

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
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City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808
housing.lacity.org

Karen Bass, Mayor

March 14, 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 March 22, 2023 City Council agenda.

1. Case No. 755939 represents the property at 5532 E ASH ST, Los Angeles CA 90042, Assessor Parcel Number (APN) 5469031004. The notice of acceptance into REAP was issued on June 30, 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.
2. Case No. 571603 represents the property at 7818 N CLAYBECK AVE, SUN VALLEY CA 91352, Assessor Parcel Number (APN) 2405016013. The notice of acceptance into REAP was issued on December 5, 2016. Since that time, Inquilinos Unidos 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.
3. Case No. 774873 represents the property at 2822 N ST GEORGE ST, Los Angeles CA 90027, Assessor Parcel Number (APN) 5433026003. The notice of acceptance into REAP was issued on April 29, 2022. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
4. Case No. 746971 represents the property at 540 W 79TH ST, Los Angeles CA 90044, Assessor Parcel Number (APN) 6032028018. The notice of acceptance into REAP was issued on May 26, 2021. Since that time, the owner of the indicated property has demolished the property. 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 abated through demolition.
5. Case No. 726782 represents the property at 234 E VERNON AVE, Los Angeles CA 90011,

REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM

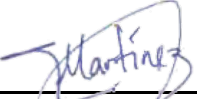
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Assessor Parcel Number (APN) 5109011044. The notice of acceptance into REAP was issued on June 30, 2021. The owner of the noted property has corrected the cited deficiencies. Inquilinos Unidos has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.

6. Case No. 677559 represents the property at 5972 S NORMANDIE AVE, Los Angeles CA 90044, Assessor Parcel Number (APN) 6003011023. The notice of acceptance into REAP was issued on January 16, 2019. 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.
7. Case No. 721717 represents the property at 2011 N ECHO PARK AVE, Los Angeles CA 90026, Assessor Parcel Number (APN) 5420021019. The notice of acceptance into REAP was issued on August 27, 2021. The owner of the noted 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 Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected.
8. Case No. 785658 represents the property at 645 N CUMMINGS ST, Los Angeles CA 90033, Assessor Parcel Number (APN) 5175031009. The notice of acceptance into REAP was issued on June 29, 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.
9. Case No. 803430 represents the property at 1400 W 218TH ST, TORRANCE CA 90501, Assessor Parcel Number (APN) 7346006010. The notice of acceptance into REAP was issued on November 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.
10. Case No. 790817 represents the property at 319 S GRAND AVE, SAN PEDRO CA 90731, Assessor Parcel Number (APN) 7451019027. The notice of acceptance into REAP was issued on September 21, 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:nf

Attachments: Resolutions

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
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March 14, 2023

The Honorable Hugo Soto-Martínez
Council Member, Thirteenth District
Room 480, City Hall Office
200 North Spring Street
Los Angeles, CA 90012

Attention: Patricia Castellanos, Chief of Staff

CC: Sachin Medhekar, Housing Deputy, Kate Pynoos, Legislative Deputy, Nellie Ruiz, Operations Director, Hector Vega, Deputy District Director

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 March 22, 2023.

PROPERTY PROFILE:

Owner: AITEON 1 LLC
Address: 2011 N ECHO PARK AVE, Los Angeles CA 90026
APN: 5420021019
Number of Units: 5

REAP INFORMATION:

Case Number: 721717
REAP Units: 5
Case Opened: August 27, 2021
Initial Violations: 38

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 at liseth.romero-martinez@lacity.org

Michael L. Prendergast, Director
Compliance Division

To: Honorable Members of the City Council

From: Michael L. Prendergast
Rent Escrow Account Program

Date: March 14, 2023

REAP Case No.: 721717

Address: 2011 N ECHO PARK AVE, Los Angeles CA 90026

Citing Agency: Code Enforcement Division, Los Angeles Housing Department

Violations: Structural Hazards, Fire Warning Devices, Maintenance, Plumbing/Gas, Illegal Construction

Background:

On May 13, 2021, the Code Enforcement Division referred the property to the Compliance Division's Hearings Section 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 issued on August 27, 2021. Since that time, the owner of the indicated property has corrected the cited deficiencies. The contractor Inquilinos Unidos has provided their advisory opinion to the Department as to the completion of the work. Subsequently, the LAHD Code Enforcement Division inspected the property and determined the cited code violations were corrected. 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 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 **2011 N ECHO PARK AVE, Los Angeles CA 90026**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **721717**); and

WHEREAS, the Los Angeles Housing Department's (LAHD) Code Enforcement Division 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 contractor **Inquilinos Unidos** has provided their advisory opinion to the Department as to the completion of the work; and

WHEREAS, LAHD is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow LAHD 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 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 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 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.

Revised March 2023