

Ann Sewill, General Manager
Tricia Keane, Executive Officer

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

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.org

March 7, 2024

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. All properties have met the requirements in the Los Angeles Municipal Code (LAMC) 162.08.

LAHD is requesting to calendar the following REAP cases for the March 20, 2024 City Council agenda.

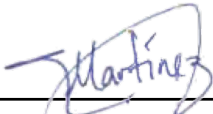
1. Case No. 787178 represents the property at 1528 W SUNSET BLVD, Los Angeles CA 90026, Assessor Parcel Number (APN) 5404-020-002.
2. Case No. 258143 represents the property at 913 E 54TH ST, Los Angeles CA 90011, Assessor Parcel Number (APN) 5103-022-023.
3. Case No. 796838 represents the property at 1471 E 41ST PL, Los Angeles CA 90011, Assessor Parcel Number (APN) 5116-011-014.
4. Case No. 804228 represents the property at 8473 S CENTRAL AVE, Los Angeles CA 90001, Assessor Parcel Number (APN) 6029-028-006.
5. Case No. 735292 represents the property at 317 N OCCIDENTAL BLVD, Los Angeles CA 90026, Assessor Parcel Number (APN) 5156-015-023.
6. Case No. 800419 represents the property at 729 S MAIN ST, Los Angeles CA 90014, Assessor Parcel Number (APN) 5144-015-054.
7. Case No. 776884 represents the property at 412 E 5TH ST, Los Angeles CA 90013, Assessor Parcel Number (APN) 5148-012-006.

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8. Case No. 824708 represents the property at 5615 E STRATFORD RD, Los Angeles CA 90042, Assessor Parcel Number (APN) 5485-006-012.

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: NF:aq

Attachments: Resolutions

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Honorable Curren D. Price, Jr.
Council Member, Ninth District
Room 430, City Hall Office
200 North Spring Street
Los Angeles, CA 90012

Attention: Curtis Earnest, 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 March 20, 2024.

PROPERTY PROFILE:

Owner: MANUEL ORTIZ
Address: 913 E 54TH ST, Los Angeles CA 90011
APN: 5103022023
Number of Total Units: 1

REAP INFORMATION:

Case Number: 258143
Case Opened: April 15, 2024
Total Units in REAP: 1
Initial Violations Cited: 9
Citing Agency: Code Enforcement Division, Los Angeles Housing Department
Violations: Electrical
Current Status: One unit was demolished thus converting a multi-residential property into a single family dwelling and as such the LAHD no longer maintains jurisdiction over the property. Unit demolished under LADBS Permit: 24019-70000-00221 which was finalized on February 15, 2024.

Should you or your staff have any questions regarding the REAP case or disposition, please contact Liseth Romero-Martinez, REAP Manager at 213-808-8828 or email at liseth.romero-martinez@lacity.org.

Michael L. Prendergast, Director
Compliance Division

CC: Marisa Alcaraz, Housing & Legislative Deputy,
Sherilyn Correa, Housing & Planning Deputy,
Genevieve Arce, Legislative Deputy,
Alexander Ponder, Legislative Deputy,
James Westbrook, Deputy Chief of Staff,
Xavier Clark, Planning Assistant

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 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, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **913 E 54TH ST, Los Angeles CA 90011**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **258143**); and

WHEREAS, one or more unit(s) were demolished thereby converting the subject property from a multi-residential property into a single family dwelling and as such the Los Angeles Housing Department (LAHD) no longer maintains jurisdiction over the subject property; and

WHEREAS, LAHD recommends that the REAP escrow account opened for the subject property be closed and the rent reductions ordered be terminated, 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;

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:

All orders affecting the units and the common areas are no longer subject to the jurisdiction of LAHD because one or more unit(s) were demolished thereby converting the subject property from a multi-residential property into a single family dwelling.

FURTHERMORE, City Council terminates the rent reductions and 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.