

Subject: Communication from the Public - Regarding Los Angeles Housing Committee Item No. 14-0268-S13 - Community Impact Statement

From: G Johnson <tainmount@sbcglobal.net>

To: "CityClerk@lacity.org" <CityClerk@lacity.org>, "adam.lid@lacity.org" <adam.lid@lacity.org>

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Date Sent: Monday, January 21, 2019 6:46:22 PM GMT-08:00

Date Received: Monday, January 21, 2019 6:46:27 PM GMT-08:00

Former Vice President [Joe Biden](#), [speaking at a breakfast](#) Monday morning in Washington honoring Martin Luther King Jr., said that white Americans need to acknowledge and admit the fact that systemic racism still exists and must be rooted out.

"The bottom line is we have a lot to root out, but most of all the systematic racism that most of us whites don't like to acknowledge even exists," [Biden said at an event](#) hosted by the Rev. Al Sharpton and the National Action Network. "We don't even consciously acknowledge it. But it's been built into every aspect of our system."

Communication from the Public - Regarding Los Angeles Housing Committee Item No. 14-0268-S13

"Los Angeles Mayor and Council Say Rental Tenants and Applicants Suffer Devastating Harassment from Landlords"

But some tenants rights groups say city government is partly at fault for lack of enforcement

To:

City Clerk

200 North Spring Street Room 395

Los Angeles CA 90012

CityClerk@lacity.org

Adam R. Lid, Legislative Assistant

(adam.lid@lacity.org)

Housing Committee

Room 1010

City Hall

200 North Spring St

Los Angeles CA 90012

Councilmember Gilbert A. Cedillo

Councilmember Paul Krekorian

Councilmember Marqueece Harris-Dawson

Gladys Acevedo, Anna Ortega, Laura K. Guglielmo, Rushmore D.

Cervantes, Roberto H. Aldape

Dear City Council:

I have made numerous code enforcement and RSO complaints since 2014. **Yet I still do not have maintenance to my intercom, and I still am denied additional housing services of tandem parking, and denied reductions in rent.** See Government Code California section 12927 below. I comment briefly on the proposed ordinance in light of the city government participated housing discrimination and corruption I continue to be damaged by.

1. The proposed ordinance should address changes in the RSD and code enforcement departments to address racism and corruption.
2. Landlords who desire to conduct primary renovations which affect tenants, should only be allowed to do so after 6 months from the date of purchase of the property.
3. The ordinance if approved, should be required to be given to every tenant applicant with their lease or rental agreement upon inception of tenancy, not retroactive.
4. Landlords who file the THP application, if still applicable for primary repairs, must complete repairs within six months of application approval. No completion means mandatory \$50,000 fine. An application for primary renovations must be prohibited from being withdrawn.
5. Under the background section page 3. It states (landlords) "...refusing to conduct repairs required by law." That should be amended to say "repairs required by law and/or the rental or lease agreement, or agreed upon by the conduct of the parties".
6. Indeed, all sections of the ordinance that mention rights under law should include the words "repairs required by law and/or the rental or lease agreement, or the conduct of the parties". Verbal agreements to rent or repair are recognized as legal I believe.
7. Yes, the ordinance should apply to all rental units---**840,000 you say**---because why should there be two sets of such standards? This would be in compliance since most state and federal

discrimination laws do not separate rent controlled tenants from non-rent controlled as regards "services". See GC section 12927 below.

8. A city ordinance can add to rights that already exist under state or federal law, but it cannot limit or curtail rights already existing under state or federal law.

9. You state on page 3, "failure to perform necessary repairs". I ask that the word "necessary" be amend to "Failure to perform necessary or agreed to repairs", for numerous reasons, basically if a service provided to the tenant is not working, it is inherent that it is "necessary" to repair it, i.e. all services provided to the tenant should be in working order. See excerpt Health and Safety code below which does not mention the word "necessary".

10. Ordinance concerning right to enter I believe states "necessary or agreed to" repairs. CC 1954 states "To make necessary or agreed repairs". So your document should be amended to say "Failure to perform necessary or agreed to repairs".

11. I am elderly. My complaints to the City have never been resolved since I continue to pay rent monies for an intercom that is not maintained, and for denial of housing services tandem parking, etc.

12. The city RSD and code enforcement departments need to face discipline for racist and corrupt practices, biased enforcement, and lack of required diligence.

13. The ordinance needs to address the level or severity of harassment that is actionable, i.e repeated, substantial, etc.

14. What will be the reporting process and deadlines? How will city employees contact tenants?

15. Your page 6 states: #1: "if provided in the tenant's contract". This should be amended to read: "Elimination of housing services (the city RAC already define "parking" as a housing service) as required by lease, rental agreement, contract, or as required by verbal agreement, conduct of the parties, or usual practice of the parties".

16. I think it will be helpful to define "harassment" as well as "retaliation" because they are both closely linked. I believe the word "retaliation" is already defined under RSO and code enforcement health and safety laws.

17. Your page 7 mentions fines as \$10,000. I ask that the RSO fine start at \$50,000 and be applied at that point on a sliding scale based on county taxes paid on the property, or ability to pay. Landlords who gross more in rents will have to pay more as a mandatory fine.

18. It is certainly indicative that with any new ordinance, the city will find a way to hire more employees, as your state at a cost of \$1.2 - \$1.5 million. You state but I object to the fee being paid by tenants by raising the rent registration fees, unless it is declared that the increase will never be passed onto tenants. And you will hire these new employees at a cost of \$1.5 million---and not one one penny will be spent to get my intercom fixed and get a tandem parking stall, which the City government could issue such order in a few minutes--- I guess you cannot see the inequity.

19. Nothing in your proposed ordinance address the landlord duty to respond to a harassment complaint from the tenant. Violation of right to peaceful enjoyment occurs when the landlord refuses to **respond** to tenant complaints that are often repeated every time a tenants pays new rent. There should be a provision that tenants must first complain to the landlord and if the harassment does not stop at the point, when the tenant contacts the city, there will be an automatic fine against the owner upon receipt of the tenant complaint. **Required Communications Provision.**

20. You will spend \$1.5 million for new salaries --- but I still do not know who the resident manager is at this site, such information which should be required to be posted in the common are of this 18 unit building.

21. As indicated in RAC definition of "housing services", there may be services available (present) to the tenant that may not be listed in the rental agreement because the city (and state health and safety code) says services are "including but not limited to" and

"any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services)."

22. Your proposed city ordinance ---by your own pattern and practice---will not benefit my roommate and myself, as Black American tenants.

23. This ordinance should apply to landlords, owners, managers, agents of owners, management companies, all of whom will be held severally and separately liable.

All rights reserved.

Geary "G" Juan Johnson
1522 Hi Point St 9
Los Angeles, CA 90035
Phone 323-319-4280

Member Los Angeles Tenants Union; supporter of Black Lives Matter

Attachment

"New RSO Complaint filed against PPM and Hi Point Apts LLC - We have been paying an illegal rent for over four years" email dated Jan 15, 2019 at 10:03 pm. The attachment to the Jan 15 email is referenced but not included herein.

GC 12927. As used in this part in connection with housing accommodations, unless a different meaning clearly appears from the context:

(c) (1) "Discrimination" includes refusal to sell, rent, or lease housing accommodations; includes refusal to negotiate for the sale, rental, or lease of housing accommodations; includes representation that a housing accommodation is not available for inspection, sale, or rental when that housing accommodation is in fact so available; includes any other denial or withholding of housing accommodations; includes provision of **inferior terms, conditions, privileges, facilities, or services in connection with those housing accommodations**; includes harassment in connection with those housing accommodations; includes the cancellation or termination of a sale or rental agreement; includes the provision of **segregated or separated housing accommodations**; includes the refusal to permit, at the expense of the disabled person, reasonable modifications of existing premises occupied or to be occupied by the disabled person, if the modifications may be necessary to afford the disabled person full enjoyment of the premises, except that, in the case of a rental, the landlord may, where it is reasonable to do so condition permission for a modification on the renter's agreeing to restore the interior of the premises to the condition that existed before the modification (other than for reasonable wear and tear), and includes refusal to make reasonable accommodations in rules, policies, practices, or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. (Emphasis added).

Health and Safety Code 17920.3

HEALTH AND SAFETY CODE - HSC

DIVISION 13. HOUSING [17000 - 19997] (*Division 13 enacted by Stats. 1939, Ch. 60.*) **PART 1.5. REGULATION OF BUILDINGS USED FOR HUMAN HABITATION [17910 -**

17998.3] (Part 1.5 added by Stats. 1961, Ch. 1844.)

CHAPTER 2. Rules and Regulations [17920 - 17928] (Chapter 2 added by Stats. 1961, Ch. 1844.)

(Redacted by author)

17920.3.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to, the following:

(14) General dilapidation or improper maintenance.

(c) Any nuisance.

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

HSC section 17920.3.

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.

CITY RAC GUIDELINES

"A tenant rents an apartment with the appurtenant housing services available at the time of renting the apartment. Landlords who reduce housing services without a corresponding reduction in rent effectuate an increase in rent. The purpose of these regulations is to guide the Los Angeles Housing Department in its evaluation of a corresponding reasonable reduction in rent."

"Housing services are services that are connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services)."

New RSO Complaint filed against PPM and Hi Point Apts LLC - We have been paying an illegal rent for over four years

From: G Johnson (tainmount@sbcglobal.net)

To: jade@powerpropertygrp.com; ali4servicing@gmail.com; amozannar@gmail.com; walter.barratt@gmail.com; mayor.garcetti@lacity.org; councilmember.wesson@lacity.org

Cc: hcidla.rso.central@lacity.org; councilmember.bonin@lacity.org; councilmember.englander@lacity.org; councilmember.ofarrell@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.rodriquez@lacity.org; councilmember.huizar@lacity.org; councilmember.krekorian@lacity.org; councilmember.buscaino@lacity.org; hcidla.contact@lacity.org; councilmember.blumenfield@lacity.org; walter.barratt@gmail.com; ali4servicing@gmail.com; david.ryu@lacity.org; mayor.garcetti@lacity.org; karen.baggio@lacity.org; robert.galardi@lacity.org; angelo.shannon@lacity.org; steve.ongele@lacity.org; richard.horn@lacity.org; mark.salazar@lacity.org; crystal.otero@lacity.org; corey.hupp@lacity.org; paula.hudak@lacity.org; terry.herr@lacity.org; michael.hughes@lacity.org; jonathan.hom@lacity.org; councilmember.wesson@lacity.org; info@da.lacounty.gov; emily.hu@lacity.org; maria.a.hernandez@lacity.org; scott.matsunaga@lacity.org; robert.hughes@lacity.org; charles.v.garcia@lacity.org; councilmember.martinez@lacity.org; paul.koretz@lacity.org; councilmember.Krekorian@lacity.org; councilmember.cedillo@lacity.org; controller.galperin@lacity.org; thefirstjew@yahoo.com; info@smchamber.com; diana@aagla.org

Bcc: rumcake42@live.com

Date: Tuesday, January 15, 2019, 10:03 PM PST

To whom it may concern/RSO:

Here is a scanned copy of the newest RSO complaint filed against Hi Point Apts LLC and Power Property Management Group ("PPM").

As already told to the owner Hi Point Apts, PPM served us a notice of rent increase invoice on January 12, 2019 for \$1467.55. I informed the owner that the invoice does not match the \$1464.40 demanded in their 30 day notice dated April 7, 2017. All attached.

We also have not received maintenance since 2014 to the Intercom service at the site and in out unit, and we have also suffered a reduction in services tandem parking; both housing services maintenance and tandem parking were available to us at the inception of the tenancy in 2010. A reduction in services means we are paying an illegal rent.

In addition, the \$1467.55 notice of rent due is illegal because no 30 day notice was given and the amount requested is less than 12 months from the notice of rent increase dated April 7, 2017.

The rent increase notice of April 7, 2017 states rent as \$1464.40. That is the only latest rent increase notice that unit 9 received. Therefore, notwithstanding any other reasons for illegal rent complaints, **the invoiced \$1467.55 is an illegal rent.**

We have also not been served with the rent renewal registration certificate for 2018, as required under the LAMC.

In line with my request to the city council to pass a retroactive mandatory penalties ordinance against property owners and management companies, and in this case because there has been no response to my housing service complaints within ten days which fine would be **\$1,000**, and I

request also **the proposed \$50,000 fine be accessed against** owner and management company, each, because the maintenance has not been made within 10 days of the request for repairs and, under REAP explanation, housing services (tandem parking etc.). The CFO for the property proves tandem parking stalls were available at the inception of tenancy. I also have pictures of the building prior to 2010 showing the intercom system as available, such pictures already in the possession of the city.

Below is a link to the Staff list of PPM, which is matter of public record.

Geary Juan Johnson
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[Staff Power Property Management Culver City, CA](#)

Staff Power Property Management Culver City, CA 

Our property management company offers an experienced and knowledgeable staff that will deliver excellent prope...



2019-1-15 Scanned RSO Complaint re HPALLC and PPM.pdf
4.2MB