



Los Angeles Housing Department

**LAHD**

1200 West Seventh Street, 1st Floor, Los Angeles, CA 90017  
tel 866.557.7368 | fax 213.808.8810  
lahd.lacity.org



Antonio R. Villaraigosa, Mayor  
Rushmore D. Cervantes, Interim General Manager

7/21/2009

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 recommends the termination of the rent reductions and the termination of the escrow account for the properties listed below, thereby removing the properties from the RENT ESCROW ACCOUNT PROGRAM (REAP).

✓ 1. Case No. **106687** represents property at **1328 W FLORENCE AVE**. The Notice of Acceptance was sent on **1/24/2008**. 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**. Further, the **Los Angeles Housing Law Project** has verified that all tenant issues at the property have been addressed.

CD 8 2. Case No. **134310** represents property at **211 N NEW HAMPSHIRE AVE**. The Notice of Acceptance was sent on **11/1/2007**. 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**. Further, the **Inquilinos Unidos** has verified that all tenant issues at the property have been addressed.

3. Case No. **230288** represents property at **2421 E FOLSOM ST**. The Notice of Acceptance was sent on **4/30/2009**. 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**. Further, the **Coalition for Economic Survival** has verified that all tenant issues at the property have been addressed.

4. Case No. **24432** represents property at **2536 E ZONAL AVE**. The Notice of Acceptance was sent on **7/13/2006**. 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**. Further, the **Los Angeles Housing Law Project** has verified that all tenant issues at the property have been addressed.

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.

RUSHMORE D. CERVANTES  
GENERAL MANAGER

By:

  
Marc Lipton, Manager  
Rent Escrow Account Program

MMM:RB:ML:jp  
Attachments: Resolutions



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Antonio R. Villaraigosa, Mayor  
Rushmore D. Cervantes, Interim General Manager

7/21/2009

Honorable Bernard C. Parks  
Council Member, Eighth District  
Room 460, City Hall Office

Attention: Dennis Rodriguez

**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 at the following address: **1328 W FLORENCE AVE (Case No. 106687)**. The LAHD Code Enforcement Unit has signed off on all orders affecting the units and the common areas and there are no other outstanding orders affecting the units or the common areas. The **Los Angeles Housing Law Project** has verified that all tenant issues have been addressed. In addition, the utility charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power. Attached is the referral letter listing the outstanding deficiencies noted by the citing department. The matter is scheduled to be heard by the City Council on **7/28/2009**.

Should you or your staff need additional information, please call the REAP Unit at (213) 808-8500.

**RUSHMORE D. CERVANTES  
GENERAL MANAGER**

Attachments: Referral Notice

## Case Activity Report

CASE #: 106687

APN:	6019001008	<u>1330 1/2 FLORENCE AVE</u>	Case Sub Type	La
CD:	8	<u>LOS ANGELES 90044</u>		Di
Census Tract:	237800	<b>LUPAMS / BOE:</b> DEUTSCHE BANK TRUST AMERICA	Source SCEP	Re
RSU:		TR		Ta
HPOZ:			Inspector Cirilo Escobar	
Total Units (LUPAMS):	2	00000 PO BOX 20153# LONG BEACH CA 90802	Case Manager Willie Andrews	H
Total Units (LAHD):	4	<b>LAHD:</b> LA FONDA WILLIAMS-FRAZIER P O BOX 20153	Phone No. (310) 524-1269	M
Total SCEP Exemptions:	0	LONG BEACH CA 90801	Owner Information	C

Initial Inspection Date	12/11/2006	Referred to Health Dept.
View NTC/Substandard Print Date	6/11/2008	Referred to Building & Safety
Compliance Date	7/18/2008	Referred to Sr. Inspector 1/3/2008
NTC Reinspection Date	1/3/2008	Referred to Pr. Inspector 1/3/2008
Inspector Extension		Referred to CM 1/3/2008
Sr.Inspector Extension		PMTP
View Photos	7/23/2008	Refer To Hearing 1/3/2008
Supporting Documents of approved use		Notice of GM Hearing 1/24/2008
View Other		REAP Appeal Due Date 2/8/2008
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 2/28/2008
View FTC	1/3/2008	GM Hearing Date 3/6/2008
View Substandard Document #		Referred To Legal Date 3/27/2008
Substandard Record Date		Referred to CA Date
Substandard Termination Date		CA Filed Date
View FTB Document #		Remaining Violations 0
FTB Record Date		All Violations Resolved Date 6/17/2009
FTB Termination Date		CODE Suspend Date
FTB Cancellation Date		Outreach Contractor Los Angeles Housing Law Project
View REAP Document #		CM Outreach Request Date
REAP Record Date		Outreach Finding Positive
View Sr. Appeal		Positive Report Date 6/10/2009
View Re-Inspection Report		Scheduled Council Date
		REAP Case Balance <u>23824.2500</u>
		ESCROW Account Closed <u>15,493.68</u>
		Date
		REAP Closed Date

Work Log	Unit Information	Notices	View Docs	View REAP Acct Info	Ins
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Effective	<input checked="" type="checkbox"/>	Referred	<input checked="" type="checkbox"/>	NOA	<input checked="" type="checkbox"/>	Sign Off	<input checked="" type="checkbox"/>	Positive	<input checked="" type="checkbox"/>	Amount	<input checked="" type="checkbox"/>
Orders	<input checked="" type="checkbox"/>	Units Cited	<input checked="" type="checkbox"/>	NC	SH	FWD	EX	FPE	Haz Test	Secure	<u>S</u> <u>W</u> <u>Main</u> <u>EL</u> <u>P&amp;G</u> <u>H&amp;V</u>

## STATUS REPORT FOR CITY COUNCIL MEETING

**City Council Date: 7/28/2009**

**To:** Honorable Members of City Council

**From:** Marc Lipton  
Manager, Rent Escrow Account Program

**Date:** 7/21/2009

**REAP Case No.:** 106687

**Address:** 1328 W FLORENCE AVE

**CD#:** 8

**Owner:** La Fonda Williams-Frazier

**No. of units:** 4

**No. of units cited:** 5

**Citing Agency:** Los Angeles Housing Department Code Enforcement Unit

**Violations:** Fire Warning Devices, Sanitation, Weatherproofing, Maintenance, Plumbing/Gas

**Recommendation:** REMOVAL

**Effective date:** 12/11/2006

**Background:**

On 1/3/2008, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Fire Warning Devices, Sanitation, Weatherproofing, Maintenance, Plumbing/Gas violations with an effective date of 12/11/2006. The owner failed to comply and therefore was referred to REAP.

The notice of acceptance into REAP was sent on 1/24/2008, placing the property into REAP.

**Update:**

On 6/17/2009, the LAHD Code Enforcement Unit provided documentation signing off the property. On 6/10/2009, the Los Angeles Housing Law Project verified that all tenant issues have been addressed.

## 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 **1328 W FLORENCE AVE**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **106687**); 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 **Los Angeles Housing Law Project** 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: 1328 W FLORENCE AVE

CASE NO.: 106687

EFFECTIVE DATE: 12/11/2006

TYPE OF VIOLATION(S): Fire Warning Devices, Sanitation, Weatherproofing, Maintenance, Plumbing/Gas

ASSESSOR ID NO.: 6019001008

REGISTRATION NO. NONE

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

None

COMMENTS: The Los Angeles Housing Law Project verified that all tenant issues have been addressed.