



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

1/11/2018

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)

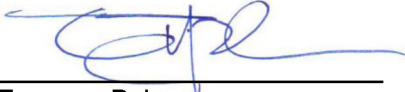
The Los Angeles Housing and Community Investment Department (HCIDLA) recommends the termination of the rent reductions and the termination of the escrow account for the properties listed below, thereby removing the properties from the RENT ESCROW ACCOUNT PROGRAM (REAP).

Please calendar the following REAP cases for the **January 19, 2018** City Council agenda.

1. Case No. **586733** represents the property at **11850 W MAGNOLIA BLVD**. The notice of acceptance into REAP was sent on **2/3/2017**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
2. Case No. **367416** represents the property at **1510 W 58TH PL**. The notice of acceptance into REAP was sent on **6/4/2014**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Inquilinos Unidos** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
3. Case No. **580519** represents the property at **1241 S SYCAMORE AVE**. The notice of acceptance into REAP was sent on **4/10/2017**. After acceptance into the program, two units were merged, thereby converting a multi-residential property into a single family dwelling and as such the HCIDLA no longer maintains jurisdiction over the property.
4. Case No. **496445** represents the property at **4442 W PICO BLVD**. The notice of acceptance into REAP was sent on **5/18/2016**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
5. Case No. **533584** represents the property at **2626 E 2ND ST**. The notice of acceptance into REAP was sent on **3/23/2016**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

The HCIDLA 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:   
Emerson Belen  
Rent Escrow Account Program

RDC:RB:EB:as

Attachments: Resolutions



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

1/11/2019

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

Attention: Deron Williams

**PROPERTY RECOMMENDED FOR REMOVAL FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)**

The Los Angeles Housing and Community Investment Department (HCIDLA) 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: **1241 S SYCAMORE AVE (Case No. 580519)**. After acceptance into the program, two units were merged, thereby converting a multi-residential property into a single family dwelling and as such the HCIDLA no longer maintains jurisdiction over the property. The matter is scheduled to be heard by the City Council on **1/19/2018**.

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:** 1/19/2018

**To:** Honorable Members of City Council  
**From:** Cephas Sund  
Rent Escrow Account Program  
**Date:** 1/11/2019  
**REAP Case No.:** 580519  
**Address:** 1241 S SYCAMORE AVE  
**Effective date:** 11/17/2016  
**Citing Agency:** HCIDLA Code Enforcement Unit  
**Violations:** Fire Warning Devices  
**Recommendation:** REMOVAL

### **Background:**

On 3/1/2017, the HCIDLA Hearings Unit received the referral from the HCIDLA Code Enforcement Unit listing outstanding Fire Warning Devices violations with an effective date of 11/17/2016. The owner failed to comply and therefore was referred to REAP.

The Notice of Acceptance into REAP was sent on 4/10/2017 placing the property into REAP.

### **Update:**

On 12/29/2017, two units were merged, thereby converting a multi-residential property into a single family dwelling and as such the HCIDLA no longer maintains jurisdiction over the property.

## 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 **1241 S SYCAMORE AVE**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **580519**); and

WHEREAS, two units were merged, thereby converting a multi-residential property into a single family dwelling and as such the LAHD no longer maintains jurisdiction over the property; and

WHEREAS, the Los Angeles Housing and Community Investment 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 and Community Investment Department of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs;

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

All orders affecting the units and the common areas are no longer subject to the jurisdiction of the Los Angeles Housing and Community Investment Department because two units were merged, thereby converting a multi-residential property into a single family dwelling.

**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 and Community Investment Department.

**FURTHERMORE**, 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 and Community Investment Department.

REAP RESOLUTION WORKSHEET

COUNCIL FILE NO.: \_\_\_\_\_

CD: 10

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

CITED BY: HCIDLA Code Enforcement Unit

ADDRESS: 1241 S SYCAMORE AVE

CASE NO.: 580519

EFFECTIVE DATE: 11/17/2016

TYPE OF VIOLATION(S): Fire Warning Devices

ASSESSOR ID NO.: 5084030011

REGISTRATION NO. NONE

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

None

COMMENTS: Two units were merged, thereby converting a multi-residential property into a single family dwelling and as such the HCIDLA no longer maintains jurisdiction over the property