

Communication from Public

Name: Priscilla O. Johnston

Date Submitted: 03/04/2026 03:30 PM

Council File No: 25-1259

Comments for Public Posting: Please EXCLUDE fire prone hillside areas from this initiative. The substandard roads (unpaved and narrow) already create substantial fire risks for existing residents as emergency services already cannot access some hillside homes as it is. Adding multiple homes without a large investment in street services and construction will only exacerbate this problem.

Communication from Public

Name:

Date Submitted: 03/04/2026 11:48 AM

Council File No: 25-1259

Comments for Public Posting: Augmenting construction and building density on our substandard streets means: augmented traffic, congestion, traffic blocking fire trucks' access or our ability to evacuate, augmented fire risks. City must carefully review this initiative in light of recent fires. Additionally, as an overall note: green wooded vacant lots are contributing to shade, cooling, cleaning our air, our ecology and overall health. Removing trees will augment health issues, noise, and pollution. While cities worldwide are re-populating their tree canopies and rethinking the importance of natural shade, LA is far, far behind in recognizing the importance of open public green spaces, shade, and its natural cooling. Instead, our tree canopy is dwindling daily, with endless tree removals due to construction or insurance threats of cancellation. If every green lot is built, we will lose more canopy.

Communication from Public

Name: Geary Juan Johnson

Date Submitted: 03/04/2026 11:38 AM

Council File No: 25-1259

Comments for Public Posting: 25-1259. HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to initiating a Request for Qualifications (RFQ) to solicit interested organizations to apply to participate in the City's "Small Lots, Big Impacts" Initiative (SLBI). OPPOSED. Two way communication aka intercom systems, and tandem parking, are legal housing services in the City of Los Angeles. "Housing services are services that are connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services)." In this week's Los Angeles housing news March 4 2026. In collaboration with Jimmy Aloysius Rumpelstiltskin McGillicuddy Grimaldi Jones. 2026-2-26 Email Forwarded to Council re Kill.pdf 2026-3-4 Email exchange ACHP LAHD. 2026-3-3 City Records Request 26-3811 . 2026-3-3 City Records Request Request 26-3810. 2026-3-3 City Records Request Request 26-3809. 2026-2-26 Fax with Email re Car Damages.pdf. 2026-2-16 Fax to PPM.pdf. 2026-3-3 Letter to HP Owner Via Fax. 2026-3-2 Email Code Inspectors and City request inspection. 2026-3-3 Email Code Inspectors and City request inspection. 2026-3-2 Email to HACLA to investigate. 2026-3-2 HUD Hi Point Complaint.pdf. 2026-1-1 Khammar Newsletter PPM.pdf. 2026-2-28 Email Commentary to City Council. 2027-2-27 Email City and Owner. 2026-2-26 Email City Rene on Notice to Comply.pdf. 2025-12-25 Email second to RSO 965 w response.pdf. 2025-12-4 Letter from LAHD Mailed December 12 case 965.pdf. Tenants hate Power Property Management Inc 90034. <https://lahousingpermitsandrentadjustmentcommission.com/tenants-hate-power-property-management-inc-90034/> Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, Brian Vasquez. Government Corruption. Criminal concealment

In this week's Los Angeles housing news

March 6 2026

In collaboration with

Jimmy Aloysius Rumpelstiltskin McGillicuddy Grimaldi Jones

Remember that the purpose of these administrative agencies that are government based is not to eliminate discrimination in housing. Their purpose is to perpetuate discrimination so that they can claim they need money to fight discrimination and so they can keep employing people to work in these agencies. Also the purpose of government agencies is to help the ones that have the most money and exert the most power. They are not in any way trying to help the little person 99% of the time, even if the little person is 100% right. These government agencies in my opinion, have an agenda that has nothing to do with civil rights. The agenda is deprivation of rights. You may have a little edge if you get a lawyer and pay them \$10,000 but you could of course be up against somebody who has more money and then your \$10,000 could go down the drain. That is how important the rights of tenants are ; from my experience and legal documents, it is also not about who has the facts because these agencies and the courts will twist the facts on so many different directions that they don't even resemble what you're going through. For example, you benefit from having a stove and a refrigerator in your apartment and you pay your rent. But there's some Judge somewhere that will argue that you are not entitled to those services. I've seen council city council employees do the same thing. They see a tenant that has been there benefiting from the housing service and they'll say you're not entitled to that even though it's in the rent agreement. So the rent agreement is la egally recognize contract. No contract is perfect and no contract includes every single thing, but even the biggest companies have contract disputes.

Concealment by government officials, involving the willful hiding, falsifying, or destruction of records, is a federal crime punishable by fines, imprisonment up to 5 years, and disqualification from office. Such actions, including the use of tricks or schemes to cover up material facts, violate public trust and obstruct accountability. City Los Angeles officials unlawfully concealed city and state laws on housing accessibility requirements and entitlements re parking and two way communication intercom systems.

Government Corruption Criminal concealment

Tenants hate Power Property Management Inc 90034

<https://lahousingpermitsandrentadjustmentcommission.com/tenants-hate-power-property-management-inc-90034/>

Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker

Re: Grievance Case No. GR26-723069- TO ACHP

From: G Johnson (tainmount@sbcglobal.net)

To: lahd.achp@lacity.org; kristal.gunn@lacity.org

Cc: lahd-achp-griev@lacity.org; info@hacla.org; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontend@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; councilmember.harris-dawson@lacity.org; councilmember.soto-martinez@lacity.org

Date: Wednesday, March 4, 2026 at 09:51 AM PST

Kristal Gunn:

Your email represents government corruption and government concealment. I am not going to jump thru hoops.

I request that HACLA intervene in this matter.

This building 1522 Hi Point St and owner Hi Point 1522 LLC, and tenants applicable, receives government assistance within the past three years from the Section 8 program.

I ask that HACLA verify that this building is receiving federal assistance from or through the City of Los Angeles.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
Phone 323-807-3099

On Monday, March 2, 2026 at 10:57:37 AM PST, Kristal Gunn <kristal.gunn@lacity.org> wrote:

Hello Mr. Johnson,

AcHP's grievance Policy is to accept, review, and resolve grievances regarding discrimination based on disability and lack of accessibility in Covered Housing Developments. Covered Housing Developments include "multifamily rental housing developments that received or receive any Federal financial assistance from or through the City since July 11, 1988..." More details can be found in the attached Grievance policy.

The subject property is not a covered property under the Grievance policy.

You are encouraged to contact the agencies that you were referred to by AcHP staff.

Should you disagree with this determination, you have the right to file an appeal as outlined in AcHP's Grievance Policy and Procedures.

An appeal may be filed under the Americans with Disabilities Act (ADA) Title II to the Los Angeles Department on Disability (DOD). The appeal should be directed to: Carey Stone; 201 N Figueroa St. 1st Floor, City of Los Angeles; Office: 213-202-2747 Email: Carey.Stone@lacity.org.

----- Forwarded message -----

From: **G Johnson** <tainmount@sbcglobal.net>
Date: Thu, Feb 19, 2026 at 4:50 PM
Subject: Re: Grievance Case No. GR26-723069
To: LAHD ACHP <lahd.achp@lacity.org>
Cc: dod.contact@lacity.org <dod.contact@lacity.org>

Not acceptable as a resolution.

This property 1522 Hi Point Street 90035 is considered covered housing as it is a rent control building and receiving government financial assistance. Reference lawsuit Griffin v City of Los Angeles case 2:24-cv-06312.

As a disabled citizen, you are denying me accessibility to a government program by not accepting my grievance.

Geary Juan Johnson

Phone 323-807-3099

On Thursday, February 19, 2026 at 07:28:20 AM PST, LAHD ACHP <lahd.achp@lacity.org> wrote:

Good morning,

Upon a review of your Grievance (case GR26-723069) we have found that the Accessible Housing Program (AcHP) does not have jurisdiction over this grievance. As a result, AcHP is unable to process your grievance. Attached please find the Letter of Resolution.

To file a formal complaint, please contact the following:

- The California Civil Rights Department (CRD) by clicking [here](#).
- The United States Department of Housing and Urban Development (HUD) by clicking [here](#).

You may also contact the Housing Rights Center (HRC) for legal assistance at 800-477-5977 or online by clicking [here](#).

Best regards,
AcHP

Accessible Housing Program (AcHP)
Los Angeles Housing Department
E: lahd.achp@lacity.org
C: 213.808.8550



--

Kristal Gunn
Senior Management Analyst

Accessible Housing Program (AcHP)
Los Angeles Housing Department
E: kristal.gunn@lacity.org
C: 213.928.9049



Grievance Procedure.pdf
1001.8 kB

Fax To Hi Point 1522 Llc

Feb 26th, 2026 9:54am PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	My Car Has Been Damaged by Power Property Mgmt
Pages Sent	3 / 3
Transmission Time	1 minute, 40 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

ATTACHMENT FILE NAME	SIZE	PAGES
2026-2-26 Email re Car Damages and Claim.pdf	65.68 kb	2

Thu Feb 26th, 2026 9:54 AM Pacific Time

FAX

Geary J. Johnson
1522 Hi Point St 9
Los Angeles, CA. 90035
323-807-3099

TO:

Name: Hi Point 1522 LLC c/o Power Property Management Inc

Fax Number: (310) 661-8195

of Pages: 3
(including cover sheet)**FROM:**

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: My Car Has Been Damaged by Power Property Mgmt**Message:**

Please see attached email and respond on my car being damaged yesterday. I talked with Ben yesterday afternoon and he has thus far refused to remove the sign from my car. I also left a voicemail on Power Property phone line.

Sent with HumbleFax.com

Owner Damages Car After Black complains about housing services- The claim you submitted has been forwarded to the Office of the City Attorney in accordance with City Council rule. The number assigned to the claim is: Claim Number: C26-12134

From: G Johnson (tainmount@sbcglobal.net)

To: attclaims@lacity.org

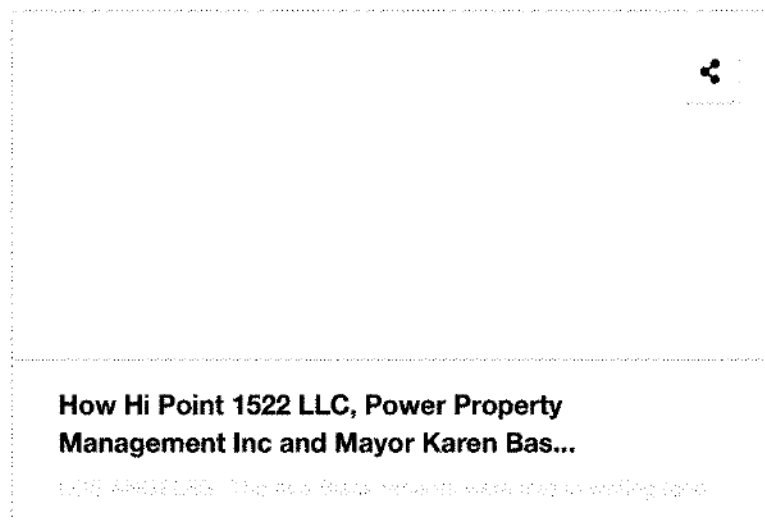
Cc: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.aimasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; councilmember.harris-dawson@lacity.org; david@powerpropertygrp.com; councilmember.martinez@lacity.org

Bcc: hairylegs27@gmail.com

Date: Thursday, February 26, 2026 at 12:56 AM PST

How Hi Point 1522 LLC, Power Property Management Inc and Mayor Karen Bass Try to Kill Black Tenants Who Complain

[How Hi Point 1522 LLC, Power Property Management Inc and Mayor Karen Bass Try to Kill Black Tenants Who Complain](#)



AT&T Yahoo Mail - Owner Damages Car After Black complains about h...ule. The number assigned to the claim is: Claim Number: C26-12134

2/26/26, 9:44 AM

copied to the Mayor and Council that management w...

LOS ANGELES- The two Black tenants were told in writing (and copied to the Mayor and Council) that management would assign them a two car tandem stall. One of the Blacks took the opportunity because of his disability to park in one of the four or more vacant tandem stalls. Next thing you know he is told his car will be towed and a big sign is pasted to his car window. As soon as the Black was told his car might be towed, after supposedly one day notice, he moved the car within minutes after explaining he was told to park in the tandem stall.

The sign seems to be pasted with permanent glue. The tenant immediately called Benjamin Renkainen, Field Inspector (for management) and asked the the sign be removed since it was Benjamin who pasted it on the car. Benjamin, a white, did not remove the sign. The Black said he would report the assault to the Police.

In the meantime, the owner changed the locks on the front door of the building but has not given key copies to the Blacks who complained, endangering the health and safety of Black tenants. This also endangers the safety, health, and welfare of tenants: the Black has trouble driving with the sign on the window and that endangers his safety and others since he is obstructed from looking out the window. In fact, because of the obstruction, he could actually hit some of the other tenants.

In the meantime, pictures show that one tenant---Caucasian---has three cars in their tandem stall, blocking the garbage can and laundry---but of course no one has complained about them.

Some of the Blacks in question have long complained about the non-working intercom system and the need for tandem parking.

One tenant said, "The plantation owners knows he can harass Blacks because the City will do nothing about it."

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez.

Racists Among Us

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Geary Juan Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
Phone 323-807-3099

[Skip to main content](#)

City of Los Angeles

 NextRequest**Request Visibility:**  Embargoed -- Will be auto-published 0 hours after closure

Request 26-3811 Open



Dates

Received

March 03, 2026 via web

Requester

 G. Juan Johnson rumcake42@live.com 1522 Hi Point St 9, Los Angeles, CA, 90035 323-807-3099

Staff assigned

Departments

City Clerk

Point of contact

Request

Please provide employee contact names, email addresses, phones, and fax number for the HACLA department. Re: Request for Code Enforcement Inspection - Nonfunctional Intercom and Accessibility

Concerns at 1522 Hi Point Street

From: G Johnson (tainmount@sbcglobal.net)

To: rene.flores@lacity.org; phillip.munguia@lacity.org

Cc: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org;

germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online;

steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org;

councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org;

councilmember.padilla@lacity.org;
councilmember.rodriquez@lacity.org;
councilmember.price@lacity.org;

cd10@lacity.org; councilmember.park@lacity.org;

Clerk CPRA Coordinator

councilmember.lee@lacity.org;

councilmember.jurado@lacity.org;

councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org;

lahd.reap@lacity.org; controller.mejia@lacity.org;

dod.contact@lacity.org; aoa.crsa@aoausa.com;

aram.avedisian@lacity.org; eric.bane@lacity.org;

doran.bobadilla@lacity.org; laura.zimmerman@lacity.org;

grant.woods@lacity.org; sewada.zadoorian@lacity.org;

jason.wilson@lacity.org; kelly.warner@lacity.org;

mark.wang@lacity.org; gavin@gavinnewsom.com;

fabian.gonzalez@lacity.org;

thomas@powerpropertygrp.com;

frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com;

nisi@powerpropertygrp.com;

09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us;

cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org;

kevin.brown@lacity.org;

benjamin@powerpropertygrp.com;

maintenance@powerpropertygrp.com; luis@powerpropertygrp.com;

councilmember.harris-dawson@lacity.org;

david@powerpropertygrp.com;

councilmember.martinez@lacity.org

Bcc: hairylegs27@gmail.com

Date: Tuesday, March 3, 2026 at 02:23 PM PST

To Rene Flores and Philip Munguia, Mayor Karen Bass, et al.

This location has the

Akuvox provides an exceptionally robust line of IP

intercoms and video door phones, designed to deliver an outstanding resident and guest experience. Key features include facial recognition, RFID, NFC, Bluetooth, and more.

which I believe is not compliant with applicable building and accessibility requirements.

The building was originally constructed in approximately 1973.

However, it underwent substantial upgrades in or around 2014, including

<https://mail.yahoo.com/d/folders/2/messages/AAESmlJ9FJfG76HGD...iRnObGFiwfNhO-NC-rSLeA8gxzRpKDCke-zTXvqAKwLVVdhDSvLhCHSYn3mQr>

Page 1 of 3AT&T Yahoo Mail - Request for Code Enforcement Inspection - Nonfunctional Intercom and Accessibility Concerns at 1522 Hi Point Street

3/3/26, 2:34 PM

major electrical rewiring and plumbing, installation of a new parking gate system, and

replacement of the prior wired Artolier intercom system. In 2023, a new

Akuvox WiFi door-entry intercom system was installed.

The original wired intercom unit remains physically present inside my

apartment unit but has not functioned since 2014. The newer Akuvox system does

not provide a working indoor monitor or functional two-way audio/visual

interface within my unit. As a result, I have no operational in-unit

capability

to communicate with visitors at the building entrance.

It is my understanding that when a communication system is installed or

substantially altered, it must comply with applicable California Building

Code accessibility provisions, including requirements for accessible two-way

communication systems and accessible user interface components.

I believe the current system does not provide the required in-unit interface necessary

for audio and visual communication.

Additionally, because of documented mobility impairments, the lack of a

functioning in-unit intercom system substantially affects my ability to safely

access and use my dwelling.

Given the 2014 building upgrades and the 2023 installation of a new intercom system ("Akuvox"), I respectfully request that the Los Angeles Housing

Department:

1. Inspect the building's intercom and communication system.
2. Determine whether the current system complies with applicable building, maintenance, and accessibility code requirements.
3. Require correction of any violations found.

I note that alteration to the building intercom two way communication system occurred after

the original construction, the communication system serves common-use entry, there is no in-

unit operable interface. The installed door entry- two way communication system is not

maintained in operable condition.

In addition, there is no accessible peep hole in my apartment door and peephole that allows

me to see both ends of the hallway; the owner has been notified.

In addition, the owner has changed the lock for the front door of the building but not supplied

my unit with two replacement keys for the lock; we are this unable to enter the building using

the owner supplied key.

I am prepared to provide documentation regarding the building upgrades

and the current nonfunctional condition of the intercom system in my unit.

Thank you for your attention to this matter. I respectfully request written

confirmation that this complaint has been received and is being investigated.

<https://mail.yahoo.com/d/folders/2/messages/AAESmIJ9FjfG76HGD...iRnObGFiwfNhO-NC-rSLeA8gxzRpKDCke-zTXvqAKwLVVdhDSvLhCHSYn3mQr>

Page 2 of 3AT&T Yahoo Mail - Request for Code Enforcement Inspection - Nonfunctional Intercom and Accessibility Concerns at 1522 Hi Point Street

3/3/26, 2:34 PM

See attached explanation of 2014 triggering alteration under California building code.

All rights reserved.

Sincerely,

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099

c: California Department of Real Estate

Ref: Brian Vasquez is the resident manager at this property. According to Public Documents,

Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include

Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna,

David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez. Rene Flores and Philip Munguia are

Los Angeles city employed code violation inspectors.

2026-3-3 Attachment to Code Violation Email Triggering Alteration.pdf

Show less

Timeline

Documents



Department assignment

Anyone with access to this request

City Clerk

March 3, 2026, 10:47pm by the requester



Request opened

Anyone with access to this request

Request received via web

March 3, 2026, 10:47pm by the requester

[FAQS](#)
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[City Webpage](#)

 **CIVICPLUS**
NextRequest

[Skip to main content](#)

City of Los Angeles

 NextRequest**Request Visibility:**  Embargoed -- Will be auto-published 0 hours after closure

Request 26-3810 Open



Dates

Received

March 03, 2026 via web

Requester

 G. Juan Johnson rumcake42@live.com 1522 Hi Point St 9, Los Angeles, CA,
90035 323-807-3099

Request

Please provide the employee roster or employee list and contact information for council district 5. A website link will suffice.
Re: Section 8 Inspection Request for address 1522 Hi Point Street 90035

From: G Johnson (tainmount@sbcglobal.net)

To: info@hacla.org

Date: Monday, March 2, 2026 at 10:08 PM PST

This building receives Section 8 assistance. As a tenant living in the building I make the following request:

Subject Request for Housing Quality Standards Inspection - Accessibility and Access Concerns

Dear HACLA:

I am requesting a Housing Quality Standards (HQS) inspection due

Staff assigned

Departments

City Clerk

Point of contact

Clerk CPRA Coordinator

to the following concerns:

1. The property has 28 parking spaces and 18 units but no designated accessible parking spaces, signage, or striping. Due to documented mobility disability requiring walker and wheelchair use, I have requested an accessible parking accommodation.
2. The building's intercom system lacks required indoor monitors in units, preventing functional use.
3. The front entrance lock was recently changed, and I was not provided a key. Access is limited to keypad entry, which requires additional steps and raises reliability concerns given my mobility limitations.

Because this property participates in the Section 8 program, I respectfully request inspection and review of compliance with Housing Quality Standards and applicable accessibility requirements.

The building received a building upgrade in 2014 with the addition of the parking lot motorized gate, and major electrical and plumbing upgrades. The property received upgrade to the intercom system in 2023 ("Akuvox") but the old intercom remains in my unit non functioning (Artolier) and the Akuvox intercom function is also non-accessible.

Please confirm receipt of this request and advise of next steps.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099

Show less

Timeline

Documents



Department assignment

Anyone with access to this request

City Clerk

March 3, 2026, 10:40pm by the requester



Request opened

Anyone with access to this request

Request received via web

March 3, 2026, 10:40pm by the requester

- FAQS
- Help
- Privacy
- Terms
- City Webpage





Upcoming System Maintenance

Please be advised of scheduled system maintenance on Monday, March 9th from 9:00 PM ET to March 9th at 10:00 PM ET. During this period, we may experience **temporary impact on performance or downtime**.

Normal operations will resume immediately after maintenance. Thank you for your patience and understanding as we work to improve our system's performance.



Skip to main content

City of Los Angeles

NextRequest

Request Visibility: Embargoed -- Will be auto-published 0 hours after closure

Request 26-3809 Open



Dates

Received

March 03, 2026 via web

Requester



G. Juan Johnson



rumcake42@live.com



1522 Hi Point St 9, Los Angeles, CA, 90035

Request

Please provide the name, address, emails, phone numbers for Mayor Karen Bass and staff. A website link will suffice. Re: To City Officials and Employees: A Housing Provider Cannot Charge a Fee for a Reasonable Accommodation Request

From:G Johnson (tainmount@sbcglobal.net)

To:marke.bridge@lacity.org; vatche.kasumyan@lacity.org;
germain.mendoza@lacity.org; steven.harrison@lacity.org;
councilmember.hernandez@lacity.org;
councilmember.nazarian@lacity.org;
councilmember.blumenfield@lacity.org; contactcd4@lacity.org;
councilmember.yaroslavsky@lacity.org;
councilmember.padilla@lacity.org;
councilmember.rodriguez@lacity.org;
councilmember.price@lacity.org; cd10@lacity.org;

 323-807-3099

Staff assigned

Departments

City Clerk

Point of contact

Clerk CPRA Coordinator

councilmember.park@lacity.org; councilmember.lee@lacity.org;
councilmember.soto-martinez@lacity.org;
councilmember.jurado@lacity.org;
councilmember.mcosker@lacity.org; lahd.reap@lacity.org;
controller.mejia@lacity.org; dod.contact@lacity.org;
aoa.crsa@aoausa.com; aram.avedisian@lacity.org;
eric.bane@lacity.org; doran.bobadilla@lacity.org;
laura.zimmerman@lacity.org; grant.woods@lacity.org;
sewada.zadoorian@lacity.org; jason.wilson@lacity.org;
kelly.warner@lacity.org; mark.wang@lacity.org;
gavin@gavinnewsom.com; fabian.gonzalez@lacity.org;
thomas@powerpropertygrp.com;
frontdesk@powerpropertygrp.com;
brent@powerpropertygrp.com; nisi@powerpropertygrp.com;
09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us;
cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org;
kevin.brown@lacity.org; benjamin@powerpropertygrp.com;
maintenance@powerpropertygrp.com;
luis@powerpropertygrp.com; jeffrey.bull@lacity.org;
councilmember.harris-dawson@lacity.org

Cc:david@powerpropertygrp.com; vasquezbrian79@gmail.com

Date:Monday, February 16, 2026 at 12:14 PM PST

Re: Rent controlled and Section 8 property at 1522 Hi Point Street

The United States Justice Department and the Civil Rights Department say that the owner cannot charge a fee as response to a request for a reasonable accommodation. The owner request that I pay \$150 for a tandem parking stall is unlawful.

Without waving any rights, I note that stall #8 is a single car stall, and stall #14 (currently unoccupied) is a tandem car stall. I request that the owner switch/repaint the numbers; change stall #8 to number 14 and change stall #14 to number 8.

I remind you that the Justice Department says "The determination of undue financial and administrative burden must be made on a

case-by-case basis involving various factors, such as the cost of the requested accommodation, the financial resources of the provider, the benefits that the accommodation would provide to the requester, and the availability of alternative accommodations that would effectively meet the requester's disability-related needs." That means in order for the owner to claim a financial hardship, they would need to submit to me their accounting books to show they do not have the financial resources. The gross receipts for this 18 unit building is about \$37,000 per month, so you definitely have resources.

All rights reserved.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles, CA. 90035

Phone 323-807-3099

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez.

C:

vasquezbrian79@gmail. com

Resident manager at this address

Show less

Timeline

Documents



Department assignment

Anyone with access to this request

City Clerk

March 3, 2026, 10:32pm by the requester



Request opened

Anyone with access to this request

Request received via web

March 3, 2026, 10:32pm by the requester

FAQS

Help

Privacy

Terms

City Webpage

 **CIVICPLUS**

NextRequest

Fax To Hi Point 1522 Llc

Feb 16th, 2026 3:50pm PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	A response is requested to three emails attached
Pages Sent	5 / 5
Transmission Time	2 minutes, 41 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

ATTACHMENT FILE NAME	SIZE	PAGES
2026-2-16 Email City and Owner Parking Fee.pdf	59.56 kb	2
2026-2-16 Mail Not Delivered Brent.pdf	46.35 kb	1
2026-2-16 Email PPM to change stall numbers.pdf	45.39 kb	1

Mon Feb 16th, 2026 3:50 PM Pacific Time

FAX

Geary J. Johnson
1522 Hi Point St #9
Los Angeles. CA. 90035

TO:

Name: Hi Point 1522 LLC via Power Property Mgmt Inc

Fax Number: (310) 661-8195

of Pages: 5
(including cover sheet)**FROM:**

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: A response is requested to three emails attached**Message:**

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez. Your emails addresses seem to blocked to me. Please unblock them immediately. I reserve the right to communicate to you on a weekly basis by writing you thru the City clerk agenda form which items will be posted to the worldwide internet. by the clerk office.

Sent with HumbleFax.com

To City Officials and Employees: A Housing Provider Cannot Charge a Fee for a Reasonable Accommodation Request

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriguez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontend@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; jeffrey.bull@lacity.org; councilmember.harris-dawson@lacity.org

Cc: david@powerpropertygrp.com; vasquezbrian79@gmail.com

Date: Monday, February 16, 2026 at 12:14 PM PST

Re: Rent controlled and Section 8 property at 1522 Hi Point Street

The United States Justice Department and the Civil Rights Department say that the owner cannot charge a fee as response to a request for a reasonable accommodation. The owner request that I pay \$150 for a tandem parking stall is unlawful.

Without waving any rights, I note that stall #8 is a single car stall, and stall #14 (currently unoccupied) is a tandem car stall. I request that the owner switch/repaint the numbers; change stall #8 to number 14 and change stall #14 to number 8.

I remind you that the Justice Department says "The determination of undue financial and administrative burden must be made on a case-by-case basis involving various factors, such as the cost of the requested accommodation, the financial resources of the provider, the benefits that the accommodation would provide to the requester, and the availability of alternative accommodations that would effectively meet the requester's disability-related needs." That means in order for the owner to claim a financial hardship, they would need to submit to me their accounting books to show they do not have the financial resources. The gross receipts for this 18 unit building is about \$37,000 per month, so you

definitely have resources.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles, CA. 90035
Phone 323-807-3099

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, **Benjamin Renkainen**, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, **Brian Vasquez**.

C:
vasquezbrian79@gmail. com
Resident manager at this address

Failure Notice

From: MAILER-DAEMON@yahoo.com (mailer-daemon@yahoo.com)

To: tainmount@sbcglobal.net

Date: Monday, February 16, 2026 at 11:52 AM PST

Sorry, we were unable to deliver your message to the following address.

<brent@powerpropertygrp.com>:

550: 5.7.1 The user or domain that you are sending to (or from) has a policy that

5.7.1 prohibited the mail that you sent. Please contact your domain

5.7.1 administrator for further details. For more information, go to

5.7.1 https://support.google.com/a/answer/172179_6a1803df08f44-8971cdf0e37si166242496d6.541 - gsmtip

----- Forwarded message -----

Dear Hi Point 1522 LLC:

The United States Justice Department and the Civil Rights Department say that you cannot charge a fee as response to a request for a reasonable accommodation. Your request that I pay \$150 for a tandem parking stall is unlawful.

Without waving any rights, I note that stall #8 is a single car stall, and stall #14 (currently unoccupied) is a tandem car stall. I request that you switch/repaint the numbers; change stall #8 to number 14 and change stall #14 to number 8.

I remind you that the Justice Department says "The determination of undue financial and administrative burden must be made on a case-by-case basis involving various factors, such as the cost of the requested accommodation, the financial resources of the provider, the benefits that the accommodation would provide to the requester, and the availability of alternative accommodations that would effectively meet the requester's disability-related needs." That means in order for you to claim a financial hardship, you would need to submit to me your accounting books to show you do not have the financial resources. Your gross receipts for this 18 unit building is about \$37,000 per month, so you definitely have resources.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles, CA. 90035
Phone 323-807-3099

A Housing Provider Cannot Charge a Fee for a Reasonable Accommodation Request

From: G Johnson (tainmount@sbcglobal.net)

To: vasquezbrian79@gmail.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com

Date: Monday, February 16, 2026 at 11:51 AM PST

Dear Hi Point 1522 LLC:

The United States Justice Department and the Civil Rights Department say that you cannot charge a fee as response to a request for a reasonable accommodation. Your request that I pay \$150 for a tandem parking stall is unlawful.

Without waving any rights, I note that stall #8 is a single car stall, and stall #14 (currently unoccupied) is a tandem car stall. I request that you switch/repaint the numbers; change stall #8 to number 14 and change stall #14 to number 8.

I remind you that the Justice Department says "The determination of undue financial and administrative burden must be made on a case-by-case basis involving various factors, such as the cost of the requested accommodation, the financial resources of the provider, the benefits that the accommodation would provide to the requester, and the availability of alternative accommodations that would effectively meet the requester's disability-related needs." That means in order for you to claim a financial hardship, you would need to submit to me your accounting books to show you do not have the financial resources. Your gross receipts for this 18 unit building is about \$37,000 per month, so you definitely have resources.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles, CA. 90035
Phone 323-807-3099

Subject Supplemental Clarification Regarding Parking Stall Assignment and Lease Limitation

March 3, 2026

Via Facsimile and US Mail

Dear Hi Point 1522 LLC and Power Property Mgmt Inc.

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez.

This letter supplements my prior reasonable accommodation request. You have indicated that I am limited to "Stall #8" under the lease agreement. The lease, however, does not specify whether Stall # 8 is single or tandem, nor does it specify configuration, dimensions, or proximity to a particular Entrance.

Under the Fair Housing Act, Section 504 of the Rehabilitation Act, and the California Fair Employment and Housing Act, lease provisions and neutral policies must be reasonably modified when necessary to provide equal access to a tenant with a disability.

For approximately four years, my household was orally and by conduct assigned a tandem two-car stall. This demonstrates that reassignment of stall configuration is administratively feasible and has previously occurred without hardship.

Additionally, the lease includes two occupants. A single stall effectively requires sharing between two tenants. If the space assigned is not designated exclusively as an accessible space for my disability-related use, my co-tenant remains entitled to parking under the lease. The tandem configuration addresses both disability access needs and the shared nature of the tenancy.

If the property owner prefers to maintain current stall numbering, I am willing to accept administrative reassignment or renumbering so that the accessible or tandem stall corresponds to the lease designation. My objective is effective

and safe access to my dwelling, not a premium upgrade.

You have also not raised a different effective accommodation for my requested replacement of the unit door peephole for a wheelchair accessible one and installation of a peephole that I can see both ends of the hallway.

INTERFERENCE WITH EQUAL ACCESS AND POSSIBLE RETALIATORY CONDUCT

The lock to the front door was changed after my accommodation requests, no keys have been provided, and this action creates additional barriers for me to get thru the front door.

I remain willing to engage in the interactive process in good faith and request written clarification within 10 calendar days.

This is a City rent controlled building that receives Section 8 funding.

All rights reserved.

Sincerely,
Geary J. Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
323-807-3099

Request for Code Enforcement Inspection - Nonfunctional Intercom and Accessibility Concerns at 1522 Hi Point Street

From: G Johnson (tainmount@sbcglobal.net)

To: rene.flores@lacity.org; phillip.munguia@lacity.org

Cc: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontend@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; councilmember.harris-dawson@lacity.org; david@powerpropertygrp.com; councilmember.martinez@lacity.org

Bcc: hairylegs27@gmail.com

Date: Tuesday, March 3, 2026 at 02:23 PM PST

To Rene Flores and Philip Munguia, Mayor Karen Bass, et al.

This location has the

Akuvox provides an exceptionally robust line of IP intercoms and video door phones, designed to deliver an outstanding resident and guest experience. Key features include facial recognition, RFID, NFC, Bluetooth, and more.

which I believe is not compliant with applicable building and accessibility requirements.

The building was originally constructed in approximately 1973.

However, it underwent substantial upgrades in or around 2014, including

major electrical rewiring and plumbing, installation of a new parking gate system, and replacement of the prior wired Artolier intercom system. In 2023, a new Akuvox WiFi door-entry intercom system was installed.

The original wired intercom unit remains physically present inside my apartment unit but has not functioned since 2014. The newer Akuvox system does not provide a working indoor monitor or functional two-way audio/visual interface within my unit. As a result, I have no operational in-unit capability to communicate with visitors at the building entrance.

It is my understanding that when a communication system is installed or substantially altered, it must comply with applicable California Building Code accessibility provisions, including requirements for accessible two-way communication systems and accessible user interface components.

I believe the current system does not provide the required in-unit interface necessary for audio and visual communication.

Additionally, because of documented mobility impairments, the lack of a functioning in-unit intercom system substantially affects my ability to safely access and use my dwelling.

Given the 2014 building upgrades and the 2023 installation of a new intercom system ("Akuvox"), I respectfully request that the Los Angeles Housing Department:

1. Inspect the building's intercom and communication system.
2. Determine whether the current system complies with applicable building, maintenance, and accessibility code requirements.
3. Require correction of any violations found.

I note that alteration to the building intercom two way communication system occurred after the original construction, the communication system serves common-use entry, there is no in-unit operable interface. The installed door entry- two way communication system is not maintained in operable condition.

In addition, there is no accessible peep hole in my apartment door and peephole that allows me to see both ends of the hallway; the owner has been notified.

In addition, the owner has changed the lock for the front door of the building but not supplied my unit with two replacement keys for the lock; we are this unable to enter the building using the owner supplied key.

I am prepared to provide documentation regarding the building upgrades and the current nonfunctional condition of the intercom system in my unit. Thank you for your attention to this matter. I respectfully request written confirmation that this complaint has been received and is being investigated.

See attached explanation of 2014 triggering alteration under California building code.

All rights reserved.

Sincerely,

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
Phone 323-807-3099

c: California Department of Real Estate

Ref: Brian Vasquez is the resident manager at this property. According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez. Rene Flores and Philip Munguia are Los Angeles city employed code violation inspectors.



2026-3-3 Attachment to Code Violation Email Triggering Alteration.pdf
1.8 MB

Request for Code Enforcement Inspection - Nonfunctional Intercom and Accessibility Concerns at 1522 Hi Point Street

From: G Johnson (tainmount@sbcglobal.net)

To: rene.flores@lacity.org; phillip.munguia@lacity.org

Cc: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontend@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; councilmember.harris-dawson@lacity.org; david@powerpropertygrp.com; councilmember.martinez@lacity.org

Bcc: hairylegs27@gmail.com

Date: Tuesday, March 3, 2026 at 02:23 PM PST

To Rene Flores and Philip Munguia, Mayor Karen Bass, et al.

This location has the

Akuvox provides an exceptionally robust line of IP intercoms and video door phones, designed to deliver an outstanding resident and guest experience. Key features include facial recognition, RFID, NFC, Bluetooth, and more.

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The original wired intercom unit remains physically present inside my apartment unit but has not functioned since 2014. The newer Akuvox system does not provide a working indoor monitor or functional two-way audio/visual interface within my unit. As a result, I have no operational in-unit capability to communicate with visitors at the building entrance.

It is my understanding that when a communication system is installed or substantially altered, it must comply with applicable California Building Code accessibility provisions, including requirements for accessible two-way communication systems and accessible user interface components.

I believe the current system does not provide the required in-unit interface necessary for audio and visual communication.

Additionally, because of documented mobility impairments, the lack of a functioning in-unit intercom system substantially affects my ability to safely access and use my dwelling.

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3. Require correction of any violations found.

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In addition, there is no accessible peep hole in my apartment door and peephole that allows me to see both ends of the hallway; the owner has been notified.

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Sincerely,

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
Phone 323-807-3099

c: California Department of Real Estate

Ref: Brian Vasquez is the resident manager at this property. According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez. Rene Flores and Philip Munguia are Los Angeles city employed code violation inspectors.



2026-3-3 Attachment to Code Violation Email Triggering Alteration.pdf
1.8 MB

Section 8 Inspection Request for address 1522 Hi Point Street 90035

From: G Johnson (tainmount@sbcglobal.net)

To: info@hacla.org

Date: Monday, March 2, 2026 at 10:08 PM PST

This building receives Section 8 assistance. As a tenant living in the building I make the following request:

Subject Request for Housing Quality Standards Inspection - Accessibility and Access Concerns

Dear HACLA:

I am requesting a Housing Quality Standards (HQS) inspection due to the following concerns:

1. The property has 28 parking spaces and 18 units but no designated accessible parking spaces, signage, or striping. Due to documented mobility disability requiring walker and wheelchair use, I have requested an accessible parking accommodation.
2. The building's intercom system lacks required indoor monitors in units, preventing functional use.
3. The front entrance lock was recently changed, and I was not provided a key. Access is limited to keypad entry, which requires additional steps and raises reliability concerns given my mobility limitations.

Because this property participates in the Section 8 program, I respectfully request inspection and review of compliance with Housing Quality Standards and applicable accessibility requirements.

The building received a building upgrade in 2014 with the additional of the parking lot motorized gate, and major electrical and plumbing upgrades. The property received upgrade to the intercom system in 2023 ("Akuvox") but the old intercom remains in my unit non functioning (Artolier) and the Akuvox intercom function is also non-accessible.

Please confirm receipt of this request and advise of next steps.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
Phone 323-807-3099



Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

Review and submit your complaint

Review your responses, make edits(if needed), and submit your complaint.

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Edit this section

Because of disability
Because of retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint; testifying in a proceeding), or helping others to do so

Who discriminated against you?

Edit this section

First name: Thomas

Last name: Khammar

Relationship to you: (e.g. landlord, lender, real estate agent): Owner

Street address: 8885 Venice Blvd #205

Apt or unit:

Business name: Hi Point 1522 LLC c/o Power Property Management Group

City: Los Angeles

State: California

Zip: 90034

Phone number 1: : (310) 593-3955

Phone number 2:

Email address: vasquezbrian79@gmail.com

Where did the discrimination happen?

Edit this section

Location (for example, name of residential rental or sales property, business, or bank):

Street address: 1522 Hi Point St

Apt or unit: 9

City: Los Angeles

*State: California

Zip: 90035

*When did the discrimination happen?

Edit this section

*Date(s) of Discrimination: 02/11/2026

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

*What happened?

Edit this section

Basis of Discrimination:

Disability

Section 8 Owner Recipient

Summary of Discriminatory Conduct:

I am a tenant with documented mobility disabilities requiring the use of a walker and wheelchair. I have provided multiple physician letters, a court-issued reasonable accommodation order from the Los Angeles County Superior Court, and a California disabled parking placard certification confirming mobility impairment.

The property contains 18 units and 28 parking spaces, including 7 tandem parking spaces. There are no designated accessible parking spaces, no accessibility signage, and no striping.

I requested a reasonable accommodation consisting of:

- Assignment of an accessible parking space near the rear entrance, which has only one step and is safer for my mobility limitations; or
- Assignment of a tandem stall previously used by my household for approximately four years.

The landlord agreed to provide a tandem stall only if I pay an additional \$150 per month. Parking is otherwise included in rent. Charging a fee for a disability-related accommodation constitutes a discriminatory surcharge.

The landlord has also refused to modify the lease stall designation, claiming I am limited to a specific numbered stall, even though the lease does not specify configuration, size, or location.

In addition:

- The two way communication intercom system lacks required indoor monitors in units.
- The front entrance lock was recently changed, and I was not provided a key.

Entry is now limited to keypad use, which requires additional steps and creates Reliability concerns given my mobility limitations.

Since my doctor has prescribed a wheelchair and/or walker, I have requested a peephole at an accessible height where I

am able to see to the front and rear doors of the hallway.

The property participates in the Section 8 program and receives federal housing funds. The failure to provide reasonable accommodation, the imposition o f a surcharge, and the denial of equal access violate the Fair Housing Act and may also implicate obligations under the Section 504 o f the Rehabilitation Act.

Harm Suffered:

- Increased physical strain navigating stairs
- Increased anxiety and distress
- Interference with safe entry
- Exposure to weather elements when forced to park further away
- Ongoing uncertainty regarding secure access

Requested Remedy:

- Assignment of an accessible or tandem parking space near the rear entrance without surcharge
- Written accommodation agreement
- Restoration of key access to the front door
- Intercom compliance
- Any other relief HUD deems appropriate

The owner has said he is willing to provide the tandem parking stall but demands \$150 per month fee. The owner has not stated a willingness to repair intercom system and provide the accessible unit door peephole. but I believe has also said I must pay a fee to install an intercom indoor monitor.

The owner has not offered an effective alternative accommodation for any of the requested accommodation housing services.

Attach:

- Doctor letters
- Court order
- Placard certification
- Demand letters
- Any landlord responses
- Photos of parking area (showing no accessible spaces)
- Photo of front door lock

How can we contact you?

Edit this section

Your name and contact information

*First name: Geary

*Last name: Johnson

Phone number: 3238073099

☒ Cell phone?

Email address(s): tainmount@sbcglobal.net

Preferred contact: Email

Best time to call: Morning

Your mailing address

*Street address: 1522 HI POINT STREET

Apt or unit: 9

*City Los Angeles

*State California

*Zip: 90035

Second point of contact

First name:

Last name:

Phone number:

Email address:

Relationship to you (optional)

Previous

Submit Complaint

Exit Complaint Form Without Submit

[Paperwork Reduction Act Burden Statement](#)
[Privacy Act Statement](#)
[Contact Information](#)

Your housing discrimination complaint will be reviewed by a fair housing specialist to determine if it alleges acts that might violate the Fair Housing Act. The specialist will contact you for any additional information needed to complete this review. If your complaint involves a possible violation of the Fair Housing Act, the specialist will assist you in filing an official housing discrimination complaint.

OMB Control #: 2529-0011
Expiration Date: 9/30/2025
v2.20.1

U.S. Department of Housing and Urban Development 451 7th Street S.W., Washington, DC 20410 Telephone: (800) 669-9777 TTY: (800) 927-9275.
[HUD](#)



Davey GJuanvaldez <hairylegs27@gmail.com>

Stay Informed: January 2026 Investor Update

1 message

Brent Parsons <brent@powercapitalgrp.com>
To: hairylegs27@gmail.com

Thu, Jan 8, 2026 at 10:32 AM

[View in Browser](#)

As we begin 2026, we are assessing **current market conditions**, highlighting the **stability of the Texas multifamily market**, and outlining how **investment decisions** are being guided in the year ahead.

These updates reflect Power Capital Group's continued focus on fundamentals, risk management, and long-t creation.



The housing market enters 2026 in a period of gradual adjustment rather than rapid change.

AFFORDABILITY TRENDS	ONGOING CONSTRAINTS	RENTAL MARKET IMPACT
• Modest improvement expected as wages rise faster than home prices • Slightly lower mortgage rates may bring some buyers back • Progress likely gradual, not dramatic	• High home prices, taxes, insurance, and maintenance costs • Monthly payments remain the biggest barrier, especially for first-time buyers	• Homeownership remains out of reach for many • Continued demand for rental housing • Rent growth expected to track inflation (balanced, sustainable)

For investors, 2026 is a transitional year. Markets with strong employment, limited new supply, and durable demand are best positioned to perform. Conservative underwriting, disciplined operations, and a focus on cash-flow stability will be key to outperform speculative growth strategies as the market normalizes.



Nacogdoches is a smaller, demand-driven market supported by consistent local fundamentals and limited new supply, creating a stable environment for long-term multifamily investment.



DEMAND DRIVERS

Stephen F. Austin State University, healthcare, government, and service-sector jobs create steady, diversified renter demand.

SUPPLY & PERFORMANCE

Limited new multifamily development has helped maintain stable occupancy and lower volatility than major Texas metros.

INVESTOR TAKEAWAY

Modest rent growth, strong workforce demand, and reduced overbuilding risk support predictable, long-term performance.

As markets normalize, Nacogdoches stands out for its steady demand and lower exposure to supply-driven risk.



Setting the Tone for 2026: Focused Execution in a Normalizing Market

As we enter the **first quarter of 2026**, the emphasis remains on **consistent execution across the port**. With market conditions continuing to normalize, proactive asset management and thoughtful capital planning is essential to **protecting investor capital** and **supporting long-term performance**.

Long-term trends continue to support rental housing, as **younger generations rent longer and delay homeownership**, sustaining demand for well-located, professionally managed communities. At the same time, other real estate sectors, particularly **commercial office**, continue to face challenges, reinforcing the importance of selectivity and strong asset-level oversight.

By prioritizing **conservative underwriting**, **strong reserves**, and **early investment in property improvements**, operational risk is reduced while assets are positioned for steady cash flow and long-term

Entering 2026, the strategy is clear: **prioritize stability**, **remain selective**, and **execute with intention**, keeping investor interests at the center of every decision.

ABOUT US

Power Capital Group offers investors low-risk strategies to create passive income streams that will diversify portfolios and yield impressive results. We make it easy for investors of various income levels to become part of syndication deals.

When our clients pool their financial resources with other like-minded investors, they can be confident. Power Capital Group will take our fiduciary stewardship of their money seriously. As longtime partners with a combined four decades of experience in the real estate industry, we are perfectly situated and strongly motivated to ensure the investment works well for everyone involved.

[CONTACT US](#)

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THOMAS KHAMMAR
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thomas@powercapitalgrp.com

POWER CAPITAL GROUP
powercapitalgrp.com 8885 Venice Blvd. Suite 205 Los Angeles CA 90034

Get the inside scoop! Find us on



You've received this email because you're one of our customers or subscribers.
Power Property Management inc., P.O. Box 472, Culver City, CA 90232, United States | [Unsubscribe](#)

My Commentary re Parking at 1522 Hi Point Street and Physical Harm to My car

From: G Johnson (tainmount@sbcglobal.net)

To: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; councilmember.harris-dawson@lacity.org; david@powerpropertygrp.com; councilmember.martinez@lacity.org

Bcc: hairylegs27@gmail.com

Date: Saturday, February 28, 2026 at 11:20 AM PST

Dear Mayor Karen Bass:

As faxed to the Owner and emailed to resident manager Brian Vasquez.

COMMENTARY February 28, 2026

I memorialize for the record and I document in case some physical injury should occur to me caused by the property owner, management, or those who act on the owner's behalf.

Landlords do retaliate against tenants who exercise their legal rights to seek available housing services.

This may be a confusing story.

In 2010, upon becoming a tenant, the then owner agreed to provide us a two car stall as we had two cars. So until 2014, we parked in a tandem parking stall. A new owner buys the building 2014 but refuses to honor the parking arrangement; however, he does have the written right to reassign stalls. Our parking is included in the rent so he moves us from tandem stall to single, under the threat of eviction. (The city housing refused to recognize a reduction in services). But he writes that we can have a tandem parking stall on a first come, first served basis and pay \$50.00. I don't agree to the \$50 because there is no provision for it in the rent agreement.

(Some people including city officials says that Black tenants in this building are not entitled to parking at all no matter what the rent agreement says.)

A few years later, there starts a few administrative and other legal actions to get the tandem parking stall and damages. A lot of this is well documented in public communications to city Los Angeles government officials and posted to city clerk agenda items.

Around 2022 there is a small claims court hearing. Thomas Khammar of Power Property Management appears as agent for owner Hi Point 1522 LLC. (May 11, 2022. case 21STSC04819). At the hearing, Khammar disputes my claim that I do not have a tandem parking stall. Khammar talks for a while saying that I already have tandem parking stall #8. (In the rent agreement, it does not say that stall 8 is single or tandem but the rent agreement does say parking for two cars). That to me proves intent and entitlement. The court keeps an audio of the hearing. I prepared an unofficial transcript which I released to the city government.

That was 2022 and I proceed into court a few more times. In the latest court hearing in 2026, Khammar admits that I do not have a tandem parking stall. He claims that he did not say what he said in 2022 court hearing about the parking. He says he can provide the tandem parking stall because there is one available and he has to check is the fee \$150.00. He is not sure of the fee. Subsequent to that hearing, in a letter released to the city council and Mayor, he states that he is willing to provide a tandem parking stall as well as the current stall and upon the payment of \$150. That would be parking for three cars. So that is continuing because the rent agreement does not provide for any fee for parking. As the owner knows I have a disability, he is told he cannot charge because I have a disability and I need to be in a tandem parking stall (doctor's orders).

On February 24, 2026, there is no notice on the property indicating which numbered stalls are unassigned. I observe there have been vacant tandem stalls for months, and I supplied pictures. The owner is not honoring the first come first served. When I talked with Ben on the property and he told me to move my car February. 24, he refused to admit what Thomas Khammar had written of my entitlement to a tandem parking stall. This conversation was witnessed. Ben and Thomas work in the same office.

I talked with a tenant who claimed one of the stalls was his (not the one I parked in temporarily since Khammar said one was available), but that he did not have a car but was willing to let me use his stall. There are a few tenants here who do not have cars.

No harm done.

The bottom line is landlords have the right to enforce known rules on the property. There is no signage about parking assigned stalls, there is no guest parking signs, there is no handicapped parking stall (as requested by me). There is no posted written common area rules.

The bottom line is that landlords, because a tenant is warned about the rules, do not have the right to physically cause harm to the tenant, or the tenant property, as occurred in this case. The owner even changed the locks to the building and providing no keys or notice. (We do have electronic entry when it works).

There is evidence of racial animus because a tenant who parked in stall #4 with no current plates and not operating for over two years, and the tenant was white, was told to move his car but a sign was posted to his unit door, not to his car. Another tenant, also white, seemed to be parking three cars in a two car stall, but no signs were pasted to their car either.

I note there are 18 one bedrooms here and parking for 27 cars.

My endorsed rent checks say "payment for tandem parking and for Akuvox parts and service."

All rights reserved.

Tenant

1522 Hi Point St 9

Los Angeles. CA. 90035

Geary J. Johnson

C: Real Estate Department

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099



Commentary on Parking Feb 28 2026.pdf
40.7 kB

Fax Sent to Owner. Owner Damages Car After Black complains about housing services

From: G Johnson (tainmount@sbcglobal.net)

To: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; councilmember.harris-dawson@lacity.org; david@powerpropertygrp.com; councilmember.martinez@lacity.org

Cc: rene.flores@lacity.org; lahd.rso@lacity.org; hcidla.rso.central@lacity.org; info@housingrightscenter.org

Bcc: hairylegs27@gmail.com

Date: Friday, February 27, 2026 at 11:50 AM PST

This is the message today by voice and fax to the property owner Hi Point 1522 LLC and also to CD 10.

"This is tenant 9 at 1522 Hi Point St. You pasted a no parking note to my window that damaged my car. I was parked there due to my disability. I need you to remove it from my window today or I will come to your office with the Police Department. The intercom here remains unusable and I still have not been assigned a tandem parking stall even though Thomas Khammar said I would be assigned one on a first come first served basis. The resident manager is a racist. We have not been provided a key to the front door lock that was changed. My phone is 323-807-3099. You are not responding to my issues so I am posting this on a weekly basis to the internet thru the city clerk office agenda items. This message is to Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez."

Voicemail to Property Owner and CD 10

This is the fax number that is publicly advertised on the internet by the Property Owner Management Company.

This is a city rent controlled building and receiving government assistance thru HACLA,

according to the Civil Rights Complaint against the City and HACLA.

Still trying to verify with the racist City housing employees what is the fee for parking at this location. Online ads say parking is included and no charge, rent agreement says parking is included in the rent paid, and the city rent registry says parking is included in the rent paid. But the property owner says parking is \$150 per month although I cannot find any tenants who are paying the \$150 or who have been told the fee is \$150. I seems to be a retaliatory fee by the City government. **This question will be the subject of an additional RSO complaint to the City.**



2026-2-27 Fax to PPM re Car Damage and Other Housing.pdf
32.7 kB

Your Notice and Order to Comply Dated Jan. 30, 2026

From: G Johnson (tainmount@sbcglobal.net)

To: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontend@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; councilmember.harris-dawson@lacity.org; david@powerpropertygrp.com; councilmember.martinez@lacity.org; rene.flores@lacity.org

Date: Thursday, February 26, 2026 at 10:45 AM PST

Dear Rene Flores, city employee:

I was referred to you by the city RSO department. I filed a complaint with them for a rent reduction due to no resident manager for a number of months, maybe six months or more.

The LAHD department said they closed the case because you are handling it under case 970478. I cannot figure what is the connection from not having a resident manager to your case which concerns no posting of manager contact info.

How will tenants here get the rent decrease for no resident manager?

I also touch on the fact that you were at the building obviously so I take this opportunity to inform you that the State Building Code and Los Angeles Housing code requires the owner install an interface in each unit, also known as an indoor monitor, to connect to the Akuvox door entry intercom system. I speak for myself in that I have not been provided the interface or indoor monitor by the owner.

Please cite the owner for the lack of interface in each of the 18 units. I have been complaining about the lack of interface since the year 2023.

I realize there may possibly be another code inspector handling the interface issue, but nevertheless I have to conduct my due diligence. Reference Housing Building Codes 11A and 11B re Accessibility. Attached your notice to comply dated Jan 30 2026.

I am a tenant who is Black and suffers from a disability(s).

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
Phone 323-807-3099



2026-2-25 Notice to Comply from Jan 30.pdf

1.3 MB

Fw: Owner Damages Car After Black complains about housing services- The claim you submitted has been forwarded to the Office of the City Attorney in accordance with City Council rule. The number assigned to the claim is: Claim Number: C26-12134

From: G Johnson (tainmount@sbcglobal.net)

To: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriguez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; councilmember.harris-dawson@lacity.org; david@powerpropertygrp.com; councilmember.martinez@lacity.org

Date: Thursday, February 26, 2026 at 09:47 AM PST

Geary Juan Johnson

Phone 323-807-3099

----- Forwarded Message -----

From: G Johnson <tainmount@sbcglobal.net>

To: attclaimsubmit@lacity.org <attclaimsubmit@lacity.org>

Cc: vasquezbrian79@gmail.com <vasquezbrian79@gmail.com>; marke.bridge@lacity.org <marke.bridge@lacity.org>; vatche.kasumyan@lacity.org <vatche.kasumyan@lacity.org>; germain.mendoza@lacity.org <germain.mendoza@lacity.org>; masiss.andriasian@lacity.org <masiss.andriasian@lacity.org>; oigcompl@lapd.online <oigcompl@lapd.online>; steven.harrison@lacity.org <steven.harrison@lacity.org>; councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>; councilmember.nazarian@lacity.org <councilmember.nazarian@lacity.org>; councilmember.blumenfield@lacity.org <councilmember.blumenfield@lacity.org>; contactcd4@lacity.org <contactcd4@lacity.org>; councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>; councilmember.padilla@lacity.org <councilmember.padilla@lacity.org>; councilmember.rodriguez@lacity.org <councilmember.rodriguez@lacity.org>; councilmember.price@lacity.org <councilmember.price@lacity.org>; cd10@lacity.org <cd10@lacity.org>; councilmember.park@lacity.org <councilmember.park@lacity.org>; councilmember.lee@lacity.org <councilmember.lee@lacity.org>; councilmember.jurado@lacity.org

<councilmember.jurado@lacity.org>; councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>; lahd.rso.central@lacity.org <lahd.rso.central@lacity.org>; lahd.reap@lacity.org <lahd.reap@lacity.org>; controller.mejia@lacity.org <controller.mejia@lacity.org>; dod.contact@lacity.org <dod.contact@lacity.org>; aoa.crsa@aoausa.com <aoa.crsa@aoausa.com>; aram.avedisian@lacity.org <aram.avedisian@lacity.org>; eric.bane@lacity.org <eric.bane@lacity.org>; doran.bobadilla@lacity.org <doran.bobadilla@lacity.org>; laura.zimmerman@lacity.org <laura.zimmerman@lacity.org>; grant.woods@lacity.org <grant.woods@lacity.org>; sewada.zadoorian@lacity.org <sewada.zadoorian@lacity.org>; jason.wilson@lacity.org <jason.wilson@lacity.org>; kelly.warner@lacity.org <kelly.warner@lacity.org>; mark.wang@lacity.org <mark.wang@lacity.org>; gavin@gavinnewsom.com <gavin@gavinnewsom.com>; fabian.gonzalez@lacity.org <fabian.gonzalez@lacity.org>; thomas@powerpropertygrp.com <thomas@powerpropertygrp.com>; frontdesk@powerpropertygrp.com <frontdesk@powerpropertygrp.com>; brent@powerpropertygrp.com <brent@powerpropertygrp.com>; nisi@powerpropertygrp.com <nisi@powerpropertygrp.com>; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>; cynthia@powerpropertygrp.com <cynthia@powerpropertygrp.com>; ramazanali.almasi@lacity.org <ramazanali.almasi@lacity.org>; kevin.brown@lacity.org <kevin.brown@lacity.org>; benjamin@powerpropertygrp.com <benjamin@powerpropertygrp.com>; maintenance@powerpropertygrp.com <maintenance@powerpropertygrp.com>; luis@powerpropertygrp.com <luis@powerpropertygrp.com>; councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>; david@powerpropertygrp.com <david@powerpropertygrp.com>; councilmember.martinez@lacity.org <councilmember.martinez@lacity.org>

Sent: Thursday, February 26, 2026 at 12:56:12 AM PST

Subject: Owner Damages Car After Black complains about housing services- The claim you submitted has been forwarded to the Office of the City Attorney in accordance with City Council rule. The number assigned to the claim is: Claim Number: C26-12134

How Hi Point 1522 LLC, Power Property Management Inc and Mayor Karen Bass Try to Kill Black Tenants Who Complain

[How Hi Point 1522 LLC, Power Property Management Inc and Mayor Karen Bass Try to Kill Black Tenants Who Complain](#)



How Hi Point 1522 LLC, Power Property Management Inc and Mayor Karen Bas...

LOS ANGELES- The two Black tenants were told in writing (and copied to the Mayor and Council) that management wo...

LOS ANGELES- The two Black tenants were told in writing (and copied to the Mayor and Council) that management would assign them a two car tandem stall. One of the Blacks took the opportunity because of his disability to park in one of the four or more vacant tandem stalls. Next thing you know he is told his car will be towed and a big sign is pasted to his car window. As soon as the Black was told his car might be towed, after supposedly one day notice, he moved the car within minutes after explaining he was told to park in the tandem stall.

The sign seems to be pasted with permanent glue. The tenant immediately called Benjamin Renkainen, Field Inspector (for management) and asked the the sign be removed since it was Benjamin who pasted it on the car. Benjamin, a white, did not remove

the sign. The Black said he would report the assault to the Police.

In the meantime, the owner changed the locks on the front door of the building but has not given key copies to the Blacks who complained, endangering the health and safety of Black tenants. This also endangers the safety, health, and welfare of tenants: the Black has trouble driving with the sign on the window and that endangers his safety and others since he is obstructed from looking out the window. In fact, because of the obstruction, he could actually hit some of the other tenants.

In the meantime, pictures show that one tenant—Caucasian—has three cars in their tandem stall, blocking the garbage can and laundry—but of course no one has complained about them.

Some of the Blacks in question have long complained about the non-working intercom system and the need for tandem parking.

One tenant said, "The plantation owners knows he can harass Blacks because the City will do nothing about it."

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez.

Racists Among Us

All rights reserved.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099



Davey GJuanvaldez <hairylegs27@gmail.com>

Fw: Complaint Reduction of Services. Case CE 316 965

G Johnson <tainmount@sbcglobal.net>

Sat, Jan 3 at 4:52 PM

Reply-To: G Johnson <tainmount@sbcglobal.net>

To: Juan Valdez <hairylegs27@gmail.com>

Geary Juan Johnson

Phone [323-807-3099](tel:323-807-3099)

----- Forwarded Message -----

From: G Johnson <tainmount@sbcglobal.net>

To: LAHD new <lahd.rso.central@lacity.org>

Sent: Friday, December 26, 2025 at 03:49:56 PM PST

Subject: Re: Complaint Reduction of Services. Case CE 316 965

Here are the documents you requested. Fourteen ((14) documents attached.

Attached copy your confirmation of complaint to me showing that it was postmarked Dec 17.

Also note the 3 day notice to pay rent or quit is in reference to Kassandra Harris. Harris was the resident manager living in unit number 12 who I observe vacated the unit months ago.

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, December 23, 2025 at 09:57:35 AM PST, G Johnson
<tainmount@sbcglobal.net> wrote:

Dear April Aquilar:

I received your confirmation of complaint filed.

I note that your letter is dated December 4, 2025 but it was not postmarked until December 17, 2025.

I am preparing a timely response within the 15 day time period from the date of the Postmark.

Geary Juan Johnson

Phone 323-807-3099

2025-9-1 rent receipt copy.jpeg, 2025-10-1 Rent Receipt unit 9.pdf, 2025-11-9 Letter to owner re tandem.pdf, 2025-8-12 City Case Three Day Notice to manager Harris.pdf, 2025-7-1 Redacted Copy Rent Received Receipt Unit 9.pdf, 2025-8-1 rent 1522 receipt.pdf, Intro Letter Response to RSO complaint 965.pdf, dec 1 rent receipt.pdf, 2025-12-1 Fax owner on parking and resident manager.pdf, 2025-12-4 Letter from LAHD Mailed December 12 case 965.pdf, 2025-6-1 Rent Payment 1522.pdf, 2025-12-25 Fax owner 1522 on resident manager 2.pdf, 2025-9-29 City Code Inspector Notice to Comply.pdf, 2025-12-25 Fax owner 1522 on resident manager.pdf



City of Los Angeles



Karen Bass, Mayor

Los Angeles Housing Department
Rent Stabilization Division – Investigation & Enforcement

1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026
Tel.: 213-275-3493 | Toll-free: 866-557-7368

Respond Within 15 Days

December 04, 2025

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

Confirmation of Complaint Filed & Request for Documentation

Date of Complaint: 12/01/2025

Alleged Violation: Reduction of Services

LAHD Case Number: CE316965

Housing Investigator: April Aguilar

About NO resident manager

In order to conduct an investigation, the following documents are required to be submitted:

- Rental/Lease agreement
- Proof of rent payments (cancelled checks, money order receipts, bank statements, rent receipts): 3-6 months desired
- Documents related to
 - Reduction of Services
- If applicable, all court documents
- If applicable, all notices from Government Agencies (Building and Safety, LAHD Code Enforcement, Health Department, Section 8, etc).

Facts to owner re resident manager
Email re resident manager
3 DAY NOTICE
Case number on each doc
Complaint

All documents must be labeled with your assigned case number and received within 15 days of this letter. If for any reason you cannot locate all of the requested documents, please submit those documents which you are able to locate.

Documents can be submitted to the Investigation & Enforcement Section at:

Fax over again re resident manager
payment for call

1910 Sunset Blvd, Suite 300
Los Angeles, CA 90026
FAX: 213-314-6279 EMAIL: lahd.rso.central@lacity.org

If you have questions, you may call your assigned Housing Investigator at (818) 756-1405.

Thank you.



Los Angeles Housing Department
Investigations & Enforcement
Rent Stabilization Division
1910 Sunset Blvd Ste 300
Los Angeles CA, 90026

quadrant

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