

LOS ANGELES POLICE COMMISSION

BOARD OF POLICE COMMISSIONERS

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POLICE ADMINISTRATION BUILDING
100 WEST FIRST STREET, SUITE 134
LOS ANGELES, CA 90012-4112

(213) 236-1400 PHONE
(213) 236-1410 FAX
(213) 236-1440 TDD

August 12, 2025

BPC #25-184

The Honorable Karen Bass
Mayor, City of Los Angeles
City Hall, Room 303
Los Angeles, CA 90012

The Honorable City Council
City of Los Angeles, Room 395
c/o City Clerk's Office

Dear Honorable Members:

RE: REAL ESTATE FRAUD PROSECUTION GRANT FOR FISCAL YEAR 2025 - 2026.

At the regular meeting of the Board of Police Commissioners held on Tuesday, July 29, 2025, the Board APPROVED the Department's report regarding the above-referenced matter.

Accordingly, this report is respectfully submitted for your consideration and approval.

Respectfully,

BOARD OF POLICE COMMISSIONERS

A handwritten signature in blue ink that reads "Rebecca Munoz".

REBECCA MUNOZ
Commission Executive Assistant

Attachment

c: Chief of Police

INTRADEPARTMENTAL CORRESPONDENCE

July 16, 2025

1.14

TO: The Honorable Board of Police Commissioners

FROM: Chief of Police

SUBJECT: TRANSMITTAL OF THE GRANT APPLICATION AND AWARD FOR
THE FISCAL YEAR (FY) 2025-26 REAL ESTATE FRAUD
PROSECUTION (REFP) GRANT

RECOMMENDED ACTIONS

1. That the Board of Police Commissioners (Board) REVIEW and APPROVE this report.
2. That the Board TRANSMIT the attached grant application and award, pursuant to Administrative Code Section 14.6(a), to the Mayor, Office of the City Administrative Officer (CAO), Chief Legislative Analyst, and to the City Clerk for Committee and City Council consideration.
3. That the Board REQUEST the Council, subject to the approval of the Mayor, to:
 - A. AUTHORIZE the Chief of Police or his designee to retroactively apply for and ACCEPT the grant award for the Fiscal Year (FY) 2025-26 Real Estate Fraud Prosecution (REFP) Program grant in the amount of \$371,000 from the County of Los Angeles for the period of July 1, 2025, through June 30, 2026;
 - B. AUTHORIZE the Chief of Police or his designee to execute the FY 2025-26 REFP Program Grant Agreement with the County of Los Angeles, subject to the approval of the City Attorney as to form;
 - C. AUTHORIZE the Los Angeles Police Department (LAPD) to spend up to the grant amount of \$371,000 in accordance with the grant award agreement;
 - D. AUTHORIZE the LAPD to submit grant reimbursement requests to the grantor and deposit grant receipts in the Police Department Grant Trust Fund No. 339, Department 70;
 - E. AUTHORIZE the LAPD to prepare Controller instructions for any technical adjustments as necessary to implement Mayor and Council intentions, subject to the approval of the CAO, and AUTHORIZE the Controller to implement the instructions;

F. AUTHORIZE the Controller to establish a grant receivable and appropriate \$371,000 to appropriation account, account number to be determined, within Fund No. 339, Department No. 70, for the receipt and disbursement of the FY 2025-26 REFP Program grant funds;

G. AUTHORIZE the Controller to increase appropriations and transfer, as necessary, the FY 2025-26 REFP grant funds from Fund No. 339, Department No. 70, account number to be determined, to Fund No. 100, Department No. 70, account numbers and amounts as follows:

Account No. 001012	Salaries Sworn	\$187,643
Account No. 001092	Overtime Sworn	\$37,811
Account No. To Be Determined	Related Costs	\$139,347

H. AUTHORIZE the continuation of one resolution authority position within the LAPD through June 30, 2026:

<u>No.</u>	<u>Class Code</u>	<u>Class Title</u>
1	2223-3	Detective III

DISCUSSION

The LAPD is seeking retroactive approval to apply for and accept a \$371,000 grant award for the FY 2025-26 Real Estate Fraud Prosecution (REFP) Program grant from the Los Angeles County Real Estate Fraud Prosecution Trust Fund Committee (County) for the period of July 1, 2025, through June 30, 2026. This is the 25th year of funding for this program.

The Real Estate Fraud Prosecution Trust Fund (Trust Fund) is funded by a filing fee for real estate documents recorded in the County, as provided by California Government Code Section 27388. The Trust Fund supports the efforts of local law enforcement and prosecuting agencies to investigate and prosecute real estate fraud. The County evaluates applications for funds and provides grant awards to selected jurisdictions. The level of annual funding provided by the fee is dependent upon the number of document titles filed within the County of Los Angeles.

The grant reimburses a portion of the annual costs of the LAPD's Real Estate Fraud Unit (REFU). The REFU, which is within the LAPD's Commercial Crimes Division, is responsible for administering the City's Real Estate Fraud Prosecution Program. This unit handles white-collar real estate crimes within the City. The Department requests for the continuation of a resolution authority position for one Detective III funded by the grant for FY 2025-26.

The REFU opened 87 new cases in calendar year 2024 in addition to the cases carried over from 2021-2023. Additionally, the REFU made 17 arrests from cases filed by REFU Detectives. Additionally, as of December 31, 2024, there are 28 cases pending filing by the Los Angeles County District Attorney's Office. These cases tend to be complex, usually developing into

multiple victims being identified, with identity theft and forgery continuing to be the starting point for real estate cases.

Under the grant agreement, the County will reimburse the City for expenses incurred as follows:

Expense Category	Amount
Sworn Salaries	\$ 187,643
Sworn Overtime	37,811
Fringe Benefits	139,347
Travel/Training	--
Equipment	--
Office Supplies	299
Other Costs*	5,900
Total	\$ 371,000

*Other Costs may include cellular phone services, document fees, court reporter fees, title searches, and other miscellaneous expenses that the detectives may incur in relation to investigative work.

The FY 2025-26 REFP Program grant award provides \$187,643 to fund 100 percent of the salary for one Detective III position, as well as \$37,811 for sworn overtime expenses for the REFU, allowing the LAPD to designate additional resources to case investigations, which includes interviewing victims and witnesses. The grant also allocates \$139,347 to fund 100 percent of fringe benefits for one Detective III position and 100 percent of fringe benefits on sworn overtime. The remaining \$6,199 will be utilized for office supplies, title searches, and other miscellaneous fees that the detectives may need to pay in relation to the investigations.

If you have any questions, please contact Senior Management Analyst II Barbra Montesquieu, Officer in Charge, Grants Section, at (213) 486-0380.

Respectfully,


JIM McDONNELL
Chief of Police

BOARD OF
POLICE COMMISSIONERS
Approved *July 29, 2025*
Secretary *Rebecca Munoz*

Attachments



**Chief
Executive
Office.**

COUNTY OF LOS ANGELES

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, CA 90012
(213) 974-1101 ceo.lacounty.gov

CHIEF EXECUTIVE OFFICER

Fesia A. Davenport

June 20, 2025

Chief Jim McDonnell
City of Los Angeles Police Department
100 West 1st Street
Los Angeles, California 90012

Dear Chief McDonnell:

**COUNTY OF LOS ANGELES
2025-26 REAL ESTATE FRAUD PROSECUTION GRANT PROGRAM**

This is to advise you that your Real Estate Fraud Prosecution grant application for the performance period of July 1, 2025, through June 30, 2026, has been approved by the Real Estate Fraud Prosecution Trust Fund Committee, in the amount of \$371,000.

Please complete and return the enclosed Grant Acceptance Form (Enclosure I), and Budget Detail Form (Enclosure II) based on the grant award amount, by June 30, 2025. Both documents must be submitted to accept the grant.

Prior to signing the Grant Acceptance Form, please read the Real Estate Fraud Prosecution Grant Reimbursement Requirements (Enclosure III) to ensure that your agency can meet the supporting documentation requirements necessary for reimbursement for the Real Estate Fraud Prosecution grant. The Grant Acceptance Form must be signed by you or your designee.

Payment of grant funds shall be made subsequent to the receipt of quarterly invoices. Also, enclosed is the Grant Reporting Form (Enclosure IV) which must be completed and returned by September 1, 2026, 60 days following the end of the grant period. Correspondence should be mailed to:

Real Estate Fraud Prosecution Trust Fund Committee
c/o County of Los Angeles Chief Executive Office
500 West Temple Street, Room 754, Los Angeles, California 90012
Attention: Bryan W. Bell



"To Enrich Lives Through Effective And Caring Service"

Chief Jim McDonnell
June 20, 2025
Page 2

All inquiries should be directed to the Real Estate Fraud Prosecution Trust Fund
Committee liaison, Bryan W. Bell at (213) 974-4150 or at bbell@ceo.lacounty.gov.

Sincerely,

Fesia Davenport
Fesia Davenport (Jun 18, 2025 16:11 PDT)

FESIA A. DAVENPORT
Chief Executive Officer

FAD:JMN:MM
RCP:BH:BWB:cc

Enclosures

**2025-26 GRANT ACCEPTANCE FORM
REAL ESTATE FRAUD PROSECUTION PROGRAM**

Agency: Los Angeles Police Department

Address: 100 West 1st Street, Los Angeles 90012

Telephone: (213) 486-8715

Purpose of Grant: Investigation and Prosecution of Real Estate Fraud

Amount Awarded: \$371,000

I understand by the acceptance of these funds, the above agency will:

- Utilize the funds for the prosecution and/or investigation of real estate fraud cases;
- Ensure that receipt of these funds will not be used to offset a reduction in any other source of funds;
- Submit reimbursement claims, at the end of each quarter (if any funding was expended during that quarter), to address at the bottom of this form;
- Understand that award of these funds is subject to the availability of funds deposited into the Real Estate Fraud Trust Fund and that in the event funds deposited are insufficient to cover all grant funds awarded, the Real Estate Fraud Prosecution Trust Fund Committee may reduce each agency's grant award on a pro-rata basis;
- Attend the Real Estate Fraud Task Force monthly meeting; and
- Request carryover of unspent grant funds by **May 1, 2026** if investigations and/or prosecutions are still in progress. Requests to carryover funds for salaries and employee benefits will not be allowed unless the expenditures were incurred during the authorized grant period.

Agency Director

Date

Please return this completed form by **June 30, 2025** to:

Real Estate Fraud Prosecution Trust Fund
c/o Los Angeles County Chief Executive Office
Attn: Bryan W. Bell (213) 974-4150
500 West Temple Street, Room 754
Los Angeles, California 90012
bbell@ceo.lacounty.gov

Name of Agency: Los Angeles Police Department (LAPD)

FY 2025-26 REAL ESTATE FRAUD GRANT

Performance Period: July 1, 2025 through June 30, 2026

Allocation: \$371,000

- ☒ Original Budget
☐ Budget Modification

A. Personnel:

List each position by title of employee. Show the annual salary rate and the percentage of time to be devoted to the project. Compensation paid for employees engaged in grant activities must be consistent with that paid for similar work within the applicant organization. Include a description of the responsibilities and duties of each position in relationship to fulfilling the project goals and objectives in the narrative.

Title	# of Pos.	Annual Salary	Monthly Salary	% of Time	Length of Time	Salary Cost
Detective III	1	\$ 187,643.00	\$ 15,636.92	100.00%	12	\$ 187,643
Total Personnel Costs: \$						187,643

Personnel Narrative:

The Los Angeles Police Department (LAPD) is seeking to fund the salary of one full-time investigative position assigned exclusively to the LAPD Real Estate Fraud Unit (REFU). The Unit is within the Commercial Crimes Division (CCD). The investigative position is: one Detective III with an annual average salary of \$187,643, who is the Unit's supervisor and subject matter expert. The REFU is responsible for investigating real estate fraud cases in the City of Los Angeles.

B. Overtime

List each position by title of employee. Show the number of hours and rate to be devoted to the project. Compensation paid for employees engaged in grant activities must be consistent with that paid for similar work within the applicant organization. Include a description of the responsibilities and duties of each position in relationship to fulfilling the project goals and objectives in the narrative.

Title	# of Pos.	Rate	Number of Hours	OT Cost
REFU & CCD Investigators	3	\$ 124.42	303.90	\$ 37,811
Total Personnel Costs: \$				37,811

Personnel Narrative:

Overtime funding will primarily be utilized by REFU detectives, but may also be extended to other CCD detectives, who are not part of the REFU but provide vital support for the REFU investigators in building solid cases. For example, CCD detectives may assist with the service of search warrants regarding real estate matters, operate in an undercover capacity to pose as a notary public or loan officer, and conduct surveillance on suspects that the REFU arrested for real estate crimes. REFU and CCD investigators may be a Detective I, Detective II, or a Detective III. Of note, the overtime rate listed above is an average rate for the investigators.

C. Taxes and Fringe Benefits (FB)

Fringe benefits should be based on actual known costs or an established formula. Fringe benefits are for the personnel listed in budget category (A) and only for the percentage of time devoted to the project. Fringe benefits on overtime hours are limited to FICA, Worker's Compensation, and Unemployment Compensation.

Title	# of Pos.	Basis Monthly	Basis Monthly	Benefit Rate	FB Cost
FB for Salary of Detective III	1	\$ 15,636.92	12	72.45%	\$ 135,947
FB on Overtime for REFU & CCD Investigators	3	\$ 14,433.24	12	8.99%	\$ 3,399
Total Taxes and Fringe Benefit Costs: \$					139,347

FB Narrative:

Agency to provide a copy of the Indirect Cost Rate sheet. This rate should reconcile to the Benefit Rate used on this sheet.

As of the submission of this budget, the Federally approved Cost Allocation Plan (CAP) rate for sworn salary is the CAP 42 rate, at 72.45%. The total FB for one Detective III position is: \$187,643 x 72.45% = \$135,947. The City of Los Angeles will pay the remaining costs of any fringe benefits not covered by the grant award. Fringe benefits on overtime (budgeted at \$37,811) is at the rate of 8.99% (FICA (Medicare) 1.392% + Worker's Compensation 7.605% + Unemployment 0.007% + Share of Carry Forward - 0.015%).

D. Travel/Training

Item	Computation	Travel Cost
	\$	-
	\$	-
Total Travel Costs: \$		-

E. Equipment

Item	Computation	Equipment Cost
	\$	-
Total Equipment Costs: \$		-

Equipment Narrative:

Name of Agency: Los Angeles Police Department (LAPD)

FY 2025-26 REAL ESTATE FRAUD GRANT

Performance Period: July 1, 2025 through June 30, 2026

Allocation: \$371,000

- ☐ Original Budget
☐ Budget Modification

F. Office Supplies/Misc. Expenses

List items by type (office supplies, postage, training materials, copying paper, and other expendable items such as books, hand held tape recorders) and show the basis for computation. Generally, supplies include any materials that are expendable or consumed during the course of the project.

Supply Items (Itemize)	Computation	Supplies Cost
Adobe Acrobat Pro DC Subscriptions (1 Year)		\$ 299
Total Supplies Costs: \$		299

Supplies Narrative:

Provide copies of supplies receipts when submitting invoices for payment.

Funding will support the investigative and administrative activities under the Real Estate Fraud Grant Program. Items include, but are not limited to: paper products, pens, binders, standing desks, printer ink, recorders, label makers, USBs, computer accessories, Adobe Creative Cloud or DC Pro subscriptions, tablets, laptops, monitors, video conferencing television, video conferencing accessories, etc. In particular, the Adobe Creative Cloud subscriptions will greatly help the detectives in their ability to do redactions on their case-related documents. The various technology supplies (tablets, laptops, video conferencing television, video conferencing accessories, Faraday bags, etc) will enable the REFU detectives and grant administrator in efficiently carrying out REFP-related activities with up-to-date supplies.

G. Other Costs (Itemize)

List items (e.g., rent, reproduction, telephone, janitorial or security services, and investigative or confidential funds) by major type and the basis of the computation. For example, provide the square footage and the cost per square foot for rent, and provide a monthly rental cost and how many months to rent.

Item	Computation	Other Costs
Fees (Document Fees, Court Reporter Fees, Title Searches, etc)		\$ 3,600
Cellular Phones and Monthly Services		\$ 2,300
Total Other Costs: \$		5,900

Other Costs Narrative:

Funding will cover the costs of fees paid during the course of investigations, such as document fees, court reporter fees, title searches, etc, including a 1-year subscription for public, non-confidential real estate documents.

The REFU has four cellular lines to enhance communication within the Unit and to use during its investigations. Funding will support cellular phone equipment and services during the grant period of July 2025 - June 2026.

Budget Summary – When you have completed the budget worksheet, transfer the totals for each category to the spaces below. Compute the total direct costs and the total project costs.

Budget Category	Amount
A. Personnel	\$ 187,643
B. Overtime	\$ 37,811
C. Fringe Benefits	\$ 139,347
D. Travel	\$ -
E. Equipment	\$ -
F. Supplies	\$ 299
G. Other Costs	\$ 5,900
Total Projected Costs	\$ 371,000

**REQUIRED SUPPORTING DOCUMENTS
FOR REAL ESTATE FRAUD GRANT EXPENDITURES**

Submit all claims and supporting documentation to:

Bryan W. Bell, Principal Analyst
County of Los Angeles Chief Executive Office
500 West Temple Street, Room 754, Los Angeles, CA 90012

****IMPORTANT**** Unless otherwise instructed, please use one invoice per program budget allocation. In order to process payment, ~~you must submit this checklist with the supporting documents for all expenditures you are claiming on the submitted invoice.~~ Request for reimbursements must be submitted every quarter. Failure to submit the required supporting documentation for your expenditures can result in disallowances, reporting discrepancies or delays in the payment process. Additional supporting documentation may be requested at any time.

EXPENDITURE CLAIMS MUST INCLUDE THE FOLLOWING:

- ☒ **Purchase Order**
- ☒ **Invoice:** Must be stamped "PAID," signed with authorized signature for payment, and dated.
- ☒ **Proof of Delivery:** Packing slips should be included. If packing slips were not part of the equipment delivery (e.g. licenses), the P.O. needs to be stamped "RECEIVED" with the date received, and signature.
- ☒ **Proof of Payment:** Include proof of payment and proof the payment has **CLEARED**. Proof of payment must have reference to the invoice, and amount paid must match the invoice amount. If multiple invoices are being paid with one check, the invoices must be listed with corresponding amounts. Price quotes **will not be accepted** as proof of purchase for reimbursement
- ☒ **Expenditure Report:** Complete the attached 'Expenditure' Report and submit with invoice.

FOR PERSONNEL

- ☒ **Functional Timesheets:** indicating the # of hours charged to grant related activity per day, **signed by employee and supervisor** (must match payroll register)
- ☒ **Payroll register** indicating the salary, hourly rate, employee benefits, overtime rate. Include backfill for name of employee attending training/exercise, break-down of pay rate and benefits rate (official payroll register and not an excel document).
- ☒ **Copy of applicable Pre-Approved Employee Benefit Rate**
- ☒ **S&EB Report:** Complete the attached 'Salaries & Employee Benefits' Report and submit with invoice.

Completed By: _____

Signature: _____

Date: _____

**COUNTY OF LOS ANGELES
REAL ESTATE FRAUD GRANT
Reimbursement Request Invoice Form**

ENCLOSURE III
(2 of 4)

FISCAL YEAR 2025-26

Remit Financial Back-Up Documentation to:

Bryan W. Bell, bbell@ceo.lacounty.gov
County of Los Angeles Chief Executive Office
Kenneth Hanh Hall of Administration
500 West Temple Street Room 754
Los Angeles, CA 90012

Agency: Sample Police Dept (Grantee)

Prepared By: Sample Preparer Name

Phone No.: xxx xxx - xxxx

Email: Sample@agency.gov

QTR #1 ☒
QTR #2 ☐
QTR #3 ☐
QTR #4 ☐

Expenditure Claim Period:

☒ July 1 to Sep 30
☐ Oct 1 to Dec 31
☐ Jan 1 to March 31
☐ Apr 1 to Jun 30

Real Estate Fraud Grant	Expenditure Period Being Claimed	Approved Budget	Current Expenditure	Previously Expended	Remaining Grant
Salaries & Employee Benefits (S&EB)	QTR #1	\$ -	\$ -	\$ -	\$ -
Overtime	QTR #1	\$ -	\$ -	\$ -	\$ -
Services & Supplies (S&S)	QTR #1	\$ -	\$ -	\$ -	\$ -
Equipment and Fixtures	QTR #1	\$ -	\$ -	\$ -	\$ -
Travel & Training	QTR #1	\$ -	\$ -	\$ -	\$ -
Title Searches/Other (Itemized)	QTR #1	\$ -	\$ -	\$ -	\$ -
Total Grant		\$ -	\$ -	\$ -	\$ -

This financial back-up claim is in all respects true, correct, and all expenditures were made in accordance with applicable laws, rules, regulations, and grant conditions and assurances. All supporting documentation related to these expenditures has been retained and is herein submitted in accordance with grant guidelines along with this signed original invoice.

Authorized Department Approval:

County of Los Angeles - Chief Executive Office

County of Los Angeles - Chief Executive Office

Bryan W. Bell

Print Name

Principal Analyst, CEO

Title

/s/ Bryan W. Bell

Signature

Date

bbell@ceo.lacounty.gov

213-974-4150

Remit Payment To:

Sample PD Agency (Grantee)

Sample Street Address

Sample City, Zip

Special Instructions:

Please reference _____ on payment

Grantee Agency Office Use Only

Contract No: _____

Reviewed by: _____

FSR Quarter Reported: _____

Invoice Tracking No: _____

Cash Request No: _____

Invoice No: _____

Document ID No: _____

COUNTY OF LOS ANGELES
REAL ESTATE FRAUD GRANT
EXPENDITURE REPORT

ENCLOSURE III
(3 of 4)

1. Complete "Expenditure Report"
2. Submit with Invoice or "electronically to:
- Bryan W. Bell, bbell@ceo.lacounty.gov

Agency: Sample Police Dept.
Prepared By: _____
Approved By: _____

Date: 6/15/2025

Expenditure period: Jan 1 to March 31

0

Email: email@pd.gov
Phone No.: xxx-xxx-xxxx

EQUIPMENT

Make and Model	Equipment Description	Qty	Expenditure Amount	Invoice #	Vendor	Acquired Date	Serial Number	Agency Tag ID #	Condition and Disposition	Deployed Location
Example: Dell Precision XPS	Core i7 computer tower desktop	1.0	\$1,200.00	sample	DELL	6/10/2019	sample	sample	new	RE Fraud Unit in East Los Angeles Station
TOTAL		1.0	\$1,200.00							

SERVICES & SUPPLIES

Vendor	Description	Invoice #	Expenditure Amount	Date Paid	DOC #				
TOTAL			\$0.00						

TRAVEL & TRAINING

Vendor	Employee	Training Title	Expenditure Amount	Date Paid	DOC #	Invoice #			
TOTAL			\$0.00						

TITLE SEARCHES

Vendor/Description	Invoice #	Doc #	Expenditure Amount	Date Paid					
TOTAL			\$0.00						

APPEND CATEGORY AS NEEDED

Vendor/Description	Invoice #	Doc #	Expenditure Amount	Date Paid					
TOTAL			\$0.00						

ENCLOSURE III
(4 of 4)

Personnel	Budgeted Positions	Actual Positions	Approved Budget	Budget Mods	Adjusted Budget	Current Expenditure	Cumulative Expenditure	Available Balance		
Example: Deputy Bonus II	4.0	4.0	\$1,050,000.00	\$0.00	\$1,050,000.00	\$125,432.44	\$764,248.68	\$160,318.68		
Example: Sergeant	0.75	0.75	\$150,000.00	\$0.00	\$150,000.00	\$25,433.45	\$65,483.70	\$59,082.85		
TOTAL SALARIES AND EMPLOYEE BENEFITS			Error/Not bala	\$0.00	\$1,200,000.00	\$150,865.89	\$829,732.58	\$219,401.53		

[illegible]

Overtime Summary			Approved Budget	Budget Mods	Adjusted Budget	Current Expenditure	Cumulative Expenditure	Available Balance		
			\$0.00	\$0.00	\$0.00	\$914.99	\$0.00	-\$914.99		
TOTAL OVERTIME SUMMARY			\$0.00	\$0.00	\$0.00	\$914.99	\$0.00	-\$914.99		

Name	Position	Monthly Salary	OT Rate per hour	Dates Worked	OT Hours	Total OT	EB Rate (%)	Total Amount		
Example: Last, First	Sergeant	\$ 13,267.30	\$114.37	1/11/2019	8.0	\$914.99		\$914.99		
		TOTAL OVERTIME DETAIL			8.0	\$914.99	\$0.00	\$914.99		

**REAL ESTATE FRAUD PROSECUTION REPORTING FORM
FY 2025-26
(July 1, 2025 - June 30, 2026)**

By September 1, 2026, please provide the Real Estate Fraud Prosecution Trust Fund Committee with the information requested below. Please return the completed form to:

Real Estate Fraud Prosecution Trust Fund Committee
c/o Los Angeles County, Chief Executive Office
Attn: Bryan W. Bell
(213) 974-4150
500 West Temple Street, Room 754
Los Angeles, California 90012
bbell@ceo.lacounty.gov

1. Please provide for FY **2025-26**:

Number of cases filed:
Number of complaints:
Number of investigations:
Number of arrests:
Number of convictions:

2. Number of victims involved in cases filed in FY **2025-26**:
3. Total aggregate monetary loss suffered by victims in FY **2025-26**:
4. Amount of grant funds awarded in FY **2025-26**:
5. Of the amount awarded, how much was actually expended?
6. Detail of amount expended: Amount

Salaries:

(Salaries, Dept. Overhead, Shooting/Bilingual Bonus)

Employee Benefits:

Overtime:

Equipment:

Travel:

Training:

Supplies:

Other: (Title Searches)

ENCLOSURE IV

7. On a separate page, please provide a detailed description of each of the components listed under #9 (for example, number of staff and classification, type of equipment or supplies purchased, type of training, etc.)

AGENCY: _____

CONTACT: _____

PHONE NO: _____

E-MAIL: _____

**COUNTY OF LOS ANGELES REAL ESTATE FRAUD PROSECUTION PROGRAM
2025-26 GRANT APPLICATION**

Please complete all the information requested by this grant application. The grant funds can only be used for investigation and deterrence of real estate fraud (Government Code Section 27388(b)). Grant funds cannot be used to offset a reduction in any source of funds (Government Code Section 27388(g)). This grant will fund programs from July 1, 2024 through June 30, 2025. Please return completed application via **scanned email** and originals must be mailed and postmarked by **April 22, 2025** to:

Real Estate Fraud Prosecution Trust Fund Committee
Bryan W. Bell, Principal Analyst, CEO
bbell@ceo.lacounty.gov
Chief Executive Office
500 West Temple Street
Hall of Administration, Room 754
Los Angeles, California 90012
(213) 974-4150

Name: Detective III Brian Calicchia, Real Estate Fraud Unit

Agency: Los Angeles Police Department

Address: 100 West First Street, Room 533, Los Angeles, California 90012

Telephone: (213) 486-8715 E-mail: 36369@lapd.online

Purpose of Grant: The Los Angeles Police Department (LAPD), Real Estate Fraud Unit (REFU), will utilize grant funding to support five full-time investigative positions whose responsibility is to investigate real estate fraud cases in the City of Los Angeles. The secondary purpose is to support the investigators in this assignment by providing funding for expenditures related to overtime, travel, training, supplies, equipment, and other costs. The total amount requested for salaries, fringe benefits, overtime, travel, training, supplies, and other costs is \$ 1,663,958.

Los Angeles County Real Estate Fraud Prosecution Program
2025-26 Grant Application
Page 2

Amount Requested: \$ 1,663,958

On a separate page, please detail how the amount of funding requested will be expended, including number of positions, salaries and employee benefits, equipment, supplies, administrative overhead, and/or any other expenditure by type.

The statute requires that the law enforcement agency receiving funds either (please check if appropriate):

- A. Have a unit, division, or section devoted to the investigation or prosecution of real estate fraud, or both, which has been in existence for at least one year prior to the application date.
- B. Have on a regular basis, during the three years immediately preceding the application date, accepted for investigation or prosecution, or both, and assigned to specific persons employed by the agency, cases of suspected real estate fraud, and actively investigated and prosecuted those cases.

Please describe your department's current real estate fraud investigation program, and if applicable, the length of time this unit has been devoted to investigating these cases. Please also state the name of the supervisor of your real estate fraud investigation/prosecution unit and the number of staff positions assigned to it.

Please refer to pages 4-5.

Los Angeles County Real Estate Fraud Prosecution Program
2025-26 Grant Application
Page 3

Number of real estate fraud cases currently under investigation: 119 cases

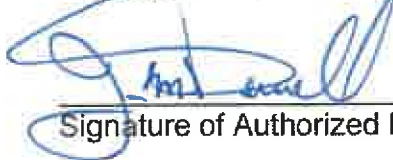
Amount of aggregated monetary losses suffered by victims in real estate fraud cases currently under investigation: \$ 201,699,783

Number of real estate fraud cases filed with the court(s) in calendar year 2024:
18 presented, 7 filed, 28 pending filing, 10 rejects, and 13 convictions

Number of victims involved in the cases filed with the court(s) in calendar year 2024:
12 victims

Amount of aggregated monetary losses suffered by victims in real estate fraud cases filed with the court(s) in calendar year 2024: \$ 13,439,000

Jim McDonnell
Authorized Representative


Signature of Authorized Representative

Chief of Police
Title

4-23-25
Date

The Los Angeles Police Department is seeking \$1,663,958 in grant funding for the investigation and deterrence of real estate fraud. The grant will fund the salaries and fringe benefits, totaling \$1,647,958, of five full-time investigative positions assigned exclusively to the Real Estate Fraud Unit (REFU) in the Commercial Crimes Division (CCD). The investigative positions are: two Detective III investigators, including the Unit's supervisor and subject matter expert, and three Detective II investigators. The funding will also be utilized by the five REFU Detective investigators for overtime in the amount of \$100,000. Overtime funding may also be extended to other CCD detectives, who are not part of the REFU but provide vital support for the REFU investigations in building solid cases.

The annual salaries, employee benefits, overtime, and fringe benefits on overtime calculations are provided below. Salaries and overtime rate used are average for the position indicated. Please note that the fringe benefits amount was calculated based on the Federally approved Cost Allocation Plan (CAP) 42 rate of 72.45%. Fringe benefits on overtime was also calculated at the CAP 42 rate of 8.99%, which includes Medicare, Worker's Compensation, Unemployment, and Share of Carry Forward.

Additionally, included in the requested budget is \$3,000 for training and travel costs, \$3,000 for office supplies, and \$10,000 for other costs related to investigations (including cellular phone services, document fees, court reporter fees, database program(s) for title searches, Adobe software, and similar fees associated with the REFU investigations).

Personnel Costs

Salaries:

Detective III	2	\$ 187,643/year x 2 =	\$ 375,286
Detective II	3	\$ 172,376/year x 3 =	517,128
			<u>\$ 892,414</u>

Fringe Benefits:

Detective III	2	\$ 187,643/year x 2 x 72.45% =	\$ 271,895
Detective II	3	\$ 172,376/year x 3 x 72.45% =	374,659
			<u>\$ 646,554</u>

Overtime:

REFU Investigators	717.15 hrs x \$139.44/hr =	\$ 100,000
Fringe on Overtime	\$100,000.00 x 8.99% =	8,990
		<u>\$ 108,990</u>

Total Personnel Costs \$ 1,647,958

Operating Costs

Travel/Training	\$ 3,000
Office Supplies	3,000
Other Costs	<u>10,000</u>
	\$ 16,000

Total Operating Costs **\$ 16,000**

TOTAL COSTS **\$ 1,663,958**

The Los Angeles County Real Estate Fraud Prosecution (REFP) Program has funded the LAPD REFU operations for 25 years. The LAPD's original resolution authority was for five full-time positions whose responsibility was to investigate real estate fraud cases on a Citywide basis. The REFU currently operates with three full-time positions.

The REFU opened 87 new cases in calendar year 2024 in addition to the cases carried over from 2021-2023. The REFU made 17 arrests in conjunction with the cases filed by REFU detectives. Additionally, as of December 31, 2024, there are 28 cases pending filing by the Los Angeles County District Attorney's Office. These cases continue to be complex and complicated, usually developing into additional victims being identified and located. An average case takes approximately 12-36 months to complete from the time of reporting. The prevalence of fraudulent recorded documents has intensified the number of reported crimes. Identity theft and forgery continue to be a frequent starting point for real estate cases.

The REFU has established a reputable name within the private sector of the real estate community and is known for its collaboration, professionalism and subject matter expertise. Frequently, the REFU receives calls from the private industry regarding possible suspects in the act of committing real estate fraud. The REFU is able to mobilize operational resources to conduct undercover operations, identify suspects, make arrests and prevent fraud from being completed and money loss. Other law enforcement agencies also contact the REFU for advice and direction.

Detective III Brian Calicchia, Serial No. 36369, is the current supervisor for the REFU.