

Antonio R. Villaraigosa, Mayor
Mercedes Masquez, General Manager

1200 W. 7th Street, 8th Fl. Los Angeles, CA 90017
tel 213.800.8500 | fax 213.800.8810
RENT HOTLINE: 866.557.7368
www.lacity.org/lahd

August 21, 2007

Honorable Members of City Council
City of Los Angeles
Room 395, City Hall
Attention: City Clerk

REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department is recommending the termination of the rent reductions and the termination of the escrow account of properties listed below, thereby removing the properties from the Rent Escrow Account Program (REAP).

1. Case No. 8087 represents property at 818 E 43rd Pl
The Notice of Acceptance was sent on 1/25/2005
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project

2. Case No. 6498 represents property at 1001 E 45TH ST
The Notice of Acceptance was sent on 5/6/2003
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center

3. Case No. 7235 represents property at 721 E ADAMS BLVD
The Notice of Acceptance was sent on 5/13/2004
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center

4. Case No. 7815 represents property at 1571 COUNCIL ST
The Notice of Acceptance was sent on 12/21/2004
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival

5. Case No. 89152 represents property at 821 W 84th St
The Notice of Acceptance was sent on 4/11/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center

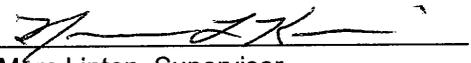
6. Case No. 80928 represents property at 1825 N REDESDALE AVE
The Notice of Acceptance was sent on 2/6/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
7. Case No. 96210 represents property at 1016 E. 49TH ST
The Notice of Acceptance was sent on 5/3/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
8. Case No. 60464 represents property at 2614 W 43RD PL
The Notice of Acceptance was sent on 1/18/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center
9. Case No. 102347 represents property at 120 W 97TH ST
The Notice of Acceptance was sent on 5/4/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos
10. Case No. 116973 represents property at 842 W 66TH ST
The Notice of Acceptance was sent on 6/21/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos
- ✓ 11. Case No. 106152 represents property at 123 E 94TH ST
The Notice of Acceptance was sent on 3/16/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos
12. Case No. 114857 represents property at 711 W 43RD ST
The Notice of Acceptance was sent on 7/10/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
13. Case No. 111348 represents property at 2201 S OCEAN AVE
The Notice of Acceptance was sent on 6/20/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival

CD8

14. Case No. 103065 represents property at 4229 LOWELL AVE
The Notice of Acceptance was sent on 3/21/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the
Los Angeles Center for Law and Justice
15. Case No. 111840 represents property at 10007 S ANZAC AVE
The Notice of Acceptance was sent on 5/16/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the
Coalition for Economic Survival

The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP/RRP.

MERCEDES MARQUEZ
GENERAL MANAGER

By: 

Marc Lipton, Supervisor
Rent Escrow Account Program

MMM:RA:ML:ch

Attachments: Resolutions

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, (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 **123 E 94TH ST**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **106152**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Inquilinos Unidos** verified that all tenant issues have been addressed; and

WHEREAS, the Los Angeles Housing Department is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow the Los Angeles Housing Department to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department 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 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 electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

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 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building 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 the Rent Escrow Account Program 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 the Los Angeles Housing Department.

IN ADDITION, the Los Angeles Housing Department 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 the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees penalties, and costs to the Los Angeles Housing Department.

REAP RESOLUTION

COUNCIL FILE NO.: _____ CD: 8 _____

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 123 E 94TH ST

CASE NO.: 106152

EFFECTIVE DATE: 11/14/2006

TYPE OF VIOLATION(S): fire warning devices, sanitation, weather-proofing, maintenance

ASSESSOR ID NO.: 6052-007-022

REGISTRATION NO. NONE

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS:

None _____

COMMENTS: The Inquilinos Unidos verified that all tenant issues have been addressed.

Case Activity Report

CASE #: 106152

APN:	6052007022	<u>123 E 94TH</u>	Case Sub Type
CD:	8	<u>Los Angeles 90003</u>	
Census Tract:	240500	LUPAM / BOE:	Source Legal
RSU:		THOMPSON,CLEILA	
HPOZ:	No	00125 E 94TH ST	Inspector Lee Bruce
Total Units (LUPAMS):	3	LOS ANGELES CA 90003	Case Manager
Total SCEP Exemptions:		LAHD:	Phone No.
		CLEILA THOMPSON	Owner Information
		125 E 94TH ST	
		LOS ANGELES CA 90003	

Initial Inspection Date	11/14/2006	Referred to Health Dept.
View NTC/Substandard Print Date	11/15/2006	Referred to Building & Safety
Compliance Date	12/22/2006	Referred to Sr. Inspector
NTC Reinspection Date	12/28/2006	Referred to Pr. Inspector
Inspector Extension		Referred to CM
Sr. Inspector Extension		PMTP
View Photos	12/28/2006	Refer To Hearing 2/7/2007
Supporting Documents of approved use		Notice of GM Hearing 2/15/2007
View Other		REAP Appeal Due Date 3/2/2007
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 3/16/2007
View FTC		GM Hearing Date 3/23/2007
View Substandard Document #		Referred To Legal Date 4/6/2007
Substandard Record Date		Referred to CA Date
Substandard Termination Date		CA Filed Date
View FTB Document #		All Deficiencies Resolved Date
FTB Record Date		Outreach Contractor Inquilinos Unidos
FTB Termination Date		CM Outreach Request Date
FTB Cancellation Date		Outreach Finding Positive
View REAP Document #		Positive Report Date 8/6/2007
REAP Record Date		Scheduled Council Date
View Sr. Appeal		REAP Case Balance
View Re-Inspection Report		ESCROW Account Closed Date
		REAP Closed Date
		CM Suspension Date

Work Log	Unit Information	Notices	View Docs	View REAP Acct Info	Ins
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Welcome Chris_hand! | August 14, 2007 | System Documentation | Logout



2003-2006
City of Los Angeles

Los Angeles Housing Department Code, Compliance and Rent Information System

Antonio R. Villarraigosa, Mayor

Mercedes Márquez, General Manager



Information Center

43web02

REAP

Case Main

Search> Search Results>

APN: 6052007022

Select a group: Program Management | Release of Escrow | REAP Removal | OutReach |

Case No: 106152

Property Information

APN: 6052007022

Address: 123 E 94TH ST Los Angeles CA 90003

Owner: CLEILA THOMPSON

Owner Address: 125 E 94TH ST LOS ANGELES CA 90003

Owner Phone:

Inspector Contact

Address
123 E 94TH ST

Owner
CLEILA THOMPSON

CD
Council District 8

Status
Open

Closed Date

Initial Mailing Date
2/15/2007

NOA Date

3/19/2007

Case manager
(Inspector)

CeciliaLamas

Outreach Agency

N/A

CM Sign Off

N/A

Positive Received

Add/Edit Outreach Case

Units/Buildings Work Log Docs

APN: 6052007022

Case Type: REAP

Case Number: 106152

Contractor: Inquilinos Unidos

Case Manager: Kenneth Lam

Units: 125

Comments:

General Log

Log Entry

Create Log W/Email

Create Log

Close

Worklog Listing

Created By: Mario Saborio On 3/23/2007 9:46:00 AM

First Visit: Make Request

Final Site Visit Request : 3:00 AM

Final Site Visit Scheduled Date: 8/6/2007 3:00:00 PM

Final Site Visit by Contractor: 8/6/2007 3:00:00 PM

Positive Report Date: 8/6/2007 3:00:00 PM

All Deficiencies Resolved Date: Date not set

Case Close Date(Positive Sent): Date not set

ESCROW Close Date : Date not set

Transmittal Date: Date not set

Administrated Closed date:

If Administratively closed, specify:

Reason for Closure:

Recorded By	Date Recorded	Log Text
Jorge Negrete	8/10/2007 10:50:00 AM	IU conducted final site visit and concluded that all itmes on the NTC have been completed. IU recommends this case be CLOSED. -JN
Jorge Negrete	8/1/2007 11:41:00 AM	Spoke to owner and scheduled final site visit for August 6th at 3:30pm. -JN
Blanca Muniz	7/16/2007 3:04:00 PM	Owner is requesting a final site visit. Please contact Clella Thompson at 323-757-9537.
Mario Saborio	3/23/2007 9:46:00 AM	Please conduct an initial site visit.

8/6/2007 3:00:00 PM
W-9 Received
N/A
WorkLog
Activity Log
REAP Units
View Docs
Case Profile
Mailing List
Upload Doc
Combined Acct
View Account

Site Visit Log

Visit Type: Final Visit Positive
Initial:
Date: 8/14/2007 8:00 AM

Unit #	Tenant Comments For Site Visit	Tenant
125		Add

Visit Log History



Los Angeles Housing Department
LAHD



3550 Wilshire Blvd Suite
 #1500
 Los Angeles, CA 90010
 (213) 252-2800

November 15, 2006
 Case Number: 106152
 APN: 6052007022

Property Owner: THOMPSON,CLEILA
 Mailing Address: 125 E 94TH ST
 LOS ANGELES , CA 90003

In Addition Notify:
 Mailing Address:

NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.354, Los Angeles Municipal Code
 Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **123 E 94TH ST** . An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **12/22/2006**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **12/28/2006** between **11:30 AM** and **1:30 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code. Any questions you have may be directed to the office identified at the top of this notice. *Si tiene preguntas, favor de llamar al nmero que se encuentra al principio de esta notificacin.*

Issuing Inspector: Lee Bruce

Proof of Mailing -- On 11/15/2006 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

Signature

ELECTRICAL

Remove all exposed electrical wiring, or obtain an electrical Permit and inspection approval from the Department of Building and Safety for all new wiring. (93.0201 & 93.0304 L.A.M.C. and 17920.3.d H.&S.C.)

Building: 125

Unit: 125

Bedroom 2

FIRE SAFETY

Failure to provide and maintain the required permanently wired/ battery back-up smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms, sections 91.310.9.1.1, 91.310.9.1.4, 91.310.9.1.5, 91.8603.1.1 & 91.8603.1.2 L.A.M.C. and 17920.3(m) H.&S.C.)

Building: 125

Unit: 125

Bedroom 2

MAINTENANCE

Failure to maintain safe and sanitary floor covering, sections 91.8104.6 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: 125

Unit: 125

Entire Unit

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition, sections 91.8104.4 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: 125

Unit: 125

Entire Unit

Failure to maintain the existing building, structure, premises or portion thereof in a safe and sanitary condition, in good repair, free from graffiti, trash, debris, rubbish, overgrown vegetation, offal, or similar material, sections 91.8104 and 91.8104.15 L.A.M.C., and 17920.3.j H.&S.C.

Building: 125

Unit: General

Exterior

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair, sections 91.8104.5 L.A.M.C. and 17920.3.a.13 H.&S.C.

Building: 125

Unit: 125

Entire Unit

SANITATION

Failure to maintain the required foundation vent or under floor access opening screens, sections 91.8104 L.A.M.C. and 17920.3(c) H.&S.C.

Building: 125
Unit: General
Exterior

WEATHER PROTECTION

Failure to maintain required window and door glazing, sections 91.8104 L.A.M.C. and 179.20.3(g)2 H.&S.C.

Building: 125
Unit: General
Exterior

ZONING VIOLATION

Unapproved open storage of miscellaneous articles, section 12.21.A.1(a) L.A.M.C.

Building: 125
Unit: General
Exterior

Inspector Name Lee Bruce
Office Location 3550 Wilshire Blvd Suite #1500
Suite #1500
Los Angeles, CA 90010
Survey Date 11/9/2006

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

FAILURE TO COMPLY WARNING

You may be scheduled for a General Manager's hearing, and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice and order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than \$1,000.00 and/or six months imprisonment per LAMC Section 11.00 (m) .

LEAD HAZARD WARNING

Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and 105256 and may be subject to a \$1,000.00 fine or criminal prosecution. For more information call the L.A. Housing Department at (866) 557-7368. In order to locate a Lead Certified Professional and obtain additional information, call the L.A. Housing Department at (866) 557-7368 or go to the California Department of Health Services Website at: <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

TAX WARNING

The Housing Department has determined this building to be substandard per Section and 24436.5 of the State Revenue and Taxation Code. This section provides in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety, or building, cannot deduct from state personal income tax and corporate income tax, deductions for interest, depreciation, or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

SUBSTANDARD NOTIFICATION

When a building is determined to be a substandard building as defined under Section 17920.3 of the Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorders Office (Health and Safety Code section 17985).

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Sections 162.00, *et seq.* LAMC)

INSPECTION AND PENALTY FEES

If the conditions remain uncorrected after the compliance date, the department will require that any subsequent inspection be charged at a minimum of \$169.00 per additional inspection plus administrative costs. A late charge penalty equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed by this division are not paid within 30 days of service of the notice of the imposition of the fee or costs or, if timely appealed, of any decision on the appeal. Any person who fails to pay the assessment fee or cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, *et seq.*)

CITATIONS

A citation requiring a personal appearance in court may be issued if compliance is not obtained by the compliance date. Violation of the Los Angeles Municipal Code may be a misdemeanor or infraction and is punishable by a fine of not more than \$1,000.00 and/or six (6) months imprisonment. (Sections 161.410 and 11.00(m) LAMC.)

APPEALS

Any person or entity subject to a notice or order or an inspection fee without hearing, pursuant to Section 161.901, *et seq.* may request to appeal the notice, order, or fee, or may request an extension of time from, a Senior Inspector. The request to appeal shall be made in writing, upon appropriate forms provided by the department, and shall specify the grounds for appeal. The appeal shall be filed within ten days of the issuance of the notice or order, or within 10 days of the imposition of the fee. (Section 161.00 161.1001.1 LAMC.)

PROPERTY MANGEMENT TRAINING PROGRAM (PMTP)

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$250.00 (Section 154.02, *et seq.* LAMC.)

RETALIATION

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

HISTORICAL PRESERVATION

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope of work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.



ATTENTION!

This building was built before 1979 and may contain **Lead-Based Paint**. Lead based paint can be dangerous to your health, especially dangerous to children and pregnant women.

1. If lead-based paint is deteriorated or disturbed it can create lead dust. **LEAD DUST IS DANGEROUS AND IS THE NUMBER ONE WAY THAT CHILDREN ARE POISONED BY LEAD.**
2. Lead dust is created by renovations or repairs where workers dry scrape or sand lead-based paint and is **PROHIBITED BY LAW.**
3. All workers disturbing lead-based paint **MUST** use Lead Safe Work Practices. **IT IS THE LAW**
4. If you see unsafe work practices such as dry scraping without plastic sheets protecting the floor or ground you should immediately call **1(866) 557-7368**

All reports are confidential and it is illegal to retaliate against tenants for reporting unsafe work practices!

¡ATENCIÓN!

Este edificio fué construido antes de 1979 y puede contener **Pintura a Base de Plomo**. La Pintura a base de plomo puede ser peligrosa para la salud, especialmente para los niños y mujeres embarazadas.

1. Si la pintura a base de plomo está en malas condiciones o se daña puede crear polvo con plomo. **EL POLVO CON PLOMO ES PELIGROSO Y ES LA CAUSA PRINCIPAL EN QUE LOS NIÑOS SE ENVENENAN.**
2. El polvo con plomo es el resultado de las renovaciones o reparaciones donde los trabajadores raspan o lijan la pintura a base de plomo y es **PROHIBIDO POR LA LEY.**
3. Todos los trabajadores que dañan la pintura a base de plomo están **OBLIGADOS** a usar Técnicas de Trabajo Seguras del Plomo. **ES LA LEY**
4. Si ven que los trabajadores están usando técnicas peligrosas como raspando la pintura sin poner plástico para proteger el piso o el suelo debe llamar inmediatamente al **1(866) 557-7368**

¡El inquilino puede reportar los trabajos que se hagan de manera insegura, todos los reportes son confidenciales y es ilegal tomar represalias contra ellos/ellas!

**It is a misdemeanor to remove, deface, cover or hide this notice.
Es contra la ley remover, dañar, o esconder este aviso.**

Los Angeles Housing Department

Reinspection Report

Reinspection Date: 12/28/2006 11:30:00 AM
 APN: 6052007022 Address: 123 E 94TH ST
 Inspector Name: Lee Bruce

Bulding	Unit	Room	Category	Description	O	T	P	Notes
125	125	Bedroom 2	ELECTRICAL	EXPOSED WIRING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
125	125	Bedroom 2	FIRE SAFETY	SMOKE DETECTORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater
125	125	Entire Unit	MAINTENANCE	FLOOR COVERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace any/all damaged flooring in approved manner.
125	125	Entire Unit	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint.or paint entire surface.
125	125	Entire Unit	MAINTENANCE	WINDOW/DOOR MAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain all windows and doors in proper open/shut/lock operation and replace and/or repair in an approved manner -include any/all damaged or missing hardware
125	General	Exterior	MAINTENANCE	PREMISES MAINTENANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain exterior in clean, safe condition and in good repair. Remove extension cord and television at front yard.
125	General	Exterior	SANITATION	FOUNDATION VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
125	General	Exterior	WEATHER PROTECTION	WINDOW/DOOR GLASS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace damaged/broken windows
125	General	Exterior	ZONING VIOLATION	OPEN STORAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remove television, reclining chair, storage boxes and miscellaneous items from required front yard.

City of Los Angeles
Los Angeles Housing Department
Compliance Division
RENT REDUCTION DETERMINATION

Rent Reduction Effective Date: 3/7/2007

Property Address: 123 E 94TH ST
Los Angeles, CA 90003

AKA:

Case #: 106152

The Department has determined that the code violation(s) contained in the attached notice(s) would reasonably cause untenable unit(s) as stated by the citing agency and finds that the legal rent(s) for the affected unit(s) shall be reduced by the total percentage indicated in the Imposed Reduction Percentage column in the table below.
[Si no entiende este aviso o necesita mas informacion, favor de llamar al (213) 808-8500.]

The legal rents for the units listed below can be found within the "Imposed Reduction Percentage" column below.

Building No.	Unit	Nuisance Conditions	Structural Hazards	Fire Warning Devices	Exiting	Fire Protection Equipment	Hazardous Storage	Failure to Test/Certify	Failure to Manage/Secure	Sanitation	Weather-proofing	Maintenance	Electrical	Plumbing/Gas	Heating/Ventilation	Calculated Reduction Percentage	Imposed Reduction Percentage
125	125			M						L	L	M				50%	50%