



COMPLIANCE DIVISION – REAP/UMP

Los Angeles Housing Department

LAHD

1200 West 7th Street, 1st Floor, Los Angeles, CA 90017

tel 213.808.8500 | fax 213.808.8810

lahd.lacity.org



Antonio R. Villaraigosa, Mayor

Douglas Guthrie, General Manager

9/22/2010

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. **241833** represents property at **364 W O FARRELL ST A.K.A 366 W O FARRELL ST**. The notice of acceptance into REAP was sent on **9/17/2009**. Since that time, the owner of the indicated 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. Further, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
2. Case No. **272655** represents property at **1628 S BONNIE BRAE ST A.K.A 1626 S BONNIE BRAE ST**. The notice of acceptance into REAP was sent on **6/15/2010**. Since that time, the owner of the indicated 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. Further, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
3. Case No. **206355** represents property at **1628 S BONNIE BRAE ST A.K.A 1626 S BONNIE BRAE ST**. The notice of acceptance into REAP was sent on **1/8/2009**. Since that time, the owner of the indicated 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. Further, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
4. Case No. **267635** represents property at **2900 W 12TH ST**. The notice of acceptance into REAP was sent on **1/21/2010**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Los Angeles Housing Law Project** has provided their advisory opinion to the Department as to the completion of the work. Further, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
5. Case No. **276810** represents property at **1039 W EDGEWARE RD A.K.A 1033 W EDGEWARE RD**. The notice of acceptance into REAP was sent on **5/4/2010**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Los Angeles Housing Law Project** has provided their advisory opinion to the Department as to the completion of the work. Further, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

6. Case No. 280603 represents property at 1621 S BEDFORD ST A.K.A 1621 1/2 S BEDFORD ST. The notice of acceptance into REAP was sent on 8/3/2010. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
7. Case No. 259976 represents property at 1700 S LINCOLN BLVD A.K.A 1002 E NOWITA PL. The notice of acceptance into REAP was sent on 2/25/2010. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
8. Case No. 109914 represents property at 9407 1/2 S COMPTON AVE. The notice of acceptance into REAP was sent on 3/22/2007. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
9. Case No. 225592 represents property at 9407 1/2 S COMPTON AVE. The notice of acceptance into REAP was sent on 2/19/2009. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
10. Case No. 186237 represents property at 4955 N WHITSETT AVE A.K.A 4957 N WHITSETT AVE. The notice of acceptance into REAP was sent on 7/3/2008. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
11. Case No. 274827 represents property at 609 W 95TH ST. The notice of acceptance into REAP was sent on 6/10/2010. Since that time, the owner of the indicated 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. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.

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.

DOUGLAS GUTHRIE
GENERAL MANAGER

By: 
Marc Lipton, Manager
Rent Escrow Account Program

DG:RB:ML:jp

Attachments: Resolutions



Los Angeles Housing Department

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Antonio R. Villaraigosa, Mayor

Douglas Guthrie, General Manager

9/22/2010

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: **609 W 95TH ST (Case No. 274827)**. The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected. **Inner City Law Center** has provided their advisory opinion to the Department as to the completion of the work. 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 **9/29/2010**.

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

DOUGLAS GUTHRIE
GENERAL MANAGER

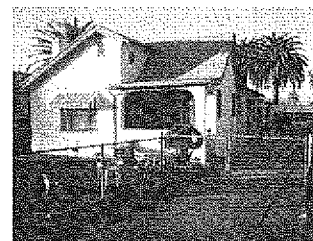
Attachments: Referral Notice

Case Activity Report

CASE #: 274827

APN: 6039010005	<u>609 W 95TH ST</u>	Case Sub	Legal Cases:	Year Built	1960
CD: 8	<u>Los Angeles 90044</u>	Type	Dorothy Mae done: N/A	Purchase Date:	10/17/1994
Census Tract: 240400	LUPAMS / BOE:	Source SCEP	Residential Hotel: NO	Obsolete:	No
RSU:	COBBS, TRENT W	Inspector James Sonne	Task Force: NO	Manager:	
HPOZ:	00000 P O BOX 3187	Case Felipe	Home: NO	Code Office:	South
Total Units (LUPAMS): 2	GARDENA CA 90248	Manager Hernandez	Mom Pop: No	RENT Office:	South
Total Units (LAHD): 2	LAHD:	Phone No. (310) 524-1274			
Total SCEP	TRENT COBBS	Owner Information			
Exemptions:	13406 STANFORD AVE				
	LOS ANGELES CA 90059				

Initial Inspection Date	1/14/2010	Referred to Health Dept.
View NTC/Substandard Print Date	1/20/2010	Referred to Building & Safety
Compliance Date	2/26/2010	Referred to Sr. Inspector 4/30/2010
NTC Reinspection Date	3/4/2010	Referred to Pr. Inspector 5/17/2010
Inspector Extension		Referred to CM 5/20/2010
Sr. Inspector Extension		PMTF
View Photos	6/25/2010	Refer To Hearing 5/21/2010
Supporting Documents of approved use		Notice of GM Hearing 9/14/2010 6/10/10
View Other		REAP Appeal Due Date 6/25/2010
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 7/7/2010
View FTC		GM Hearing Date 7/14/2010
View Substandard Document #		Referred To Legal Date
Substandard Record Date		Referred to CA Date
Substandard Termination Date		CA Filed Date
View FTB Document #		Initial/Remaining Violations 26/0
FTB Record Date		All Violations Resolved Date 8/19/2010
FTB Termination Date		Sr. CM Sign Off Date
FTB Cancellation Date		CODE Suspend Date
View REAP Document #		Outreach Contractor Inner City Law Center
REAP Record Date		CM Outreach Request Date
View Sr. Appeal		Outreach Finding
View Re-Inspection Report		Outreach Un-Resolved Date 8/12/10
		Outreach Resolved Date
		Scheduled Council Date
		REAP Case Balance 1740.0000
		ESCROW Account Closed Date
		REAP Closed Date



LINKS

APIS
IDIS (B & S Permits, etc.)
Property Activity Report
USPS

View Outreach
Comments

Work Log: [Print Information](#) [Notices](#) [New Cases](#) [Open REAP Cases](#) [Escrow Accounts](#) [View Bills](#)

2 FWD, S, M, E1

STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 9/29/2010

To: Honorable Members of City Council
From: Marc Lipton
Manager, Rent Escrow Account Program
Date: 9/22/2010
REAP Case No.: 274827
Address: 609 W 95TH ST

Citing Agency: Los Angeles Housing Department Code Enforcement Unit
Violations: Fire Warning Devices, Sanitation, Maintenance, Electrical
Recommendation: REMOVAL
Effective date: 1/14/2010

Background:

On 5/21/2010, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Fire Warning Devices, Sanitation, Maintenance, Electrical violations with an effective date of 1/14/2010. The owner failed to comply and therefore was referred to REAP.

Update:

The notice of acceptance into REAP was sent on 6/10/2010. Since that time, the owner of the indicated 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. Subsequently, the Los Angeles Housing Department Code Enforcement Unit contacted the property owner and inspected the property. The Los Angeles Housing Department Code Enforcement Unit independently evaluated 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, (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 **609 W 95TH 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. 274827); and

WHEREAS, The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected; 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 **Inner City Law Center** has provided their advisory opinion to the Department as to the completion of the work; 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 I 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.

(Last revised 07/10)

REAP RESOLUTION

COUNCIL FILE NO.: _____

CD: 8

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 609 W 95TH ST

CASE NO.: 274827

EFFECTIVE DATE: 1/14/2010

TYPE OF VIOLATION(S): Fire Warning Devices, Sanitation,
Maintenance, Electrical

ASSESSOR ID NO.: 6039010005

REGISTRATION NO. NONE

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

None

COMMENTS: Inner City Law Center has provided their advisory opinion to the
Department as to the completion of the work.