

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to enhancements to the Systematic Code Enforcement Program (SCEP), the Rent Escrow Account Program (REAP) and complaint-based inspection processes.

Recommendations for Council action:

1. INSTRUCT the General Manager, Los Angeles Housing Department (LAHD), or designee, to report within 180 days on the following:
 - a. The implementation progress for the recommended improvements for the SCEP and the REAP, including the distribution of enhanced educational materials, updated tenant rent escrow payment options, and revisions to the current Release of Escrow policy, procedures, and Rent Adjustment Commission (RAC) Regulations.
 - b. Recommendations for the resolution of mold and lead-based paint conditions identified during inspections, including strengthening collaboration with the Los Angeles County Health Department.
 - c. The SCEP cost recovery analysis, including REAP administrative fees and penalty assessments, to ensure that they reflect the program's operational costs.
 - d. A list of problem properties within REAP for prospective buyers to purchase from willing owners when feasible.
 - e. Documenting the process for a tenant to petition for downward adjustments of rent.
 - f. Resources required to prepare and provide inspection violation reports in a tenant's primary language, when known and available to the LAHD.
 - g. Feasibility and resources needed to implement a temporary relocation or mitigation program when intrusive and extensive repairs are required.
2. INSTRUCT the LAHD to assist the RAC to amend the REAP Regulations to implement the enhanced procedures as outlined in the LAHD report dated July 23, 2025, attached to Council file No. 25-0812.
3. INSTRUCT the LAHD to amend Page No. 7, Section VI.3, entitled "Improved Inspector Training – In Process," of the LAHD report dated July 23, 2025, attached to the Council file, to add language clarifying the LAHD's photography process.
4. AMEND Page No. 7, Section C.2, entitled "Next Phase", of the LAHD report dated July 23, 2025, attached to the Council file, respectively, to read as follows (change in bold):

Work with the RAC to revise REAP RAC Regulation 1200.00 to ~~require~~ **allow** that a final inspection, including inspection of all rental units, must be conducted prior to a property being released from REAP.
5. AMEND Page No. 4, Section I, entitled "Outreach and Education for SCEP and REAP", of the LAHD report dated July 23, 2025, attached to the Council file, to add/create a "Next Phase" section, respectively, and add the following under the new section:
 - a. Standardize the process whereby tenants are informed at the beginning of the process how to evaluate their new rent using the rent reduction calculator.

- b. Provide a public notification in a common area for tenants upon acceptance into REAP.
 - c. Provide tenant contact information to the outreach service provider upon placement into REAP that stem from complaint-based inspections when contact information is available.
6. AMEND Page No. 6, Section IV, entitled “Strengthen Resources for Problem Properties”, of the LAHD report dated July 23, 2025, attached to the Council file, to add/create a “Next Phase” section, respectively, and add the following under the new section:
- a. As part of an improved case management process, ensure that new code violations discovered upon inspections that are not listed in the initial REAP complaint are cited and the REAP case is not closed until all violations are corrected.
 - b. Establish a fast track process and prioritization for SCEP inspections of an entire building if one unit enters REAP.
 - c. Ensure that the REAP Unit formally communicates code violation complaints outside the scope of REAP to all relevant LAHD sections and other agencies with enforcement authority.
7. AMEND Page No. 7, Section VI, entitled “Improved Inspector Training – In Process,” of the LAHD report dated July 23, 2025, attached to the Council file, to add/create a “Next Phase” section, respectively, and add the following under the new section:
- a. Provide training to Housing Inspectors on the importance of actively collaborating with outreach service providers and owners as an integral part of the REAP process.
 - b. Provide training to Housing Inspectors to facilitate collection of tenant contact information for the purpose of sharing with outreach service providers.
 - c. Provide training to Housing Inspectors to verify Tenant Protection postings at a property as required under the Los Angeles Municipal Code during inspections.
8. AMEND the language on Page No. 6, Section V.B.1, entitled “In Process”, of the LAHD report dated July 23, 2025, attached to the Council file, respectively, to read as follows (change in bold):
- When a pattern of denied consent for inspection is observed, LAHD inspectors will inform tenants, **outreach services providers**, and landlords that the inspections are required by law, educate the tenants and landlords regarding the benefits of the inspection, as well as the limited allowable reasons for denying consent. This will also be incorporated in the “Last Chance” letter described below.
9. AMEND Page No. 7, Section V.C, entitled “Next Phase”, of the LAHD report dated July 23, 2025, attached to the Council file, respectively, to add the following:
- a. Immediately following the acceptance of a property into REAP, generate an automated email notification to the appropriate Council Office.

Fiscal Impact Statement: The LAHD states there is no impact to the General Fund. The SCEP and REAP program enhancements and future implementation recommendations are supported through the Systematic Code Enforcement Fee Fund No. 41M/43 and the Rent Stabilization Trust Fund No. 440/43.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on August 27, 2025, your Housing and Homelessness Committee considered a LAHD report relative to enhancements to the SCEP, the REAP and complaint-based inspection processes. After an opportunity for public comment was held, the Committee moved to approve the recommendations contained in the LAHD report, as amended by Councilmember Raman and Councilmember Blumenfield, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
JURADO:	YES
BLUMENFIELD:	YES

LV 8.27.25

-NOT OFFICIAL UNTIL COUNCIL ACTS-