# Communication from Public

**Name:** Geary Juan Johnson

**Date Submitted:** 09/04/2023 08:29 PM

**Council File No:** 21-0541

**Comments for Public Posting:** HOUSING AND HOMELESSNESS COMMITTEE; CAO and LAHD reports relative to the feasibility of creating a pilot program to house formerly homeless Angelenos in Accessory Dwelling Units (ADU) and creating an ADU financing pilot program. Opposed. In a Los Angeles city government marked by racism, corruption and misuse of federal funds, how does a Blackman qualify for housing services? Opposed because I still do not having a working intercom in my apartment and I have still not been assigned a tandem parking stall. The actions of the city government employees are racist and outrageous. “The respondents have not supplied me with the parts to use the Akuxox system and this has caused harm to me as approximate result in that I do not have keypad access and I do not have intercom access. This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation….. Their acts were intentional to cause harm.”From Los Angeles city council file 23-1200-S132. Communications from the Public. Submitted 07/31/2023 10:24 PM. This is a public document. See Council File Number: 21-1015-S4 . Communications from the Public by G Johnson. https://clkrep.lacity.org/onlinedocs/2021/21-1015-S4_PC_PM_08-07-2023.pdf In a major victory for privacy rights, the U.S. Supreme Court ruled today that the government needs a warrant to obtain location information from cell phones showing where a user has been. The Court found that cell phone users have a reasonable expectation of privacy under the Fourth Amendment – echoing similar points made in a Brennan Center friend of the court brief filed in the case, Carpenter v. United States. “Almost every American uses a cell phone, and the Court correctly affirmed that those who do so do not give up their constitutional privacy rights,” said Rachel Levinson Waldman, senior counsel at the Brennan Center for Justice at NYU School of Law." (Source: Google) The Los Angeles Mayor and City Council are the laughing stock of the country. Don’t they know what an RV is? “A recreational vehicle, often abbreviated as RV, is a motor vehicle or trailer that includes living quarters designed for accommodation. Types of RV include motorhomes, camper, vans, coaches, caravans (also known as travel trailers and camper trailers), fifth-wheel trailers, popup campers, and truck campers. Typical amenities of an RV include a kitchen, a bathroom, and one or more sleeping facilities. RVs can range from utilitarian – containing only sleeping quarters and basic cooking facilities – to luxurious, with features like air conditioning (AC), water heaters, televisions and satellite receivers, and quartz countertops, for example. RVs can either be trailers (which are towed behind motor vehicles) or self-propelled vehicles. Most RVs are single-deck; however, double-deck RVs also exist. To allow a more compact size while in transit, larger RVs often have expandable sides (called slide-outs) or canopies that are deployed when stationary." Source: Wikipedia. Why Gays Harassed In the Workplace Should Not Complain to the EEOC “EEOC opens door to sue Activision for sexual harassment - Wordpress” https://wp.me/P57D2C-1w9 Attachments: Links websites and YoutubeEmail. August 27, 2023. To property owner and city government officials. Subject: “The

actions of Respondents are Intentional to Cause Harm. Demand for $1 Million Dollars in Damages to CRD Complaint Case 202305-20745222- Owner Refuses Housing Modifications." HUD asked for help; they are just as full of shit as the rent. ; Complaint CRD naming City Of Los Angeles. (redacted without attachments) . May 22, 2023; Signed Complaint CRD . CASE NUMBER 202305-20745222. The CRD prevented the Claimant from filing this strictly as an Unruh complaint.; Housing Mayor Karen Base Notice of Case Closure. CE282421. 8/3/23.; Letter to Editor. Random Lengths News. August 3-16 2023.; Email Response to City Case Closure: "Biased case closure city RSO CE282421. MAINTENANCE, AKUVOX TOOLS, AND REQUEST FOR ACCOMMODATION DENIED. August 14, 2023."

“LA City employees declared as "Racists" PC 22-1327 - Wordpress”
https://wp.me/P57D2C-1sY

“Los Angeles  denies Black tenants full and equal housing repair or replacement - Youtube”
https://youtu.be/f__yiQw5Iqk

“Discrimination and Corruption Los Angeles Housing Department - Youtube”
https://youtu.be/1F3Hbb2f3VQ

“Denial of housing services under Unruh CC 51- Youtube”
https://youtu.be/VbFj__JK1QE

# Racism Seen in Los Angeles September 1, 2023

Text

The actions of Respondents are Intentional to Cause Harm. Demand for $1 Million Dollars in Damages to CRD Complaint Case 202305-20745222- Owner Refuses Housing Modifications.

From: G Johnson (tainmount@sbcglobal.net)

To: patrice.doehrn@dfeh.ca.gov; tina.walker@dfeh.ca.gov; susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; meghan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org

Cc: dave.vargas@hud.gov; cfontanesi@hudoig.gov; foiarequests@hudoig.gov; whistleblower@hudoig.gov; hudlosangelesoph@hud.gov; meena.s.bavan@hud.gov; maria.j.granata@hud.gov; ben.luu@hud.gov; mayfelisa.miso@hud.gov; albert.e.proctor@hud.gov; timothy.a.still@hud.gov; twan.quach@hud.gov; jameel.e.hill@hud.gov; hud-pihrc@ardentinc.com

Date: Sunday, August 27, 2023 at 09:46 AM PDT

**I am a tenant who is Ham-Jew-DNA-Kushite/Black male American . I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52**

# RACISTS AMONG US

# The city housing department per the claim for damages against the city is requested to access damages of $1 million dollars against the property owner for the acts stated herein

Dear CRD per case number above and to Respondents:

RESPONDENTS:

1. **City of Los Angeles Housing Department including RSO, REAP, and code enforcement divisions 1**200 W. 7th Street Floor 1, Los Angeles CA 90017- via email above

2. **Meghan Hayner,** Bold Partners, 520 Pacific Street #5, Santa Monica, CA 90405 - via email above

3. **Skylight Real Estate Advisors** 5600 W. Jefferson Blvd. LOS ANGELES, CA 90016
4. **Power Property Management Inc**., 8885 Venice Blvd #205, Los Angeles, California 90034-

5. **Hi Point 1522 LLC,**
c/o Thomas Khammar,
Power Property Management Inc.,
8885 Venice Blvd #205, Los Angeles, California 90034- via email and facsimile

6. **Mayor Karen Bass**, staff, city council members,
City Hall, 200 North Spring Street, Los Angeles CA 90012 - via email

7. Nisi Walton. Power Property Management Inc.

thomas@powerpropertygrp.com highpoint1522@gmail.com
09e41e7459a05677911c@powerpropertygroup frontdesk@powerpropertygrp.com;
nisi@powerpropertygrp.com; brent@powerpropertygrp.com;

OWNER MEGHAN HAYNER AT meghan@boldpartnersre.com

This email represents new evidence as the owner accepted payment of rent on August 1, 2023. The tendered check from myself endorsed by the owner says "for intercom repair in unit, rent and tandem parking." Check #1250. The owner has received adequate notice. **The repairs have not been made and the tandem parking requested has not been provided.**

1. The City of Los Angeles government, Los Angeles Housing Department, Hi Point 1522 LLC, Power Property Management Inc. including Thomas Khammar, Brett Parsons, and **Nisi Walton**, have denied me a good faith interactive process and reasonable housing accommodation/modification for my disability, i.e the intercom unit in my apartment is still not working as intended, and I have still not been provided a tandem parking stall even after a written request from my doctor.

2. The Civil Rights Department of the State of California is requested to access each party above $1 million dollars (one million) because they have denied me a good faith interactive process and reasonable accommodation for my disability, and denied me housing accommodations as requested.

3. In addition I have been denied full and equal housing services due to my race, Black, sex male, age over 45, and because I have a disability. Select white female tenants and not over the age of 45 residing at this address have been granted free Wi-Fi and internet, such services denied to me.

4. The owner continues to collect rent as well as charge select units utility charges when such units were only allowed a vacancy decontrol in rent amounts that does not authorize

an increase in utility charges previously included in the rent. The city housing department is complicit in this violation of the Costa-Hawkins law.

5. I have requested information from the owner on the Akuvox system and have not received such information that was fully provided to white tenants; I have been treated in an arbitrary and less than full and equal manner because I am a Black male over the age of 45 with a disability.

6. The city government, as the causal nexus affect of my written complaints to them, have at all times refused to provide the housing services requested by me; their actions of not doing so are intentional to cause harm to me. The city government at all times, thru the provisions of the LAMC housing, code enforcement, and REAP regulations are liable to provide me the services requested. My city Los Angeles housing RSO complaints, code enforcement complaints, and REAP complaints establish the nexus and causal connection to city employees and the harm I have experienced.

**"James Byrd Jr. (May 7, 1998. Shawn Berry, Lawrence Brewer, and John King dragged him for three miles (five kilometers) behind a pickup truck along an asphalt road. Byrd, who remained conscious for much of his ordeal, was killed about halfway through the dragging when his body hit the edge of a culvert, severing his right arm and head. The murderers drove on for another 1+ 1⁄2 miles (2.5 kilometers) before dumping his torso in front of a black church."**

**"(Re Emmett Till). Several nights after the incident in the store, Bryant's husband Roy and his half- brother J.W. Milam were armed when they went to Till's great-uncle's house and abducted Emmett. They took him away and beat and mutilated him, before shooting him in the head and sinking his body in the Tallahatchie River. Three days later, Till's body was discovered and retrieved from the river."**

**"There was some kind of scuffle two hundred yards down the street, again strangely noiseless, and a huddled knot of men opened up to reveal two brawlers being separated and pulled away from their fight. What I saw next gave me a fright: in the farther distance, beyond the listless crowd, the body of a lynched man dangling from a tree. The body was slender, dressed from head to toe in black, reflecting no light. It soon resolved itself, however, into a less ominous thing: dark canvas sheeting on a construction scaffold, twirling in the wind."**

**— Teju Cole, Open City**

7. EMAIL NOT RESPONDED TO My July 17, 2023 email at 1:15 pm has not been responded to by the owner Meghan Hayner, Bold Properties Inc., Hi Point 1522 LLC, Power Property Management Inc., Thomas Khammar, Brent Parsons, Nisi Walton, or Kassandra Harris (resident manager), or by the city Housing Department. My August 8, 20223 email at 8:09 pm has not been responded to by any of the Respondents.

8. THE NON-WORKING INTERCOM
After complaining about this since 2014 (over eight years), the intercom in my unit is still not functioning as intended. Not working. I have not received any written notification or otherwise of when it will be repaired or replaced.

9. THE AKUVOX SYSTEM

The owner installed the Akuvox SmartPhone App based Door Entry system on the outside of the building around May 19, 2023. I have not been provided any information by Meghan Hayner, Bold Properties Inc., Hi Point 1522 LLC, Power Property Management Inc., Thomas Khammar, Brent Parsons, Nisi Walton, or Kassandra Harris (resident manager) or by the city Housing Department.as to how to operate the system. My own research at $22.00 per hour indicates that a smartphone and Wi-Fi/Internet are needed to operate the system which I presume includes the function of keypad entry. The owner and city has not supplied me with the parts to operate the Akuvox, i.e. the smartphone, Wi- Fi/Internet, and has not supplied me with the keypad number to allow deliveries and guests to enter the building. The keypad number was previously 1967E but the front door keypad was removed May 19 2023 and the rear building keypad remains. I paid extra rent monies for the front door keypad and the intercom that was removed from the front of building on May 19, 2023. The city is liable under the LAMC and code enforcement and REAP provisions to provide the parts to me to operate the Akuvox system.

10. TANDEM PARKING

The owner has previously stated that unit 9 tenants are entitled to a tandem parking stall. However the parking stall we have is a single car stall as pictures supplied to the city indicate. Meghan Hayner, Bold Properties Inc., Hi Point 1522 LLC, Power Property Management Inc., Thomas Khammar, Brent Parsons, Nisi Walton, or Kassandra Harris (resident manager), or by the city Housing Department have refused to indicate the assigned number of the tandem parking stall that Thomas Khammar says that unit 9 is entitled to. The tandem parking stall issue has been pending since 2014 also. **All respondents have ignored my doctor requests for such services as a housing accommodation/modification.** It is a repair issue that the striping for stall #8 should be extended to make it a tandem stall. Such repair the owner is liable for as well as the city.

January 23, 2019 Contact: Fahizah Alim (916) 585-7076 For Immediate Release Fahizah Alim@dfeh.ca.gov

## DFEH Settles Employment Disability Discrimination Case against Inter-Con Security Systems, Inc.

*Security guard receives $87,000 and reinstatement after employer fails to engage in interactive process*

**Sacramento** – The California Department of Fair Employment and Housing (DFEH) has reached settlement in an employment disability discrimination case with Inter-Con Security Systems, Inc. (Inter- Con) involving an employee who alleged that he was denied a good-faith interactive process and reasonable accommodation for his disability.

The employee, a security guard, filed a complaint with DFEH in February 2017, alleging that Inter-Con transferred him to a post that required more standing than his disability-related restriction permitted, and did not grant his request to return to a previous post where he could perform the duties successfully without accommodation. The complaint alleged that Inter-Con then placed him

on unpaid leave, stating that Inter- Con is a "zero restriction" company. DFEH found cause to believe a violation of the Fair Employment and Housing Act had occurred and filed a civil complaint in March 2018 in Sacramento County Superior Court. The parties reached a settlement agreement in which Inter-Con agreed to pay $87,000 to the complainant and $5,000 to DFEH for attorneys' fees and costs. Inter-Con has also reinstated the complainant to his position as a security guard.

"The law requires employers to engage in a meaningful, good-faith interactive process to see if a reasonable accommodation will allow an employee with a disability to continue working," said DFEH Director Kevin Kish. "DFEH is committed to seeking the reinstatement of employees in appropriate cases."

In addition to paying a total of $92,000 to settle the lawsuit, Inter-Con has agreed to monitor all requests for reasonable accommodation for the next three years and report compliance to DFEH, disseminate information about anti-discrimination laws to its employees, and develop and implement a written anti- discrimination policy as well as a written interactive process policy.

Staff Counsel Grace Shim and Assistant Chief Counsel Nelson Chan represented DFEH in this matter.

*###*

*The DFEH is the state agency charged with enforcing California's civil rights laws. The mission of the DFEH is to protect the people of California from unlawful discrimination in employment, housing and public accommodations and from hate violence and human trafficking. For more information, visit the DFEH's web site at* http://www.dfeh.ca.gov.

ARTICLE

https://www.kts-law.com/reasonable-accommodation-or-undue-burden/#:~:text=If%20the%20disability%20is%20not,the%20person%20qualifies%20as%20disabled.

**Reasonable Accommodation or Undue Burden? Revised March, 2015**

Disability is the most common basis for the filing of housing discrimination complaints in California and nationally. Under federal and state fair housing laws, residents of rental housing who have disabilities are entitled to two rights that are not available to residents without disabilities. Residents with disabilities may make "reasonable modifications," which are physical changes to the premises such as installing grab bars. They are also entitled to be granted exceptions to the normal rules, policies practices or services. Such exceptions are called accommodations and may include things such as granting a resident with a disability the opportunity to have a companion animal despite a "no pet" policy. Many disability-related cases involve an alleged failure of a landlord to grant a request for a reasonable accommodation.

The Fair Housing Amendments Act (FHAA) defines discrimination as including "a refusal to make reasonable accommodations in rules, policies, practices, or services, when such

accommodations may be necessary to afford [a person with a disability] equal opportunity to use and enjoy a dwelling." 42 U.S.C. §3604(f)(3)(B).

The threshold issue in determining whether a reasonable accommodation request must be granted is whether the resident in question meets the California definition of disability. If the disability is apparent, no verification of disability is required. If the disability is not apparent, the applicant or resident may be required to provide verification that he/she meets the California definition of disability. There can be NO inquiry into the nature or extent of the disability, but the landlord has the right to confirmation that the person qualifies as disabled. For an exception to the rules to be granted, the person with an apparent or verified disability must also have a disability-related need for the requested exception. That is, granting the request must be necessary in order for the resident to be able to use and enjoy the rented premises on an equal basis. If the disability-related need is not apparent, it may be required to be verified as well.

Assuming there is a showing of disability and disability-related need, a landlord may not refuse a request unless it is "unreasonable." Accommodations are generally considered to be reasonable unless they would constitute an "undue" financial or administrative burden on the landlord, or would fundamentally alter the nature of the services rendered by the housing provider. Some burden or cost is expected to be borne by the landlord. The analysis of whether a burden is "undue" is expected to take into account the resources available to the particular landlord in question.

For instance, an accommodation that may not be an undue financial burden for a company that owns a large number of units may be unduly burdensome for an owner with fewer units. Courts have recognized that the reasonable accommodation inquiry is highly fact-specific, requiring a case- by-case determination. If a landlord determines that an accommodation request is unreasonable, he or she is expected to enter into an "interactive process" with the resident to attempt to negotiate a reasonable alternative accommodation.

In the past, the financial impact of accommodations was generally indirect. For example, if a landlord assigned a reserved parking space to a mobility- impaired resident, the landlord would be expected to bear the relatively small cost of painting stripes and putting up a sign for the space. In recent years, a trend seems to have developed for tenants' rights advocates to argue that it is reasonable for landlords also to allow accommodations that affect economic considerations. As an example, financial accommodations may arise in the screening process. Some tenant advocates are of the opinion that an application should not be denied if negative credit information is related in any way to an applicant's disability.

Financial accommodations arise during a tenancy as well. If the resident's primary source of income is from disability payments and such payments are received on a date other than the rental due date in the contract, a landlord may be expected to adjust that rental due date as an accommodation.

Allowing payment of rent by a third party outside of the government-subsidized housing arena has also become a hot topic recently. For instance, charitable organizations who

assist persons with disabilities sometimes offer to cover all or part of the resident's rent or security deposit by making payments directly to the landlord. In 2006, the California Department of Fair Employment and Housing (DFEH) entered into an $80,000 settlement agreement with a Los Angeles landlord who enforced a policy to not accept rent from parties other than residents. The director of DFEH is quoted as saying: "Something as reasonable as accepting a third-party check to pay the rent of a person with AIDS does not impose an economic hardship for a housing provider." What if the third party missed a payment? Would advocates argue that a person with a disability should be allowed a delay in payment or that a landlord should waive late fees because of the third party's default? Further, in government-subsidized housing, a landlord cannot evict a resident for a default in payment of the government's portion of the rent. Would advocates try to argue that a person with a disability cannot be evicted if a private entity failed to pay the resident's share of the rent? Hopefully, landlords should be able to distinguish government subsidies from private payment arrangements.

What if a resident requested a reserved parking space and the only available spaces are those which are ordinarily rented for a fee? Is a landlord expected to take less rent each month because he is unable to provide a space that would otherwise be free? Although at first glance, this may seem unreasonable, a landlord should always go through the analysis of whether the request constitutes and undue financial or administrative burden before making a final determination.

Making a mistake in the analysis of reasonableness can be costly.
The DFEH negotiated a settlement with a San Francisco landlord which resulted in the landlord agreeing to pay damages in the amount of $1 million dollars for failing to accommodate a request for assignment of a more accessible parking space for a resident with a disability and for refusal to provide an extra key to the gated entry for the resident's caregiver. Such frightening results underscore the importance of giving each and every accommodation request careful consideration.

It is generally settled that landlords should not place financial conditions upon the granting of an accommodation. For instance, residents with disabilities should not have to pay for additional insurance in order to fulfill a disability-related need. In HUD v. Twinbrook Village Apartments, HUD

ALJ No. 02-00-0256-8 (HUD ALJ Nov. 9, 2001) the requirement for a resident with a disability to procure a renter's insurance policy specifically to indemnify the landlord against injury that could be caused by a wheelchair ramp was found to be discrimination in the "terms, conditions and privileges" of renting.

Landlords are also expected to forgo requiring a pet deposit for an animal which is kept by a resident because of a disability-related need. However, California's Unruh Act provides that although a landlord may not charge a deposit for an animal that is related to a disability "the individual shall be liable for any damage done to the premises or facilities" by the animal (Civil code section 54.2). It is logical to assume that a resident's responsibility would extend to damages caused by other disability-related sources besides animals.

Financial accommodation can involve forgoing damages for early termination of tenancy. For instance, if all parking spaces on a property are already assigned to residents and no one with a desirable space will voluntarily exchange spaces with the resident who has a disability, the parties should communicate ideas for other options. Alternatives might include the resident being put on a waiting list for parking assignments ahead of all non-disability related transfer requests. If that opportunity does not meet the resident's immediate needs, it appears that the only viable alternative may be to allow the resident to meet his or her disability-related needs elsewhere by moving from the premises, at the resident's option. The issue of reasonableness then revolves around balancing the potential financial impact on the landlord resulting from early termination with the impact on the resident of not being granted a necessary accommodation. Cases have stated that even a delay in the approval process can be considered a denial of an accommodation. Advocates argue that it is reasonable for a landlord to be required to immediately excuse a resident with a disability from further obligations under the rental/lease agreement in the event that relocation is necessary because of a disability-related need. There does not seem to be a definitive case on this issue in California as yet. In conclusion, each request for a disability-related exception to rules, even those involving economic policy, should be considered on a case-by-case basis. It is wise to provide a complete fact profile to legal counsel for assistance in achieving an informed risk management analysis.

Labor costs to prepare this email are $42.00.

Text of voicemail received by Respondents the last few days (sic):

"This is Johnson calling, tenant 9 at 1522 Hi Point St 90035 at 323-807-3099. The intercom inside my unit is still not working. The striping has not been extended for stall #8 to make it a tandem parking stall. If repairs or code enforcement needs to enter, please contact the management office for access and post the 24 hour written notice to enter. DO NOT DISTURB THE TENANT. See the emails to you dated July 13, 2023 and Jul 17 at 1:15 pm. I have also not been provided the smartphone and internet parts to use the Akuvox system. This call is to the owner Meghan Hayner and LAHD and Ian Berensen. This voicemail is evidence of cost and damages."

The actions of all Respondents herein are Intentional to Cause Harm.

To HUD: Please investigate the city of Los Angeles for abuse of federal dollars for purposes of illegal housing discrimination as stated herein.

As published by the clerk records request 23-7163 at link:

https://recordsrequest.lacity.org/requests/23-7163

# RACISTS AMONG US

***All rights reserved.***

***Geary J. Johnson***

***1522 Hi Point St 9***

***Los Angeles CA 90035***

Phone 323-807-3099

I am a tenant who is **Ham-Jew-DNA-Kushite/Black male American** I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52

Reference:

**Request to City Los Angeles and Owner for Parking and Akuvox Costs**

https://lahousingpermitsandrentadjustmentcommission.com/request-to-city-los-angeles-and-owner-for- parking-and-akuvox-costs/

Reference:

**NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE COUNCILMEMBER EUNISSES HERNANDEZ, CHAIR; COUNCILMEMBER JOHN LEE; COUNCILMEMBER HEATHER HUTT**

https://clkrep.lacity.org/onlinedocs/2023/23-0239-S1_PC_PM_07-31-2023.pdf

REFERENCE:

**2022 California Code**
**Government Code - GOV**
**TITLE 5 - LOCAL AGENCIES**
**DIVISION 2 - CITIES, COUNTIES, AND OTHER AGENCIES**
**PART 1 - POWERS AND DUTIES COMMON TO CITIES, COUNTIES, AND OTHER AGENCIES**
**CHAPTER 1 - General**
**ARTICLE 4 - Miscellaneous**
**Section 53080.**

**Universal Citation:** CA Govt Code § 53080 (2022)
53080. (a) No city, county, city and county, or special district, including, but not limited to, a community services district, recreation and park district, regional park district, regional park and open-space district, regional open-space park district, or resort improvement district shall discriminate against any person on the basis of sex or gender in the operation, conduct, or administration of community youth athletics programs or in the allocation of parks and recreation facilities and resources that support or enable these programs.

**(b) The Unruh Civil Rights Act (Section 51 of the Civil Code) has been held to prohibit local governmental agencies from discriminating on the bases proscribed by the act, and Section 11135 also prohibits local governmental agencies that receive financial assistance from the state from discriminating on the basis of gender, among other bases.**

**HUD Staff:**

Pamela Blumenthal Jesse W. DiValli Bradley H. Pollock Rebecca J. Reed Aaron M. Shroyer Sahian V. Valladares Nicole E. Watson
**Staff:**

# Brandon Fischer, Dylan J. Hayden, John C. Huggins, Team Lead Helen Zassypkina

Assistant Secretary for Housing - Federal Housing Commissioner Julia R. Gordon 9100 (202) 708-2601

General Deputy Assistant Secretary for Housing Jeffrey D. Little 9100

(202) 708-2601
Associate General Deputy Assistant Secretary for Housing Vance Morris 9106 (202) 708-2601
Chief of Staff
Nathan Shultz
9110
(202) 708-2601
Senior Advisor
Eric Stein
CACA
Associate General Counsel
Jeanine Worden
10272
402-5188
CACAA
Acting Assistant General Counsel
Enforcement Division
Allen W. Levy
10270
402-4733
CACAA
Deputy Assistant General Counsel

Enforcement Division Allen W. Levy

10270 402-4733

FAX
Fair Housing Division Facsimile Machine
10270
708-2537
CACAB
Assistant General Counsel
Compliance Division
William F. Lynch
10264
402-6280
CACAB
Deputy Assistant General Counsel
Compliance Division
Ayelet Weiss
10264
402-6700
Meena Bavan
Director
Meena.S.Bavan@hud.gov
William M. Rhodes
Division Director
William.M.Rhodes@hud.gov
Alexandra Loor
Field Correspondence Coordinator Alexandra.G.Loor@hud.gov Maria Granata Portfolio Management Specialist
Maria.J.Granata@hud.gov

Ben Luu

Portfolio Management Specialist Ben.Luu@hud.gov Mayfelisa Miso Portfolio Management Specialist Mayfelisa.Miso@hud.gov
Albert Proctor

Portfolio Management Specialist Albert.E.Proctor@hud.gov
Alicia Salcido

Portfolio Management Specialist Alicia.E.Salcido@hud.gov Alejandra Sigala Portfolio Management Specialist Alejandra.M.Sigala@hud.gov Jane Wilson Portfolio Management Specialist L.Jane.Wilson@hud.gov
Jameel Hill
Financial Analyst Jameel.E.Hill@hud.gov
Twan Quach
General Engineer Twan.Quach@hud.gov
Timothy Still
Program Analyst Timothy.A.Still@hud.gov

HUD-PIHRC@ardentinc.com https://www.hud.gov/states/california/working/ph/la-staff

REFERENCE:

Name: Geary J Johnson Date Submitted: 08/07/2023 11:07 PM Council File No: 21-1015-S4 Comments for Public
Posting: 21-1015-S4. City Administrative Officer report relative to the
Board of Public Works, Climate Emergency Mobilization Office
federal and state grant applications for the Community Resilience
Centers Implementation Program. I oppose on the grounds of
city government corruption. The effect of racism and corruption
How many city employees out of 50,000 workers does it take to
say the REAP division will repair your unit intercom and assign
you a tandem parking stall today? The city attorney's office says
there are thousands of pages of documents. The housing
department says there are barely two hundred pages of documents
including the tenant complaint. Who is telling the truth? There is
1000's of pages of documents claims Mayor Karen Bass's city
attorney that prove Black tenants are denied fair housing. The
Stand in the Schoolhouse Door took place at Foster Auditorium at the University of?
Alabama on June 11, 1963. George Wallace,
the Governor of Alabama, in a symbolic attempt to keep his
inaugural promise of "segregation now, segregation tomorrow,
segregation forever" and stop the desegregation of schools, stood
at the door of the auditorium as if to block the entry of two
African American students: Vivian Malone and James Hood.
(Source: Google) My doctor said I need the housing
accommodation of assigned tandem parking and working
intercom in my unit. When will the city government employees be
able to provide me with that? Or what are the qualifications for a
Blackman in America to be provided those accommodations? In a
Los Angeles city government marked by racism, corruption and
misuse of federal funds, how does a Blackman qualify for housing services?
https://clkrep.lacity.org/onlinedocs/2021/21-1015-S4_PC_PM_08-07-2023.pdf

English

# CALIFORNIA CIVIL RIGHTS DEPARTMENT

## Housing Discrimination, Harassment, Retaliation

This document is not your proof of submission. Complete the submission process within 30 days to initiate CRD review. After 30 days, all information provided will be erased from the CRD website.

### Johnson / Hayner et al.

## COMPLAINANT INFORMATION

Name: **GJuan Johnson**
Address: **1522 Hi Point St 9**
City/State/Zip: **Los Angeles, CA 90035**
Telephone: **(323) 807-3099**
Mobile **(323) 807-3099**
Email: **tainmount@sbcglobal.net**

## COMPLAINANT DEMOGRAPHIC INFORMATION

No Demographics

## RESPONDENT AND CO-RESPONDENT(S)

| Name | Address | Telephone | Mobile | Email |
|---|---|---|---|---|
| **Meghan Hayner** | **520 Pacific Street #5 Santa Monica, CA 90405** | **(818) 219-1587** | | **meghan@boldpartnersre.com** |
| **City of Los Angeles Housing Department** | **1200 W. 7th Street 1st Floor Los Angeles, CA 90017** | **(213) 978-1133** | | **susan.strick@lacity.org** |
| **HI POINT 1522 LLC** | **520 Pacific Street #5 Santa Monica, CA 90405** | **(818) 219-1587** | | **meghan@boldpartnersre.com** |
| **Power Property Management Inc.** | **8885 Venice Blvd Suite 205 Los Angeles, CA 90034** | **(310) 593-3955** | | **thomas@powerpropertygrp.com** |

## DATES OF HARM

First Date of Harm: **5/1/2021**
Most Recent Date of Harm: **5/18/2023**
Is the harm continuing?: **Yes**

## PROPERTY ADDRESS WHERE VIOLATION OCCURRED

English

Property Descripton: **Apartment**
Address: **1522 Hi Point St 9**
City/State/Zip: **Los Angeles, CA 90035**
Number of Units in the Housing Complex: **18**

## I ALLEGE THAT I EXPERIENCED DISCRIMINATION:

**Because of my actual or perceived:**
Sex/Gender
Other
Disability (physical, intellectual/developmental, mental health/psychiatric)
Race (includes hairstyle and hair texture)
**As a result I was:**
Other
Denied reasonable accommodation for a disability or medical condition
Denied equal terms and conditions

## I ALLEGE THAT I EXPERIENCED HARASSMENT:

**Because of my actual or perceived:**
Sex/Gender
Other
Disability (physical, intellectual/developmental, mental health/psychiatric)
Race (includes hairstyle and hair texture)

## I ALLEGE THAT I EXPERIENCED RETALIATION:

**Because I:**
Reported or resisted any form of discrimination or harassment
Requested or used a disability-related accommodation
**As a result I was:**
Denied reasonable accommodation for a disability or medical condition
Denied equal terms and conditions
Other

## Briefly describe what you believe to be the reason(s) for the discrimination, harassment, or retaliation. (Optional)

This is an Unruh Act complaint. The reasons for the discrimination, harassment, and retaliation is due to my race, African American, sex male, age over 45, and because I have a disability. See 23 pages "Attachment to CRD Complaint May 22, 2023". See 60 pgs attached of evidence "LIST ATTACHED evidence CRD complaint 5/22/23 from Geary J. Johnson".

## Following is a list of uploaded document(s)

| Document Name | Update Date/Time |
|---|---|
| **2023-5-22 PDF Attachment to CRD** | **5/22/2023 10:46** |
| **2023-5-22 PDF Documents to the Attachment CRD Complaint** | **5/22/2023 10:47** |

Do you need special accommodations? **No**

Do you need a language Interpreter? **No**

English

## Appointment

Contact phone number: **(323) 807-3099**
Appointment date: **8/1/2023**
Appointment hour: **10AM-11AM**
Appointment status: **New**

NOT A LEGALLY BINDING DOCUMENT. This document does not constitute proof of filing of a Housing form with the CRD. For additional information, please visit calcivilrights.ca.gov or contact the CRD at 800-884-1684.

# COMPLAINT OF DISCRIMINATION UNDER THE PROVISIONS OF THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT

**CASE NUMBER**

202305-20745222

| COMPLAINANT | ADDRESS | PHONE |
|---|---|---|
| GJuan Johnson | 1522 Hi Point Street, Apt. 9<br>Los Angeles, CA 90035 | (323) 807-3099 |

**TYPE OF DISCRIMINATION AND LAW**

Government Code § 12955
Civil Code § 51, et seq.

NAMED IS THE EMPLOYER, PERSON, AGENCY, ORGANIZATION OR GOVERNMENT ENTITY WHO DISCRIMINATED AGAINST ME

| RESPONDENT(S) | ADDRESS | PHONE |
|---|---|---|
| Hi Point 1522, LLC | 520 Pacific Street, Suite 5<br>Santa Monica, CA 90405 | (818) 219-1587 |
| Meghan Hayner | 520 Pacific Street, Suite 5<br>Santa Monica, CA 90405 | |
| Power Property Management, Inc. | 8885 Venice Boulevard, Suite 205<br>Culver City, CA 90034 | (310) 593-3955 |

| PROPERTY TYPE | ADDRESS WHERE VIOLATION OCCURRED | NO. OF UNITS |
|---|---|---|
| Apartment | 1522 Hi Point Street, Apt. 9<br>Los Angeles, CA 90035 | 18 |

**- Allegation 1 -**

**I ALLEGE THAT I EXPERIENCED**
Discrimination
**ON OR BEFORE**
April 12, 2023
**BECAUSE OF MY ACTUAL OR PERCEIVED**
Disability (physical, intellectual/developmental, mental health/psychiatric)
**AS A RESULT, I WAS SUBJECTED TO**
Denied reasonable accommodation for a disability or medical condition

# COMPLAINT OF DISCRIMINATION UNDER THE PROVISIONS OF THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT

**CASE NUMBER**

202305-20745222

**PARTICULARS**
On or about November 2, 2022, and April 12, 2023, I was denied reasonable accommodations and interactive process while residing in my 1-bedroom apartment located at 1522 Hi Point Street, Apt. 9, Los Angeles, CA 90035. The subject property is owned by Hi Point 1522, LLC, and managed by Power Property Management, Inc., and Meghan Hayner. The subject property has 18 units. The monthly rental amount is $1,555.

I believe I was denied my reasonable accommodations and interactive process due to my disability (physical and mental).

On or about November 2, 2022, I made a reasonable accommodation request to repair or replace the intercom system in my unit due to my disability. On or about April 12, 2023, I requested to be assigned a tandem parking stall in the secured parking lot at the subject property as a reasonable accommodation request. At this same time, I also provided the Respondents with a letter from my medical provider, supporting my accommodation requests and explaining that the intercom assists and allows me to be notified of my medical supplies as well as emergency responders in the event I have an episode of disorientation, dizziness, and/or balance. It also states the tandem parking stall will assure my health is protected when it comes to walking or standing as parking on the street can be hazardous for me and not being able to park in the secured parking and not having a working intercom also causes me anxiety. The Respondents have not responded to my accommodation requests; thus, denying my reasonable accommodations and failed to engage in the interactive process.

**- Allegation 2 -**

**I ALLEGE THAT I EXPERIENCED**
Discrimination
**ON OR BEFORE**
May 31, 2023
**BECAUSE OF MY ACTUAL OR PERCEIVED**
Race (includes hairstyle and hair texture)
**AS A RESULT, I WAS SUBJECTED TO**
Denied equal terms and conditions
**PARTICULARS**
I believe I was subjected to differential treatment due to my race (African American).

On or about May 2023, I was denied the ability to have a keypad entry code, the ability to use the Akuvox control box outside of the building, as well as the Akuvox app, which is a smart phone based door entry system, which allows tenants and guests to enter the front door of the building by use of owner supplied smartphone and internet. I am aware of Caucasian tenants who have a keypad entry code and use the Akuvox control box outside and receive the Akuvox app information via email. I then made a request to Respondent Meghan Hayner to also be allowed to have these abilities but was not given the information or allowed.

# COMPLAINT OF DISCRIMINATION UNDER THE PROVISIONS OF THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT

**CASE NUMBER**

202305-20745222

I was told to contact the CRD to discuss my concerns to make changes in the draft submitted by CRD on August 22, 2023. I have submitted on August 24, 2023 at 10:15 am via email my latest changes to the draft written by CRD. My request leaves the Allegation 1 untouched. I requested changes to Allegation 2.
The interviewer objected to me using the phrase "full and equal" saying the word "full" could not be inserted into the CRD template. This is evidence of the CRD pattern and practice to make sure that claimants will be obstructed from seeking the entitlements under the Unruh Act, CC section 51, 52. The word "full" is an integral part of the Unruh act which the CRD has lability to enforce, yet the CRD says it will not enforce Unruh as regards housing complaints. Dates I emailed the interviewer Eliana Ruiz-Marquez and she could not respond to my revisions either intentionally to cause harm or because she is ignorant of English comprehension: Aug. 22, Aug 23, Aug 24, Aug 27 and by fax Aug 27.

# COMPLAINT OF DISCRIMINATION UNDER THE PROVISIONS OF THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT

**CASE NUMBER**

202305-20745222

The CRD under director Kevin Kish and Governor Gavin Newson engage in an interference with my constitutional right to redress my grievances to the government. I have repeatedly filed Unruh complaints only to be told by CRD interviewers that such claims cannot be processed under Unruh or that I only have the option to file a complaint under GC Housing Discrimination [12955 12957]. Even when I used the online portal and said I wanted to file an Unruh complaint for housing, the system stops me saying I can only file under Housing which is GC 12955-12957. Thus I am prevented from filing an Unruh complaint against said parties and against a government entity City of Los Angeles. The latest interviewer continued the CRD pattern and practice of steering me away from Unruh and forcing me to answer questions about disparate impact and disparate treatment even though there are no such requirement to prove Unruh violations. Rather than seek to eradicate unlawful discrimination in housing, the CRD sole purpose is to perpetuate such discrimination by outright practices that deny, interfere, and discourage those like myself who seek to exercise legal rights to file such complaints. The interviewer even said I could not file an Unruh complaint against a government entity, which is a false statement. Reference Government code section 12955(d), (f), and (k).

# COMPLAINT OF DISCRIMINATION UNDER THE PROVISIONS OF THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT

**CASE NUMBER**

202305-20745222

Universal Citation: CA Govt Code § 53080 (2022)
53080. (a) No city, county, city and county, or special district, including, but not limited to, a community services district, recreation and park district, regional park district, regional park and open-space district, regional open-space park district, or resort improvement district shall discriminate against any person on the basis of sex or gender in the operation, conduct, or administration of community youth athletics programs or in the allocation of parks and recreation facilities and resources that support or enable these programs.
(b) The Unruh Civil Rights Act (Section 51 of the Civil Code) has been held to prohibit local governmental agencies from discriminating on the bases proscribed by the act, and Section 11135 also prohibits local governmental agencies that receive financial assistance from the state from discriminating on the basis of gender, among other bases.

# COMPLAINT OF DISCRIMINATION UNDER THE PROVISIONS OF THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT

**CASE NUMBER**

202305-20745222

- Allegation 2 -

I ALLEGE THAT I EXPERIENCED
Discrimination

ON OR BEFORE
May 31, 2023

BECAUSE OF MY ACTUAL OR PERCEIVED
Race (includes hairstyle and hair texture); Age, Sex

AS A RESULT, I WAS SUBJECTED TO
Denied full and equal terms and conditions

PARTICULARS
- Allegation 2 -
I believe I was subjected to differential treatment due to my race (African American) and age (over 45), and sex male, and because I complained

# COMPLAINT OF DISCRIMINATION UNDER THE PROVISIONS OF THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT

**CASE NUMBER**

202305-20745222

PARTICULARS

- Allegation 2 -

I believe I was subjected to differential treatment due to my race (African American) sex male, age (over 45) , and because I complained

On or about May 2023, I was denied the services, advantages, and privileges to have a keypad entry code, the ability to use the Akuvox control box outside of the building, as well as the Akuvox app, which is a smart phone based door entry system, which allows a tenant and guests to enter the front door of the building by use of owner supplied smartphone and internet. I was also intentionally denied a tandem parking stall. I made similar requests to Meghan Hayner for the assignment to a tandem parking stall. I am aware of Caucasian white female tenants as well as tenants under the age of 45 who have a keypad entry code, use the Akuvox control box outside and receive the Akuvox app information via email from the owner, and have the privilege of a tandem parking stall. I then made a request to respondent Meghan Hayner to also be allowed to have these services, advantages, and privileges but intentionally was not given the information or allowed. I have been denied full and equal accommodations, advantages, facilities, privileges, or services no matter what my sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status. I have suffered retaliation because I complained.

# COMPLAINT OF DISCRIMINATION UNDER THE PROVISIONS OF THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT

**CASE NUMBER**

202305-20745222

**SIGNED UNDER PENALTY OF PERJURY**

By submitting this complaint I am declaring under penalty of perjury under the laws of the State of California that the foregoing is true and correct of my own knowledge, except as to matters stated on my information and belief, and as to those matters I believe them to be true.

**SIGNATURE OF COMPLAINANT OR COMPLAINANT'S LEGAL REPRESENTATIVE:** **DATE:**

G Juan Johnson 8/28/23

RETURN VIA EMAIL + FAX

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles

Karen Bass, Mayor

*Los Angeles Housing Department*
*1910 Sunset Blvd., Suite 300*
*Los Angeles, CA 90026*
*Housing.lacity.org*

August 03, 2023

Geary Juan Johnson
1522 S HI POINT ST, #9
Los Angeles, CA 90035

**Notice of Case Closure**

**LAHD Case Number:** CE282421
**Complaint Address**: 1522 S HI POINT ST, #9, , Los Angeles, CA 90035
**Alleged Violation(s)**: Illegal Rent Increase, Reduction of Services, Harassment

The Investigation and Enforcement Section of the Los Angeles Housing Department (LAHD) has closed this case alleging violation(s) of the Rent Stabilization Ordinance (RSO) for the following reason(s):

Your allegations of illegal rent increase, reduction of services and harassment have been addressed in previous cases. No violations of the RSO were found.

Should you have further questions regarding your case, please call April Aguilar at (818) 756-1405.

Cordially,

A. Topchian

AGASSI TOPCHIAN, Manager
Investigation and Enforcement Section

An Equal Opportunity / Affirmative Action Employer

## RANDOM Letters

### Hi, I am Ham

I am a Ham-Jew-DNA-Kushite-Black male American over the of age 45, with a disability and entitled to all privileges and rights under the State Unruh Act, CC 51,52.

The office of Mayor Karen Bass and the Los Angeles Housing Department has received requests for 2022 forward for reasonable housing modifications from my doctor and myself requesting tandem secured parking and repair to the intercom in my apartment. One city employee said the city had received thousands of pages of complaints prior to 2022 but gave no explanation why housing services have not been restored as requested.

Shame on me for being a Black man in America and having to jump through hoops.

**G. Juan Johnson**
Los Angeles

# Biased case closure city RSO CE282421. MAINTENANCE, AKUVOX TOOLS, AND REQUEST FOR ACCOMMODATION DENIED.

From: G Johnson (tainmount@sbcglobal.net)

To: patrice.doehrn@dfeh.ca.gov; tina.walker@dfeh.ca.gov; susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; meghan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org

Cc: dave.vargas@hud.gov; cfontanesi@hudoig.gov; foiarequests@hudoig.gov; whistleblower@hudoig.gov; hudlosangelesoph@hud.gov; meena.s.bavan@hud.gov; maria.j.granata@hud.gov; ben.luu@hud.gov; mayfelisa.miso@hud.gov; albert.e.proctor@hud.gov; timothy.a.still@hud.gov; twan.quach@hud.gov; jameel.e.hill@hud.gov; hud-pihrc@ardentinc.com

Date: Monday, August 14, 2023 at 02:22 PM PDT

**Dear Ann Sewill, Tricia Keane, Anna E. Ortega, Los Angeles Housing Department, Vi Dang,**

**Agassi Topchian, Mayor Karen R. Bass:**

1. I have received your notice of case closure dated August 3, 2023. I am forwarding by this letter a copy of such case closure to the property owner as well as city council members. Your letter is not acceptable as a resolution to the damages that have occurred.

2. I did not receive any phone calls or letters from the LAHD Vi Dang, or anyone else, to discuss the documentation forwarded to your department.

3. It does not appear that your department had any discussion with the property owner either. Your decision therefore is arbitrary, capricious, and unjust in terms of not restoring the services requested or recognizing that there has been a reduction of services. Your decision denies me dull process.

4. Your case closure is vague and lacking in specificity as to how you arrived at the statement "you did not substantiate a rent increase nor a reduction of housing services have occurred". I disagree with that position.

5. I ask for a thorough review of the file by the office of Mayor Karen Bass and I request a thorough review of the file by the city attorneys office for the LAHD overall failure based on my race, sex, and age to provide the housing services requested.

6. Please provide to me any appeal rights on this matter.

7. If there are no appeal rights, I plan to file for a court review under a Writ of Mandate. If you have any objections, let me know.

8. The documents and pictures supplied to the LAHD indicate the services provided at the inception of tenancy, and available at the inception of tenancy, to tenants unit 9, including myself as one of two Black males. I was provided with a tandem parking stall #14 in 2010 (inception of tenancy) and the rent agreement indicates parking for two vehicles. The change in terms of tenancy submitted by the owner and signed by me proves that we were assigned to stall #14 and asked to move to stall #8 (a single car stall). That is a reduction in parking and a condition assumed by the current owner of the property. In terms of the intercom and repairs, at the inception of the tenancy, we were entitled to unlimited maintenance per the rent agreement only conditioned upon reporting the need for repairs of items that are not my personal items or due to fault of mine. The unlimited repairs have been reduced to the point the intercom has not been repaired or replaced. Finally I gave you information, which has apparently been ignored, that the owner thru Thomas Khammar admitted in a court proceeding that I am entitled to a working intercom---he said that the building needs to be rewired--- and in the same court proceeding he said we are entitled to parking for two vehicles---"tandem parking"---because he made the statement, false, that we already have parking for two vehicles. If any LAHD employee was not racially biased against me, then they would not have issued the decision that services have not been reduced. The owner admitted it in the documentation.

(9. deleted)

10. I continue to pay an illegal rent because maintenance has been reduced from the entitled "unlimited" repairs, and the parking continues to be reduced from parking for two cars to parking for one car. For that I will be filing a a new LAHD complaint as the conditions and damages are continuing, under the continuing rent agreement.

11. Seems the LAHD has a lot of power to assure that tenants do not get fair housing services. Thousands of tenants across Los Angeles have working intercoms and parking for two cars. I question how does a Black tenant like myself get fair housing services in a city run by a Black woman Mayor like Karen Bass and is this the city pattern and practice we can expect under the Bass reign?

12. Thru this letter which will be forwarded to the Police Department, I ask that the Police pursue criminal penalties against the owner per the ordinance including but not limited to $1000 for each offense.

13. Your email does not comply with *Topanga* because your decision was not based on the whole record as required under Topanga Association for a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506. In addition Topanga requires that your decision “bridge[d] the analytic gap between the raw evidence and [its] ultimate decision or order”. Your department “must render findings sufficient both to enable the parties to determine whether and on what basis they should seek review and, in the event of review, to apprise a reviewing court of the basis”.

14. An administrative hearing is requested on this matter.

## Administrative Hearing Requirements

At a minimum, an agency must give a person notice and an opportunity to be heard, including the opportunity to present evidence and rebut evidence. Cal. Gov’t Code §114251.10(a)(1). The agency must also “make available” a copy of the governing procedures available to the person against whom the agency action is directed, and state whether the state APA applies (Cal. Gov’t Code §115000). Agencies may include provisions more protective of the rights of the person to whom the agency action is directed. The presiding officer’s decision must be in writing, must be based on the record, and include a statement of the factual and legal basis of the decision. Cal. Gov’t Code§ (a)(6).The presiding officer may be subject to disqualification for bias prejudice or interest, and is prohibited from ex parte communication. Child support hearings

are often done 2 by telephone, and you have to ask for an in-person hearing if you want one. You may have to wait longer for in-person hearing to be scheduled. Special education cases involve experts and are usually conducted in person. Check with the local office issuing the hearing notice as to the procedures followed for the hearing.

15. You claim your decision is based on previous case CE273371. That case was filed 10/5/22. This case herein was filed 6/9/2023. This case addresses new evidence that has occurred after 10/5/22 therefore your decision of closure is an abuse of authority, abuse of discretion, arbitrary, capricious and unjust and evidence of the City of Los Angeles pattern and practice housing discrimination against Blacks like myself.

16. Under law, I am entitled to file a new complaint where the harm is continuing, obligations are continuing, and there is new evidence. The CE282421 case contains new evidence that was not addressed in the CE273371 case. New evidence that your decision does not address is the request for parts/tools smartphone and W-Fi to use the Akuvox App based system (to use my own personal smartphone and internet would be an invasion of my privacy as well as a violation of the rent agreement that the owner is supposed to provide the housing services) which the evidence of the Akuvox did not occur until 5/19/23; your decision fails to address my request to the City and to owner for reasonable housing modification, such request that occurred around April 2023 (well past the CE273371 filing). Failure to address a request for accommodation within 30 days is evidence that the request has been denied and the finding that intentional discrimination has occurred because of my race, Black, sex male, age over 45 and because I have a disability, a violation of the state Unruh Act, CC section 51, 52.

17. I have been denied a fair trial. Your decision is not supported by the findings. Your finding are not supported by the evidence.

I am a tenant who is **Ham-Jew-DNA-Kushite/Black male American** I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52

Reference:

All rights reserved.

***Geary Juan Johnson***

***1522 Hi Point St 9***

***Los Angeles CA 90035***

Phone 323-807-3099

2023-8-3 Closure RSO Case CE282421.pdf
435.6kB

Release: “July 30, 2023. From G. Juan Johnson, Tenant. Respondents city of Los Angeles, Housing Department, Power Property Management Inc., Hi Point 1522 LLC, took the keypad and control unit off the front of the building without any prior notice. Then I was without mail service for about 30 days and also for further than 30 days not able to receive UPS FedEx or other delivery services and not able to receive friends or guests are relatives. The active lock system which is a smart app system that needs intercom and internet and smartphone I was not given a proper tools to use it my rent agreement requires that I do not pay anything extra than rent or maintenance each parts in labor which includes parts of Labor. The responders have not supply me with the parts to use the Akuxox system and this has caused harm to me as approximate result in that I do not have keypad access and I do not have intercom access. This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation. The respondents have adequate noice that if they did not supply me with the new keypad system, did not supply me with a door entry code, and did not supply me with a smartphone and internet, that I would be damaged as I have been. Their acts were intentional to cause harm. Court papers call Mayor Karen Bass a “racist” alleging she participated in denying apartment intercom repairs and secured tandem parking to Black tenants in a city rent controlled building. The case is set for court hearing, Dept 85. Los Angeles Superior court case 23STCP00644 filed 3/10/23. Johnson vs Los Angeles Housing Department. Exhibits name all employees of the Mayor’s staff as well as numerous housing department employees. The city clerk has published related information to the internet under city council agenda items. I am a tenant who is Ham-Jew-DNA-Kushite/Black male American . I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52 “. This is pursuant to a new complaint to be filed against the City of Los Angeles with the state California Civil Rights Department, Governor Gavin Newsom.The City of Los Angeles Housing Department is corrupt and racist because it leads citizens to believe the department has authority to enforce the city Tenant Anti-Harassment Ordinance. The ordinance 187109 does not give the LAHD any enforcement power. The City of Los Angeles benefits from the rent monies of rent controlled tenants. Racial discrimination by government employees needs money to exist.