



COMPLIANCE DIVISION · REAP/UMP
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

9/4/2009

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).

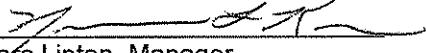
1. Case No. 6308 represents property at 1015 S HI POINT ST. The Notice of Acceptance was sent on 4/16/2003. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Further, the Inquilinos Unidos has verified that all tenant issues at the property have been addressed.
2. Case No. 137020 represents property at 1616 W 57TH ST. The Notice of Acceptance was sent on 12/20/2007. 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. Further, the Los Angeles Center for Law and Justice has verified that all tenant issues at the property have been addressed.
3. Case No. 144467 represents property at 1706 W 49TH ST. The Notice of Acceptance was sent on 10/4/2007. 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. Further, the Coalition for Economic Survival has verified that all tenant issues at the property have been addressed.
4. Case No. 144178 represents property at 3655 S RUTHELEN ST. The Notice of Acceptance was sent on 4/24/2008. 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 Center for Law and Justice has verified that all tenant issues at the property have been addressed.
5. Case No. 220669 represents property at 4205 N ARCH DR. The Notice of Acceptance was sent on 5/28/2009. 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 Inquilinos Unidos has verified that all tenant issues at the property have been addressed.

✓ 2

6. Case No. 236458 represents property at 505 W 103RD ST. The Notice of Acceptance was sent on 7/8/2009. 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 Inquilinos Unidos has verified that all tenant issues at the property have been addressed.
7. Case No. 244863 represents property at 5050 W COLISEUM ST. The Notice of Acceptance was sent on 7/8/2009. 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 Inner City Law Center has verified that all tenant issues at the property have been addressed.
8. Case No. 117016 represents property at 713 W 78TH ST. The Notice of Acceptance was sent on 7/5/2007. 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 Los Angeles Housing Law Project has verified that all tenant issues at the property have been addressed.
9. Case No. 205124 represents property at 7220 S VAN NESS AVE. The Notice of Acceptance was sent on 11/6/2008. 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.

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
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9/4/2009

Honorable Wendy Greuel
Council Member, Second District
Room 475, City Hall Office

Attention: Jim Dantona

**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: **4205 N ARCH DR (Case No. 220669)**. 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 **Inquilinos Unidos** 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 **9/11/2009**.

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 #: 220669

DWP

APN:	2366024012	<u>4205 N ARCH DR</u>	Case Sub Type	L
CD:	2	<u>STUDIO CITY 91604</u>		D
Census Tract:	143601	LUPAMS / BOE:	Source SCEP	R
RSU:	0223693	SAMOUHA,BEN N		T
HPOZ:		15542 BRIARWOOD DR#	Inspector Zuberi Smith	
		SHERMAN OAKS CA 91403	Case Manager Montel McClellan	H
Total Units (LUPAMS):	9	LAHD:	Phone No. (818) 756-1449	M
Total Units (LAHD):	9	BEN N SAMOUHA	Owner Information	C
Total SCEP	0	15542 BRIARWOOD DR		
Exemptions:		SHERMAN OAKS CA 91403		

Initial Inspection Date	12/12/2008	Referred to Health Dept.
View NTC/Substandard Print Date	2/26/2009	Referred to Building & Safety
Compliance Date	4/4/2009	Referred to Sr. Inspector 4/8/2009
NTC Reinspection Date	2/26/2009	Referred to Pr. Inspector 4/14/2009
Inspector Extension		Referred to CM 4/14/2009
Sr.Inspector Extension		PMTP
View Photos	4/7/2009	Refer To Hearing 5/6/2009
Supporting Documents of approved use		Notice of GM Hearing 5/28/2009
View Other		REAP Appeal Due Date 6/12/2009
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 7/2/2009
View FTC	4/15/2009	GM Hearing Date 7/9/2009
View Substandard Document #		Referred To Legal Date
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 7/8/2009
FTB Termination Date		CODE Suspend Date
FTB Cancellation Date		Outreach Contractor Inquilinos Unidos
View REAP Document #		CM Outreach Request Date 7/21/2009
REAP Record Date		Outreach Finding Positive
View Sr. Appeal		Positive Report Date 8/21/2009
View Re-Inspection Report		Scheduled Council Date
		REAP Case Balance 2430.6800 <u>5,031.10</u>
		ESCROW Account Closed Date
		REAP Closed Date

Work Log

Unit Information

Notices

View Docs

View REAP Acct Info

Ins

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		NC	SH	FWD	EX	FPE	Haz Test Secure	S	W	Main	EL	P&G	H&V

STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 9/11/2009

To: Honorable Members of City Council

From: Marc Lipton
Manager, Rent Escrow Account Program

Date: 9/4/2009

REAP Case No.: 220669

Address: 4205 N ARCH DR

CD#: 2

Owner: Ben Samouha

No. of units: 9

No. of units cited: 11

Citing Agency: Los Angeles Housing Department Code Enforcement Unit

Violations: Fire Warning Devices, Fire Protection Equipment, Maintenance, Plumbing/Gas, Heating/Ventilation

Recommendation: REMOVAL

Effective date: 12/12/2008

Background:

On 5/6/2009, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Fire Warning Devices, Fire Protection Equipment, Maintenance, Plumbing/Gas, Heating/Ventilation violations with an effective date of 12/12/2008. The owner failed to comply and therefore was referred to REAP.

The notice of acceptance into REAP was sent on 5/28/2009, placing the property into REAP.

Update:

On 7/8/2009, the LAHD Code Enforcement Unit provided documentation signing off the property. On 8/21/2009, the Inquilinos Unidos 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 **4205 N ARCH DR**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **220669**); 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: 2 _____

REMOVAL X INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 4205 N ARCH DR

CASE NO.: 220669

EFFECTIVE DATE: 12/12/2008

TYPE OF VIOLATION(S): Fire Warning Devices, Fire Protection Equipment, Maintenance, Plumbing/Gas, Heating/Ventilation

ASSESSOR ID NO.: 2366024012

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.