Ann Sewill, General Manager
Tricia Keane, Executive Officer

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

City of Los Angeles

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

January 22, 2024

Honorable Members of the City Council
City of Los Angeles
Room 395, 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 submits this transmittal for your approval and recommends the termination of rent reductions and REAP case removal for the properties listed below. 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 January 31, 2024 City Council agenda.

1. Case No. 659843 represents the property at 2808 N WORKMAN ST, Los Angeles CA 90031, Assessor Parcel Number (APN) 5206-003-007.

2. Case No. 796924 represents the property at 836 N AVENUE 51, Los Angeles CA 90042, Assessor Parcel Number (APN) 5478-015-032.

3. Case No. 804346 represents the property at 1755 S ROBERTSON BLVD, Los Angeles CA 90035, Assessor Parcel Number (APN) 4305-021-014.

4. Case No. 707892 represents the property at 12723 N NORRIS AVE, SYLMAR CA 91342, Assessor Parcel Number (APN) 2506-031-017.

5. Case No. 588594 represents the property at 1546 W 62ND ST, Los Angeles CA 90047, Assessor Parcel Number (APN) 6002-027-019.

6. Case No. 791030 represents the property at 222 E 92ND ST, Los Angeles CA 90003, Assessor Parcel Number (APN) 6052-009-006.

7. Case No. 789952 represents the property at 711 N MALTMAN AVE, Los Angeles CA 90026, Assessor Parcel Number (APN) 5401-003-025.

8. Case No. 787663 represents the property at 3007 W MARATHON ST, Los Angeles CA 90026, Assessor Parcel Number (APN) 5426-018-002.

9. Case No. 791616 represents the property at 831 S GRAND ST, Los Angeles CA 90731, Assessor Parcel Number (APN) 7454-005-034.

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

ANN SEWILL
GENERAL MANAGER

By:_____(FOR)
Michael L. Prendergast, Director
Rent Escrow Account Program
Compliance Division

AS:MP:LR:HB:NF:aq

Attachments: Resolutions

Ann Sewill, General Manager
Tricia Keane, Executive Officer

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

City of Los Angeles

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

January 22, 2024

The Honorable Eunisses Hernandez
Council Member, First District
Room 460, City Hall Office
200 North Spring Street
Los Angeles, CA 90012

Attention: Yvette Serna, 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 termination of the escrow account for the units placed into the REAP program. The file will be submitted to the City Clerk and anticipated to be heard at the City Council meeting on January 31, 2024.

PROPERTY PROFILE:
Owner: TIMOTHY GERIACH
Address: 2808 N WORKMAN ST, Los Angeles CA 90031
APN: 5206003007
Number of Total Units: 6

REAP INFORMATION:
Case Number: 659843
Case Opened: July 17, 2019
Total Units in REAP: 3
Initial Violations Cited: 13
Citing Agency: Code Enforcement Division, Los Angeles Housing Department
Violations: Illegal Construction
Current Status: Violations Corrected

Should you or your staff have any questions regarding the REAP case or disposition, please contact Liseth Romero-Martinez, REAP Manager at 213-732-4570 or email at liseth.romero-martinez@lacity.org

Michael L. Prendergast, Director
Compliance Division

CC: Eric Ares, Housing Deputy,
Lyric Kelkar, Legislative Deputy,
Helene Rotolo, Deputy Chief of Staff,
Lizette Montes, Area Director,
Tabatha Yelos, Community Advocacy Coordinator

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 **2808 N WORKMAN ST, Los Angeles CA 90031**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **659843**); 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 **Inner City Law Center** 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.