



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

10/2/2018

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 **October 10, 2018** Housing Committee agenda.

1. Case No. **547418** represents the property at **2244 W 24TH ST**. The notice of acceptance into REAP was sent on **5/18/2016**. On **9/26/2018** the **HCIDLA Code Enforcement Unit** determined that all orders affecting units **1, 2, 3, & 7** 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

A handwritten signature in blue ink, appearing to read "Emerson Belen", written over a horizontal line.

By: \_\_\_\_\_  
Emerson Belen  
Rent Escrow Account Program

RDC:RB:EB:as

Attachments: Resolutions



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

10/2/2018

Honorable Herb J. Wesson, Jr.  
Council Member, Tenth District  
Room 430, City Hall Office

Attention: Deron Williams

#### 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) **1, 2, 3, & 7** placed into the Rent Escrow Account Program (REAP) at the following address: **2244 W 24TH ST (Case No. 547418)**. The **HCIDLA Code Enforcement Unit** has inspected and determined that all orders affecting unit(s) **1, 2, 3, & 7** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **1, 2, 3, & 7** or common areas and only minor violations remain in the other units. The matter is scheduled to be heard by the Housing Committee on **10/10/2018**.

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: 10/10/2018**

**To:** Honorable Members of City Council

**From:** Emerson Belen  
Rent Escrow Account Program

**Date:** 10/2/2018

**REAP Case No.:** 547418

**Address:** 2244 W 24TH ST

**Units:** 1, 2, 3, & 7

**Effective date:** 2/18/2016

**Citing Agency:** Los Angeles Housing Department Code Enforcement Unit

**Violations:** Fire Warning Devices, Exiting, Sanitation, Weatherproofing, Maintenance, Electrical, Plumbing/Gas, Heating/Ventilation

**Recommendation:** TERMINATION OF RENT REDUCTION

### **Background:**

On 4/29/2016, the HCIDLA Hearings Unit 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 2/18/2016. The owner failed to comply and therefore was referred to REAP.

### **Update:**

The Notice of Acceptance into REAP was sent on 5/18/2016. Since that time, the owner of the indicated property has corrected the deficiencies for specific units. On 9/26/2018 the HCIDLA Code Enforcement Unit verified that all orders affecting unit(s) **1, 2, 3, & 7** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **1, 2, 3, & 7** or common areas and only minor violations remain in the other units and recommends the termination of rent reductions for unit(s) **1, 2, 3, & 7**.

## **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 173,810, the Rent Escrow Account Program (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 **2244 W 24TH ST**, hereinafter "the subject property," has corrected the violations for unit(s) **1, 2, 3, & 7** which contributed to the placement of the property into REAP (Case No. **547418**); and

WHEREAS, the Los Angeles Housing and Community Investment Department (HCIDLA) Code Enforcement Unit inspected and determined that all orders affecting unit(s) **1, 2, 3, & 7** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **1, 2, 3, & 7** 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 162.08.B 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) **1, 2, 3, & 7** at **2244 W 24TH ST** (REAP Case No. **547418**) be terminated.

**FURTHERMORE**, pursuant to Section 162.08.F, the rent for unit(s) **1, 2, 3, & 7** 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: 10

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

RENT RESTORATION ONLY x

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 2244 W 24TH ST

CASE NO.: 547418

UNIT(S): 1, 2, 3, & 7

EFFECTIVE DATE: 2/18/2016

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

ASSESSOR ID NO.: 5058003006

REGISTRATION NO. NONE

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

None

COMMENTS: \_\_\_\_\_

\_\_\_\_\_