Tiena Johnson Hall, General Manager
Luz C. Santiago, Executive Officer

Anna E. Ortega, Assistant General Manager
Emilyzen Cervantes, Assistant General Manager
Craig Arceneaux, Assistant General Manager

City of Los Angeles

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd., Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

September 4, 2026

Honorable Members of the Los Angeles City Council
Housing Committee
Room 340, City Hall
200 North Spring Street
Los Angeles, CA 90012

Attention: Office of the City Clerk

TERMINATION OF RENT REDUCTION AND THE REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department (LAHD) respectfully requests approval to terminate the rent reductions and remove the properties listed from the Rent Escrow Account Program (REAP). All properties have met the requirements in the Los Angeles Municipal Code (LAMC) 162.08.

LAHD is requesting to calendar the following REAP cases for the September 30, 2026, City Council agenda.

1. Case No. 854294 represents the property at 2868 W FRANCIS AVE, Los Angeles, CA 90005, Assessor Parcel Number (APN) 5077-025-012.

2. Case No. 843328 represents the property at 276 S UNION AVE, Los Angeles, CA 90026, Assessor Parcel Number (APN) 5153-010-014.

3. Case No. 769459 represents the property at 136 E AVENUE 44, Los Angeles, CA 90031, Assessor Parcel Number (APN) 5467-004-007.

4. Case No. 758541 represents the property at 4865 N BAKMAN AVE, NORTH HOLLYWOOD, CA 91601, Assessor Parcel Number (APN) 2353-023-011.

5. Case No. 898740 represents the property at 22525 W DEL VALLE ST, WOODLAND HILLS, CA 91364, Assessor Parcel Number (APN) 2040-033-026.

6. Case No. 892381 represents the property at 910 S ALANDELE AVE, Los Angeles, CA 90036, Assessor Parcel Number (APN) 5089-013-013.

7. Case No. 919325 represents the property at 4105 S MUIRFIELD RD, Los Angeles, CA 90008, Assessor Parcel Number (APN) 5031-001-003.

8. Case No. 896850 represents the property at 5345 S ASCOT AVE, Los Angeles, CA 90011, Assessor

Parcel Number (APN) 5104-011-031.

9. Case No. 863288 represents the property at 4322 S HONDURAS ST, Los Angeles CA 90011, Assessor Parcel Number (APN) 5116-021-017.

10. Case No. 886116 represents the property at 1052 W 60TH ST, Los Angeles, CA 90044, Assessor Parcel Number (APN) 6003-014-002.

11. Case No. 852604 represents the property at 523 E 66TH ST, Los Angeles, CA 90003, Assessor Parcel Number (APN) 6011-013-045.

12. Case No. 911178 represents the property at 3712 S 7TH AVE, Los Angeles, CA 90018, Assessor Parcel Number (APN) 5044-022-014.

13. Case No. 907090 represents the property at 402 N CORONADO TER, Los Angeles, CA 90026, Assessor Parcel Number (APN) 5157-013-001.

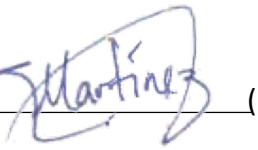
14. Case No. 823700 represents the property at 2441 E MEADOWVALE AVE, Los Angeles, CA 90031, Assessor Parcel Number (APN) 5445-016-003.

15. Case No. 889877 represents the property at 4047 E CHEVY CHASE DR, Los Angeles, CA 90039, Assessor Parcel Number (APN) 5593-026-013.

16. Case No. 819183 represents the property at 2532 N EASTLAKE AVE, Los Angeles, CA 90031, Assessor Parcel Number (APN) 5208-008-019.

The LAHD requests the City Council to consider this matter as soon as possible for removing the properties from the REAP.

TIENA JOHNSON HALL
GENERAL MANAGER

By:  (FOR)

Marcella H. DeShurley, Director

TJH:MD:LR:nf

Attachments: Resolutions

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September 4, 2026

The Honorable Hugo Soto-Martínez
Council Member, Thirteenth District
Room 480, City Hall Office
200 North Spring Street
Los Angeles, CA 90012

Attention: Patricia Castellanos, Chief of Staff

PROPERTY RECOMMENDED FOR REMOVAL FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department (LAHD) is recommending to the City Council the termination of the rent reductions and the escrow account for the units placed in the REAP program. The file will be submitted to the City Clerk and is anticipated to be heard at the City Council meeting on September 30, 2026.

PROPERTY PROFILE:
Owner: PANFILO GUZMAN AND MANUELA GUZMAN
Address: 4047 E CHEVY CHASE DR, Los Angeles, CA 90039
APN: 5593026013
Number of Total Units: 3

REAP INFORMATION:
Case Number: 889877
Case Opened: September 4, 2025
Total Units in REAP: 1
Initial Violations Cited: 4
Citing Agency: Code Enforcement Division, Los Angeles Housing Department
Violations: Electrical
Current Status: Violations Corrected

Should you or your staff have any questions regarding the REAP case or disposition, please get in touch with Liseth Romero, REAP Manager, at 213-808-8828 or email at liseth.romero@lacity.org

Marcella H. DeShurley, Director,
Rent Stabilization & Compliance Division

CC: Sachin Medhekar, Housing Deputy,
Kate Pynoos, Deputy Chief of Staff,
Nellie Ruiz, Operations Director,
Héctor Vega, Deputy District Director,
Alejandra Marroquin, District Director

RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173810, the Rent Escrow Account Program (REAP) was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **4047 E CHEVY CHASE DR, Los Angeles, CA 90039**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **889877**); and

WHEREAS, the Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected; and

WHEREAS, the property owner has paid to the satisfaction of the Los Angeles Department of Water and Power (LADWP) any outstanding and non-appealable electric service and/or water charges; and

WHEREAS, the contractor **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work; and

WHEREAS, LAHD is recommending closing the REAP escrow account, terminating the rent reductions, and that the City Council allow LAHD to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, the Los Angeles Municipal Code (LAMC) Section 162.08 (D) through (G) (REAP) provides recovery by LAHD of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs, and pre-paid monitoring fees for two annual inspections beyond the initial inspection and re-inspections included in the Systematic Code Enforcement Program (SCEP) fee;

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:

All orders affecting the units and the common areas have been signed off by the appropriate Enforcement Agency; that there are no other outstanding orders affecting the units or common areas of the building; and all outstanding and non-appealable electric service and/or water charges pertaining to the property have been paid to the satisfaction of LADWP.

FURTHERMORE, City Council terminates the rent reductions, and pursuant to Section 162.08.F, the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration. The Department shall file and record with the Los Angeles County Recorder's Office a certificate terminating the REAP recording on the subject property.

IN ADDITION, City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to Section 162.07.B.1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XVI of the LAMC, any outstanding

rent registration fees due if the subject property is subject to the Rent Stabilization Ordinance and any penalties thereto pursuant to Section 151.05. Any remaining funds shall be returned to the current landlord.

SPECIFICALLY, the subject property shall be removed from REAP, and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of LAHD.

IN ADDITION, LAHD shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay LAHD for two annual inspections beyond the initial inspection and re-inspection included in the SCEP fee for the subject property.

Revised February 2025