

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor

Los Angeles, CA 90017

Tel: 213.928.9071

housing.lacity.org

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

INTER-DEPARTMENTAL MEMORANDUM

TO: **COLLECTIONS BOARD OF REVIEW**
ATTN: SHANE MIN, CONTROLLER'S OFFICE

FROM: **LUZ C. SANTIAGO, ASSISTANT GENERAL MANAGER**
LOS ANGELES HOUSING DEPARTMENT (LAHD)

DATE: **MARCH 23, 2022**

REGARDING: **WRITE-OFF REQUEST - QUARTER ENDING MARCH 31, 2022 FOR
ACCOUNTS \$5,000 AND OVER**

In accordance with the Los Angeles Administrative Code, Section 5.182 and as the designated head of Los Angeles Housing Department (LAHD) Administration Bureau, I hereby submit for your consideration this report on accounts that are recommended to be written off for the quarter ending, March 31, 2022 based on the following criteria:

- The amount is uncollectible;
- The write-off will not prejudice the position of the City;
- All reasonable collection efforts have been exhausted;
- The debtor cannot be located or discharge of bankruptcy has occurred; and
- The applicable statute of limitations for collection of debt has expired.

The total amount requested to be written off is **\$ 337,199.24** consisting of 27 invoices covering 20 owners of 20 property accounts (APNs). Enclosed is the list of the accounts receivable for write off with amounts \$5,000 and over.

If you have any question about this request, please contact Wedmay Lao of my staff at wedmay.lao@lacity.org.

cc: Andrew Kaplan, Revenue Manager, Office of Finance
Melissa Krance, Revenue Manager/IG, CAO

Attachment: Summary and detail Schedule of Accounts

Ann Sewill, General Manager
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Los Angeles Housing Department (LAHD)
Summary Report of Accounts to be Written Off for Quarter Ending 3/31/2022
5K and OVER BY OWNER/ BY PROPERTY

I. BY DESCRIPTION

TYPE / DESCRIPTION <input type="checkbox"/>	Count of Invoice ID	Sum of Current Balance
REAP Administrative Fee	17	244,883.16
REAP Prepaid Inspection	3	946.17
RSO	4	34,575.00
SCEP	3	56,794.91
Grand Total	27	337,199.24

II. BY SERVICE DATES

SERVICE DATES <input type="checkbox"/>	Count of Invoice ID	Sum of Current Balance
<input type="checkbox"/> 2018	3	11,487.57
<input type="checkbox"/> 2019	24	325,711.67
Grand Total	27	337,199.24

Los Angeles Housing Department (LAHD)
Summary Report of Accounts to be Written Off for Quarter Ending 3/31/2022
5K AND OVER

Debtor	Debtor Address	APN_Bal an_5000	Current Balance	Principal	Penalty	Adjusted	Payment	Type/Descr ption	Date of Service	Date of Billing	Date referred to Primary collection agency	Primary Collection Agency	Primary Collection Return Reason	Date referred to Secondary collection agency	Secondary Collection Agency	Secondary Collection Return Reason	Invoice ID	APN	Recording Date	Job Run Date and Time	Server Name
1262 EDMONT AVE LLC AND MOSES BABAZADEH	1262 EDMONT LOS ANGELES, CA 90021	No	\$17,337.36	\$8,550.00	\$10,979.42	\$0.00	-\$2,192.06	REAP Admi	4/24/2019	5/17/2019	12/2/2019	OOF - Offic	Collection Period Expired	OOF - Offic	Collection F	3869751	5540012003	7/6/2015	3/21/2022	43SQL05	
BOBBY R JOHNSON	1214 W 55TH ST LOS ANGELES, CA 90037-3402	No	\$14,500.00	\$6,000.00	\$9,600.00	\$0.00	-\$1,100.00	REAP Admi	5/22/2019	5/22/2019	12/2/2019	OOF - Offic	Collection Period Expired	OOF - Offic	Collection F	3871128	5002010027	7/6/2016	3/21/2022	43SQL05	
CARLOS PRIETO CHA;J AND S TRS CHA FAM TRUST JSR DEV GROUP LLC	866 E 40TH PL LOS ANGELES, CA 90011	No	\$5,369.09	\$6,000.00	\$10,680.00	-\$960.00	-\$10,350.91	REAP Admi	4/22/2019	4/23/2019	12/2/2019	OOF - Offic	Collection Period Expired	OOF - Offic	Collection F	3869622	5114009022	11/15/2006	3/21/2022	43SQL05	
LESSORS JECO RESIDENTIAL LP LESSEE	612 N LAS PALMAS AVE LOS ANGELES, CA 90004	No	\$22,485.47	\$9,790.32	\$19,580.64	\$0.00	-\$6,885.49	SCEP	1/1/2019	5/12/2020						4097997	5080030044	9/15/2016	3/21/2022	43SQL05	
CHA;J AND S TRS CHA FAM TRUST JSR DEV GROUP LLC LESSORS JECO RESIDENTIAL LP LESSEE	612 N LAS PALMAS AVE LOS ANGELES, CA 90004	No	\$5,405.19	\$5,539.26	\$8,310.02	\$0.00	-\$8,444.09	RSO	1/1/2019	5/12/2020						4097998	5080030044	9/15/2016	3/21/2022	43SQL05	
DASK LLC AND ROTAN HOLDINGS LLC	1227 N FULLER AVE 11 WEST HOLLYWOOD, CA 90046-5776	No	\$10,218.00	\$3,900.00	\$6,318.00	\$0.00	\$0.00	REAP Admi	1/22/2019	1/22/2019	3/13/2020	OOF - Offic	Collection Period Expired	OOF - Offic	Collection F	3863621	5511034006	3/22/2018	3/21/2022	43SQL05	
DWAYNE K WHITE	4172 SUTRO AVE LOS ANGELES, CA 90008-3923	No	\$18,084.12	\$6,955.41	\$11,128.71	\$0.00	\$0.00	REAP Admi	5/30/2019	5/30/2019	12/2/2019	OOF - Offic	Collection Period Expired	OOF - Offic	Collection F	3871496	5107031018	5/15/2014	3/21/2022	43SQL05	
FERNANDO MARTINEZ	4842 MALTA ST LOS ANGELES, CA 90042	No	\$7,598.00	\$2,900.00	\$4,698.00	\$0.00	\$0.00	REAP Admi	4/22/2019	4/22/2019	12/2/2019	OOF - Offic	Collection Period Expired	OOF - Offic	Collection F	3869625	5467031026	6/19/2003	3/21/2022	43SQL05	
FRANCISCO MATEOS	7008 CHANSLOR AVE CUDAHY, CA 90201	No	\$338.00	\$338.00	\$0.00	\$0.00	\$0.00	REAP Prep:	1/17/2019	1/28/2019						3863001	6029002001	5/25/2012	3/21/2022	43SQL05	
FRANCISCO MATEOS	7008 CHANSLOR AVE CUDAHY, CA 90201	No	\$5,212.00	\$3,950.00	\$6,557.00	\$0.00	-\$5,295.00	REAP Admi	1/28/2019	1/28/2019	12/2/2019	OOF - Offic	Collection Period Expired	OOF - Offic	Collection F	3864285	6029002001	5/25/2012	3/21/2022	43SQL05	
GLORIA V GARCIA	162 W 86TH PL LOS ANGELES, CA 90003-3306	No	\$270.17	\$338.00	\$0.00	-\$67.83	\$0.00	REAP Prep:	12/5/2018	12/12/2018						3852751	6040015001	8/27/2015	3/21/2022	43SQL05	
GLORIA V GARCIA	162 W 86TH PL LOS ANGELES, CA 90003-3306	No	\$10,879.40	\$4,090.00	\$6,789.40	\$0.00	\$0.00	REAP Admi	12/12/2018	12/12/2018	12/2/2019	OOF - Offic	Collection Period Expired	OOF - Offic	Collection F	3853123	6040015001	8/27/2015	3/21/2022	43SQL05	
GOLDEN HILLS TOWERS LLC C/O C/O DELSON INVESTMENTS	9538 BRIGHTON WAY STE 300 BEVERLY HILLS, CA 90210	No	\$20,533.68	\$6,844.56	\$13,689.12	\$0.00	\$0.00	SCEP	1/1/2019	1/24/2019						3863771	5149020012	3/30/2018	3/21/2022	43SQL05	
GOLDEN HILLS TOWERS LLC C/O C/O DELSON INVESTMENTS	9538 BRIGHTON WAY STE 300 BEVERLY HILLS, CA 90210	No	\$9,682.24	\$3,872.58	\$5,809.66	\$0.00	\$0.00	RSO	1/1/2019	1/24/2019						3863772	5149020012	3/30/2018	3/21/2022	43SQL05	
IIONA SHERMAN	113 N OAKHURST DR BEVERLY HILLS, CA 90210	No	\$28,470.00	\$10,950.00	\$17,520.00	\$0.00	\$0.00	REAP Admi	5/20/2019	5/20/2019	12/2/2019	OOF - Offic	Collection Period Expired	OOF - Offic	Collection F	3870955	5077020006	9/6/2006	3/21/2022	43SQL05	
JOSEPH & ROSA LOPEZ	10428 JURUPA RD MIRA LOMA, CA 91752-1959	No	\$338.00	\$338.00	\$0.00	\$0.00	\$0.00	REAP Prep:	12/18/2018	1/23/2019						3854409	5104008020	1/5/2018	3/21/2022	43SQL05	

Los Angeles Housing Department (LAHD)
 Summary Report of Accounts to be Written Off for Quarter Ending 3/31/2022
 5K and OVER BY OWNER/ BY PROPERTY

I. BY DESCRIPTION

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REAP Administrative Fee Ba	17	244,883.16
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Grand Total	27	337,199.24

Los Angeles Housing Department (LAHD)
 Summary Report of Accounts to be Written Off for Quarter Ending 3/31/2022
 5K and OVER BY OWNER/ BY PROPERTY

BY DEBTOR

Row Labels	Debtor Address	APN	Count of Invoice ID	Sum of Current Balance	NO OF DEBTORS
1262 EDMONT AVE LLC AND MO	1262 EDMONT LOS ANGELES, CA 90021	5.54E+09	1	17337.36	1
BOBBY R JOHNSON	1214 W 55TH ST LOS ANGELES, CA 90037-3402	5.002E+09	1	14500	1
CARLOS PRIETO	866 E 40TH PL LOS ANGELES, CA 90011	5.114E+09	1	5369.09	1
CHA;J AND S TRS CHA FAM TRUST J	612 N LAS PALMAS AVE LOS ANGELES, CA 90004	5.08E+09	2	27890.66	1
DASK LLC AND ROTAN HOLDINGS LI	1227 N FULLER AVE 11 WEST HOLLYWOOD, CA 9	5.511E+09	1	10218	1
DWAYNE K WHITE	4172 SUTRO AVE LOS ANGELES, CA 90008-3923	5.107E+09	1	18084.12	1
FERNANDO MARTINEZ	4842 MALTA ST LOS ANGELES, CA 90042	5.467E+09	1	7598	1
FRANCISCO MATEOS	7008 CHANSLOR AVE CUDAHY, CA 90201	6.029E+09	2	5550	1
GLORIA V GARCIA	162 W 86TH PL LOS ANGELES, CA 90003-3306	6.04E+09	2	11149.57	1
GOLDEN HILLS TOWERS LLC C/O C/I	9538 BRIGHTON WAY STE 300 BEVERLY HILLS, CA	5.149E+09	2	30215.92	1
IIONA SHERMAN	113 N OAKHURST DR BEVERLY HILLS, CA 90210	5.077E+09	1	28470	1
JOSEPH & ROSA LOPEZ	10428 JURUPA RD MIRA LOMA, CA 91752-1959	5.104E+09	2	5389.1	1
LA MAIN AFFILIATES LLC	888 S FIGUEROA ST STE 1900 LOS ANGELES, CA 9	5.148E+09	2	23519.28	1
MARIA L BLANCO	9214 MONTE MAR DR LOS ANGELES, CA 90035	4.312E+09	1	12144	1
MESROP TOROSSIAN	6217 KRAFT AVE NORTH HOLLYWOOD, CA 91601	2.321E+09	1	29184	1
OAKRIDGE LTD	11622 EL CAMINO REAL STE 100 SAN DIEGO, CA	2.582E+09	1	9744.05	1
PHILLIP W HAMMONS	2013 W 73RD ST LOS ANGELES, CA 90047	6.017E+09	1	5588	1
STEPHANIE HARRY	5138 6TH AVE LOS ANGELES, CA 90043-1940	4.008E+09	1	9483.13	1
SYLVIA JOVEL AND KAREN CASILLAS	2454 GLENWOOD PL SOUTH GATE, CA 90280-261	6.032E+09	1	19388	1
VICTORIA L ECHEAGARAY	PO BOX 861943 LOS ANGELES, CA 90086	5.136E+09	2	46376.96	1
Grand Total			27	337199.24	20

Los Angeles Housing Department (LAHD)
 Summary Report of Accounts to be Written Off for Quarter Ending 3/31/2022
 5K and OVER BY OWNER/ BY PROPERTY

BY APNS

Row Labels	Debtor	Debtor Address	Count of Invoice ID	Sum of Current Balance	no of APNS
2.321E+09	MESROP TOROSSIAN	6217 KRAFT AVE NORTH HOLLYWOOD, CA 91606	1	29,184.00	1
2.582E+09	OAKRIDGE LTD	11622 EL CAMINO REAL STE 100 SAN DIEGO, CA 92	1	9,744.05	1
4.008E+09	STEPHANIE HARRY	5138 6TH AVE LOS ANGELES, CA 90043-1940	1	9,483.13	1
4.312E+09			1	12,144.00	1
5.002E+09	BOBBY R JOHNSON	1214 W 55TH ST LOS ANGELES, CA 90037-3402	1	14,500.00	1
5.077E+09	IIONA SHERMAN	113 N OAKHURST DR BEVERLY HILLS, CA 90210	1	28,470.00	1
5.08E+09	CHA;J AND S TRS CHA FAM TRU	612 N LAS PALMAS AVE LOS ANGELES, CA 90004	2	27,890.66	1
5.104E+09	JOSEPH & ROSA LOPEZ	10428 JURUPA RD MIRA LOMA, CA 91752-1959	2	5,389.10	1
5.107E+09	DWAYNE K WHITE	4172 SUTRO AVE LOS ANGELES, CA 90008-3923	1	18,084.12	1
5.114E+09	CARLOS PRIETO	866 E 40TH PL LOS ANGELES, CA 90011	1	5,369.09	1
5.136E+09	VICTORIA L ECHEAGARAY	PO BOX 861943 LOS ANGELES, CA 90086	2	46,376.96	1
5.148E+09	LA MAIN AFFILIATES LLC	888 S FIGUEROA ST STE 1900 LOS ANGELES, CA 90	2	23,519.28	1
5.149E+09	GOLDEN HILLS TOWERS LLC C/O	9538 BRIGHTON WAY STE 300 BEVERLY HILLS, CA 9	2	30,215.92	1
5.467E+09	FERNANDO MARTINEZ	4842 MALTA ST LOS ANGELES, CA 90042	1	7,598.00	1
5.511E+09	DASK LLC AND ROTAN HOLDING	1227 N FULLER AVE 11 WEST HOLLYWOOD, CA 900	1	10,218.00	1
5.54E+09	1262 EDMONT AVE LLC AND	1262 EDMONT LOS ANGELES, CA 90021	1	17,337.36	1
6.017E+09	PHILLIP W HAMMONS	2013 W 73RD ST LOS ANGELES, CA 90047	1	5,588.00	1
6.029E+09	FRANCISCO MATEOS	7008 CHANSLOR AVE CUDAHY, CA 90201	2	5,550.00	1
6032011011	SYLVIA JOVEL AND KAREN CASIL	2454 GLENWOOD PL SOUTH GATE, CA 90280-2616	1	19,388.00	1
6040015001	GLORIA V GARCIA	162 W 86TH PL LOS ANGELES, CA 90003-3306	2	11,149.57	1
Grand Total			27	337,199.24	20

Los Angeles Housing Department (LAHD)
 Summary Report of Accounts to be Written Off for Quarter Ending 3/31/2022
 5K AND OVER

Adjustment by Michael 4 25 22

changes inc (DEC)

Debtor	Debtor Address	APN_Balance_L		Current Balance	Principal	Penalty	Adjusted	Payment	Type/Description	Date of Service	Date of Billing	Date referred to Primary	Primary Collection Agency	Primary Collection Reason	Date referred to Secondary	Secondary Collection Agency	Secondary Collection Reason	Invoice ID	APN	Recording Date	Job Run Date and Time	Server Name	amount	invoice	APNS	Debtor
		ess_Than_5000	NEW BALANCE																							
BOBBY R JOHNSON	1214 W 55TH ST LOS ANGELES, CA 90037-340	No	14,620.00	\$14,500.00	\$6,000.00	\$9,600.00	\$0.00	\$0.00	REAP Adm	5/22/2019	5/22/2019	12/2/2019	OO - Offic Collection Period Expii	OO - Offic Collection	3871128	5002010027	7/6/2016	3/21/2022	43SQL05	\$	120.00					
CARLOS PRIETO	866 E 40TH PL LOS ANGELES, CA 90011	No	5,489.09	\$5,369.09	\$6,000.00	\$10,680.00	-\$960.00	-\$10,350.91	REAP Adm	4/22/2019	4/23/2019	12/2/2019	OO - Offic Collection Period Expii	OO - Offic Collection	3869622	5114009022	11/15/2006	3/21/2022	43SQL05	\$	120.00					
FERNANDO MARTINEZ	4842 MALTA ST LOS ANGELES, CA 90042	No	7,656.00	\$7,598.00	\$2,900.00	\$4,698.00	\$0.00	\$0.00	REAP Adm	4/22/2019	4/22/2019	12/2/2019	OO - Offic Collection Period Expii	OO - Offic Collection	3869625	5467031026	6/19/2003	3/21/2022	43SQL05	\$	58.00					
IONA SHERMAN	113 N OAKHURST DR BEVERLY HILLS, CA 90210	No	28,689.00	\$28,470.00	\$10,950.00	\$17,520.00	\$0.00	\$0.00	REAP Adm	5/20/2019	5/20/2019	12/2/2019	OO - Offic Collection Period Expii	OO - Offic Collection	3870955	5077020006	9/6/2006	3/21/2022	43SQL05	\$	219.00					
LA MAIN AFFILIATES L	888 S FIGUEROA ST STE 1900 LOS ANGELES, CA 90011	No	-	\$13,775.76	\$6,887.88	\$13,775.76	\$0.00	-\$6,887.88	SCEP	1/1/2019	12/31/2018				3758869	5148020002	11/8/2012	3/21/2022	43SQL05	\$	(13,775.76)	-1	-1	-1		
LA MAIN AFFILIATES L	888 S FIGUEROA ST STE 1900 LOS ANGELES, CA 90011	No	-	\$9,743.52	\$3,897.09	\$5,846.43	\$0.00	\$0.00	RSO	1/1/2019	12/31/2018				3758870	5148020002	11/8/2012	3/21/2022	43SQL05	\$	(9,743.52)	-1				
STEPHANIE HARRY	5138 6TH AVE LOS ANGELES, CA 90043-1940	No	9,600.53	\$9,483.13	\$5,869.83	\$9,509.23	\$0.00	-\$5,895.93	REAP Adm	4/18/2019	4/18/2019	12/2/2019	OO - Offic Collection Period Expii	OO - Offic Collection	3869530	4008001018	12/31/2015	3/21/2022	43SQL05	\$	117.40					
SYLVIA JOVEL AND KAI	2454 GLENWOOD PL SOUTH GATE, CA 90280	No	19,536.00	\$19,388.00	\$7,400.00	\$11,988.00	\$0.00	\$0.00	REAP Adm	4/22/2019	4/22/2019	12/2/2019	OO - Offic Collection Period Expii	OO - Offic Collection	3869621	6032011011	7/30/2018	3/21/2022	43SQL05	\$	148.00					
			85,590.62	\$108,327.50																	\$	(22,736.88)	(2)	(1)	(1)	
																						\$	(23,519.28)	(2)	(1)	(1)
																						\$	782.40			

Row Labels	Debtor Address	APN	Count of Invoice	Sum of NEW BALANCE	Sum of Current Balance	INC (DEC)
BOBBY R JOHNSON	1214 W 55TH ST LOS ANGELES, CA 90037-3	5002010027	1	14,620.00	14,500.00	120.00
CARLOS PRIETO	866 E 40TH PL LOS ANGELES, CA 90011	5114009022	1	5,489.09	5,369.09	120.00
FERNANDO MARTINEZ	4842 MALTA ST LOS ANGELES, CA 90042	5467031026	1	7,656.00	7,598.00	58.00
IONA SHERMAN	113 N OAKHURST DR BEVERLY HILLS, CA 90210	5077020006	1	28,689.00	28,470.00	219.00
LA MAIN AFFILIATE	888 S FIGUEROA ST STE 1900 LOS ANGELES, CA 90011	5148020002	2	-	23,519.28	(23,519.28)
STEPHANIE HARRY	5138 6TH AVE LOS ANGELES, CA 90043-194	4008001018	1	9,600.53	9,483.13	117.40
SYLVIA JOVEL AND	2454 GLENWOOD PL SOUTH GATE, CA 90280	6032011011	1	19,536.00	19,388.00	148.00
Grand Total			8	85,590.62	108,327.50	(22,736.88)

Fwd: WO #40; April 2022 CBOR

Michael Prendergast <michael.prendergast@lacity.org>
 To: Wedmay Lao <wedmay.lao@lacity.org>, Michelle Leung <Michelle.Leung@lacity.org>
 Mon, Apr 25, 2022 at 8:45 AM

Hi Wedmay, these are the impacted invoices.

Michael L. Prendergast | Director
 Compliance Division
 Regulatory Code & Compliance Bureau
 Los Angeles Housing Department
 T: 213.808.8821
 M: 213.804.3562
 E: Michael.Prendergast@LACity.org



----- Forwarded message -----
 From: Michael Prendergast <michael.prendergast@lacity.org>
 Date: Thu, Mar 31, 2022 at 7:38 AM
 Subject: WO #40; April 2022 CBOR
 To: Shane Min <shane.min@lacity.org>

Good morning Shane, I trust that you & Family are well.

I have 8 invoices requiring adjustment for the WO file that we submitted (see below), mostly accrued interest for REAP invoices. How do you want these to be reflected for the Board? Thanks

Invoice Id	Current Bal.	WO #40 Bal
3869530	\$9,600.53	\$9,483.13
3869621	\$19,536.00	\$19,388.00
3871128	\$14,620.00	\$14,500.00
3869622	\$5,489.09	\$5,369.09
3869625	\$7,656.00	\$7,598.00
3870955	\$28,689.00	\$28,470.00
3758869	(\$6,887.88)	\$13,775.76
3758870	\$0.00	\$9,743.52

\$78,702.74 \$108,327.50