Unit received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Electrical, Plumbing/Gas, Heating/Ventilation violations with an effective date of 4/19/2017. The owner failed to comply and therefore was referred to REAP.

Update:

The Notice of Acceptance into REAP was sent on 12/21/2017. Since that time, the owner of the indicated property has corrected the deficiencies for specific units. On 5/15/2018 the HCIDLA Code Enforcement Unit verified that all orders affecting unit(s) **102, 103, 105, 107, 109, 111, 113, 114, 115, 116, 117, 119, 120, 122, 125, 127, 129, 130, 131, 134, 136, 139, 140, 141, 143, 145, 147, 149, 151, 153, 157, 202, 205, 206, 207, 209, 211, 213, 215, 216, 219, 223, 225, 227, 236, 243, 245, 249, 251, 253, 257, 260, 261, 262, 263, and 265** and the common areas have been signed off, and there are no other outstanding Orders affecting the aforementioned units or common areas, and only minor violations remain in the other units and recommends the termination of rent reductions for the aforementioned units.

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 **9510 N VAN NUYS BLVD**, hereinafter "the subject property", has corrected the violations for unit(s) **102, 103, 105, 107, 109, 111, 113, 114, 115, 116, 117, 119, 120, 122, 125, 127, 129, 130, 131, 134, 136, 139, 140, 141, 143, 145, 147, 149, 151, 153, 157, 202, 205, 206, 207, 209, 211, 213, 215, 216, 219, 223, 225, 227, 236, 243, 245, 249, 251, 253, 257, 260, 261, 262, 263, and 265** which contributed to the placement of the property into the Rent Escrow Account Program, (REAP Case No. **598647**); and

WHEREAS, The Los Angeles Housing and Community Investment Department Code Enforcement Unit inspected and determined that all orders affecting the aforementioned units and the common areas have been signed off and there are no other outstanding Orders affecting the aforementioned units 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) **102, 103, 105, 107, 109, 111, 113, 114, 115, 116, 117, 119, 120, 122, 125, 127, 129, 130, 131, 134, 136, 139, 140, 141, 143, 145, 147, 149, 151, 153, 157, 202, 205, 206, 207, 209, 211, 213, 215, 216, 219, 223, 225, 227, 236, 243, 245, 249, 251, 253, 257, 260, 261, 262, 263, and 265** at **9510 N VAN NUYS BLVD** (REAP Case No. **598647**) be terminated.

FURTHERMORE, City Council terminates the rent reductions for the aforementioned units and pursuant to Section 162.08F the rent for the aforementioned units 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: 6

REMOVAL ____ INCLUSION ____ RELEASE OF ESCROW FUNDS ____

RENT RESTORATION ONLY x

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 9510 N VAN NUYS BLVD

CASE NO.: 598647

UNIT(S): 102, 103, 105, 107, 109, 111, 113, 114, 115, 116, 117, 119,
120, 122, 125, 127, 129, 130, 131, 134, 136, 139, 140, 141, 143, 145,
147, 149, 151, 153, 157, 202, 205, 206, 207, 209, 211, 213, 215, 216,
219, 223, 225, 227, 236, 243, 245, 249, 251, 253, 257, 260, 261, 262,
263, and 265

EFFECTIVE DATE: 4/19/2017

TYPE OF VIOLATION(S): Electrical, Plumbing/Gas, Heating/Ventilation

ASSESSOR ID NO.: 2644025014

REGISTRATION NO. NONE

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

None

COMMENTS: _____
