

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

**Karen Bass, Mayor**

June 15, 2023

Honorable Members of the City Council  
City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Attention: Office of the City Clerk

**TERMINATION OF RENT REDUCTION AND THE REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)**

The Los Angeles Housing Department (LAHD) respectfully submits this transmittal for your approval and recommends the termination of rent reductions and REAP case removal for the properties listed below.

Please calendar the following REAP cases for the June 27, 2023 City Council agenda.

1. Case No. 780735 represents the property at 1312 N TALMADGE ST, Los Angeles CA 90027, Assessor Parcel Number (APN) 5430-031-032. The notice of acceptance into REAP was issued on June 8, 2022. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
2. Case No. 752306 represents the property at 3633 S GREENFIELD AVE, Los Angeles CA 90034, Assessor Parcel Number (APN) 4252-015-007. The notice of acceptance into REAP was issued on June 9, 2022. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
3. Case No. 643878 represents the property at 1008 S CORNING ST, Los Angeles CA 90035, Assessor Parcel Number (APN) 4332-030-002. The notice of acceptance into REAP was issued on February 14, 2018. Since that time, Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work.

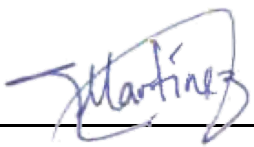
Furthermore, the Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and cleared the property of all cited code violations.

4. Case No. 523882 represents the property at 2948 S HALLDALE AVE, Los Angeles CA 90018, Assessor Parcel Number (APN) 5053-030-010. The notice of acceptance into REAP was issued on April 4, 2016. Since that time, Strategic Actions for a Just Economy has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and cleared the property of all the cited code violations.
5. Case No. 195280 represents the property at 2500 S NORMANDIE AVE, Los Angeles CA 90007, Assessor Parcel Number (APN) 5054-004-030. The notice of acceptance into REAP was issued on February 12, 2009. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
6. Case No. 264789 represents the property at 2500 S NORMANDIE AVE, Los Angeles CA 90007, Assessor Parcel Number (APN) 5054-004-030. The notice of acceptance into REAP was issued on December 29, 2009. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
7. Case No. 371831 represents the property at 2500 S NORMANDIE AVE, Los Angeles CA 90007, Assessor Parcel Number (APN) 5054-004-030. The notice of acceptance into REAP was issued on January 24, 2013. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
8. Case No. 684101 represents the property at 1433 E 55TH ST, Los Angeles CA 90011, Assessor Parcel Number (APN) 5104-010-016. The notice of acceptance into REAP was issued on March 22, 2019. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.

9. Case No. 572342 represents the property at 142 W 49TH ST, Los Angeles CA 90037, Assessor Parcel Number (APN) 5110-019-010. The notice of acceptance into REAP was issued on October 6, 2016. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
10. Case No. 787357 represents the property at 921 N BENTON WAY, Los Angeles CA 90026, Assessor Parcel Number (APN) 5402-003-020. The notice of acceptance into REAP was issued on November 16, 2022. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.

The LAHD requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP.

ANN SEWILL  
GENERAL MANAGER

By:  (FOR)  
Michael L. Prendergast, Director  
Rent Escrow Account Program  
Compliance Division

AS:MP:LR: HB:aq

Attachments: Resolutions

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

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**Karen Bass, Mayor**

June 15, 2023

The Honorable Marqueece Harris-Dawson  
Council Member, Eighth District  
Room 450, City Hall Office  
200 North Spring Street  
Los Angeles, CA 90012

Attention: Rachel Brashier, Deputy Chief of Staff

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

The Los Angeles Housing Department (LAHD) 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. The file will be submitted to the City Clerk and anticipated to be heard at the City Council meeting on June 27, 2023.

#### **PROPERTY PROFILE:**

Owner: WILFREDO H NIETO  
Address: 2948 S HALLDALE AVE, Los Angeles CA 90018  
APN: 5053030010  
Number of Units: 2

#### **REAP INFORMATION:**

Case Number: 523882  
REAP Units: 2  
Case Opened: April 4, 2016  
Initial Violations: 20

Should you or your staff have any questions regarding the REAP case or disposition, please contact Liseth Romero-Martinez, REAP Manager at 213-732-4570 or email [liseth.romero-martinez@lacity.org](mailto:liseth.romero-martinez@lacity.org).

Michael L. Prendergast, Director  
Compliance Division

CC: Aden Binyam, Housing Deputy,  
Belen Lamas, Legislative Deputy,  
Angel Valeriano, Public Works Deputy,  
Jermaine Kelly, Constituent Services Manager,  
Gandhy Diaz, Housing Liaison

**To:** Honorable Members of the City Council

**From:** Michael L. Prendergast  
Rent Escrow Account Program

**Date:** June 15, 2023

**REAP Case No.:** 523882

**Address:** 2948 S HALLDAL AVE, Los Angeles CA 90018

**Citing Agency:** Code Enforcement Division, Los Angeles Housing Department

**Violations:** Sanitation, Weatherproofing, Maintenance, Electrical, Plumbing/Gas, Illegal Construction

**Background:**

On March 16, 2016, the Code Enforcement Division referred the property to the Compliance Division's Hearings Unit to initiate the acceptance process into REAP based on the above noted property violations and failure of the owner to address the cited violations.

**Current Status:**

The Notice of Acceptance into REAP was sent on April 4, 2016. Since that time, the LAHD Code Enforcement Division inspected the property and cleared the cited code violations. LAHD 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 by using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance No. 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, and premises and portions of those buildings, structures, and premises; and

WHEREAS, the owner(s) of the property located at **2948 S HALLDALE AVE, Los Angeles CA 90018**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **523882**); and

WHEREAS, the Los Angeles Housing Department (LAHD) Code Enforcement Unit independently evaluated and cleared the cited code violations; 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, LAHD recommends closing the REAP escrow account and terminating the rent reductions ordered for the subject property and releasing escrow funds pursuant to REAP; and

WHEREAS, Los Angeles Municipal Code (LAMC) Section 162.08 (D) through (G) provides recovery by LAHD 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 cleared by the appropriate enforcement agency; no other outstanding orders affecting the units or common areas of the building remain; and all outstanding and non-appealable electric service and/or water charges pertaining to the subject property have been paid to the satisfaction of LADWP.

**THEREFORE**, City Council terminates rent reductions ordered pursuant to REAP and pursuant to LAMC Section 162.08.F, rent will be restored to the original levels 30 days after LAHD mails the tenants of the subject property 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.

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 LAMC 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 LAMC Sections 151.05 and 151.15. Any remaining funds shall be returned to the property owner.

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 LAHD.

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