Los Angeles
HOUSING+COMMUNITY
Investment Department

Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

1/30/2020

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 **February 11, 2020** City Council agenda.

1. Case No. **666835** represents the property at **11002 W HORTENSE ST**. The notice of acceptance into REAP was sent on **12/26/2018**. 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.

2. Case No. **700571** represents the property at **428 N ORANGE GROVE**. The notice of acceptance into REAP was sent on **9/18/2019**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Inner City Law Center** 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. **679449** represents the property at **5005 S MAIN ST**. The notice of acceptance into REAP was sent on **7/5/2019**. 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.

4. Case No. **709251** represents the property at **2652 S 7TH AVE**. The notice of acceptance into REAP was sent on **8/15/2019**. 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. **683401** represents the property at **1570 N EDGEMONT ST**. The notice of acceptance into REAP was sent on **6/28/2019**. 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.

6. Case No. **579916** represents the property at **3412 E 3RD ST**. The notice of acceptance into REAP was sent on **11/17/2016**. 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.

7. Case No. **412647** represents the property at **684 W 3RD ST**. The notice of acceptance into REAP was sent on **6/6/2013**. 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.

8. Case No. **370732** represents the property at **684 W 3RD ST**. The notice of acceptance into REAP was sent on **4/25/2012**. 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.

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:_____
Angela Strauss
Rent Escrow Account Program

RDC:RB:AS:mc

Attachments: Resolutions

Los Angeles
HOUSING+COMMUNITY
Investment Department

Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

1/30/2020

Honorable Joe Buscaino
Council Member, Fifteenth District
Room 410, City Hall Office

Attention: Jenny Chavez

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: **684 W 3RD ST (Case No. 412647).** **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work and the **HCIDLA Code Enforcement Unit** inspected and determined the cited code violations were corrected. 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 **2/11/2020.**

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: 2/11/2020

To:	Honorable Members of City Council
From:	Angela Strauss Rent Escrow Account Program
Date:	1/30/2020
REAP Case No.:	412647
Address:	684 W 3RD ST
Effective date:	12/18/2012
Citing Agency:	HCIDLA Code Enforcement Unit
Violations:	Fire Warning Devices, Fire Protection Equipment, Sanitation, Maintenance, Plumbing/Gas, Heating/Ventilation
Recommendation:	REMOVAL

Background:

On 5/21/2013, the HCIDLA Hearings Unit received the referral from the HCIDLA Code Enforcement Unit listing outstanding Fire Warning Devices, Fire Protection Equipment, Sanitation, Maintenance, Plumbing/Gas, Heating/Ventilation violations with an effective date of 12/18/2012. The owner failed to comply and therefore was referred to REAP.

Update:

The Notice of Acceptance into REAP was sent on 6/6/2013. 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. Subsequently, the HCIDLA Code Enforcement Unit inspected the property and determined the cited code violations were corrected. HCIDLA recommends that the property be removed from REAP.

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, 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 **684 W 3RD ST**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **412647**); and

WHEREAS, the Los Angeles Housing and Community Investment Department's (HCIDLA) Code Enforcement Unit independently evaluated and determined the cited code violations were corrected; and

WHEREAS, the property owner has paid to the satisfaction of the Los Angeles Department of Water and Power (LADWP) any outstanding and non-appealable electric service and/or water charges; and

WHEREAS, the **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work; and

WHEREAS, HCIDLA is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow HCIDLA to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, the Los Angeles Municipal Code (LAMC) Section 162.08 (D) through (G) (REAP) provides recovery by HCIDLA 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 Program (SCEP) 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 outstanding and non-appealable electric service and/or water charges pertaining to the property have been paid to the satisfaction of LADWP.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08.F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration. The Department shall file and record with the Los Angeles County Recorder's Office a certificate terminating the REAP recording on the subject property.

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 162.07.B.1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XVI of the LAMC, any outstanding rent registration fees due if the subject property is subject to the Rent Stabilization Ordinance 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 REAP 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 HCIDLA.

IN ADDITION, HCIDLA 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 HCIDLA for two annual inspections beyond the initial inspection and re-inspection included in the SCEP fee for the subject property.

REAP RESOLUTION WORKSHEET

COUNCIL FILE NO.: _____ CD: 15

REMOVAL x INCLUSION ____ RELEASE OF ESCROW FUNDS ____

CITED BY: HCIDLA Code Enforcement Unit

ADDRESS: 684 W 3RD ST

CASE NO.: 412647

EFFECTIVE DATE: 12/18/2012

TYPE OF VIOLATION(S): Fire Warning Devices, Fire Protection Equipment, Sanitation, Maintenance, Plumbing/Gas, Heating/Ventilation

ASSESSOR ID NO.: 7451016014

REGISTRATION NO. NONE

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS: None

COMMENTS: **Strategic Actions for a Just Economy has provided their advisory opinion to the Department as to the completion of the work.**