COMPLIANCE DIVISION - REAP/URMP
Los Angeles Housing Department
LAHD
1200 W. 7th Street, 1st Fl. Los Angeles, CA 90017
tel 213.808.8500 | fax 213.808.8810
RENT HOTLINE: 866.557.7368
www.lacity.org/lahd

Antonio R. Villaraigosa, Mayor
Mercedes Márquez, General Manager

April 13, 2007

Honorable Members of City Council
City of Los Angeles
Room 395, City Hall
Attention: City Clerk

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

The Los Angeles Housing Department is recommending the termination of the rent reductions and the termination of the escrow account of properties listed below, thereby removing the properties from the Rent Escrow Account Program (REAP).

1. Case No. 3212 represents property at 333 North Coronado Street
   The Notice of Acceptance was sent on 9/29/2000
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Inquilinos Unidos

2. Case No. 7271 represents property at 317 West 76th Street
   The Notice of Acceptance was sent on 6/8/2004
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Inner City Law Center

3. Case No. 28919 represents property at 5622 East Range View Avenue
   The Notice of Acceptance was sent on 11/8/2006
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Coalition for Economic Survival

4. Case No. 30221 represents property at 113 North Robinson Street
   The Notice of Acceptance was sent on 9/5/2006
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Los Angeles Center for Law and Jusice

5. Case No. 34672 represents property at 2808 North Workman Street
   The Notice of Acceptance was sent on 2/15/2007
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Inner City Law Center

The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP/RRP.

MERCEDES MARQUEZ
GENERAL MANAGER

By: _____
Adria Williams, Supervisor
Rent Escrow Account Program

MMM:HM:AW:mp

Attachments: Resolutions

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, (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 North Workman Street**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **34672**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Inner City Law Center** verified that all tenant issues have been addressed; and

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

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department 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 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 electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

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 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building 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 the Rent Escrow Account Program 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 the Los Angeles Housing Department.

IN ADDITION, the Los Angeles Housing Department 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 the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees penalties, and costs to the Los Angeles Housing Department.

PRESENTED BY: _____

(last revised 04/06)

SECONDED BY: _____

REAP RESOLUTION

COUNCIL FILE NO.: _____ CD: 1

REMOVAL x INCLUSION ____ RELEASE OF ESCROW FUNDS ____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 2808 North Workman Street

CASE NO.: 34672

EFFECTIVE DATE: 1/24/2006

TYPE OF VIOLATION(S): plumbing/gas

ASSESSOR ID NO.: 5206-003-007

REGISTRATION NO. NONE

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS:

None

COMMENTS: The Inner City Law Center verified that all tenant issues have been addressed.

Case Activity Report

APN: 5206003007
CD: 1
Census Tract: 199400
RSU: 0542100
HPOZ: Yes
Total Units (LUPAMS): 5
Total SCEP Exemptions:

Owner Information

2808 N WORKMAN
Los Angeles 90031

LUPAM / BOE:
MILES EL,GUADALUPE S

02808 WORKMAN ST
LOS ANGELES CA 90031

LAHD:
GUADALUPE MILES
2808 WORKMAN ST
LOS ANGELES CA 90031

Case No. 34672
Case Sub Type N
Source SCEP
Inspector Francisco Guerrero
Case Manager Victor Takayama
Phone No. (213) 808-8571

	Initial Inspection Date	1/24/2006	**Referred to Health Dept.**	
View	NTC/Substandard Print Date	1/30/2006	**Referred to Building & Safety**	
	Compliance Date	3/8/2006	**Referred to Sr. Inspector**	5/23/2006
	NTC Reinspection Date	3/16/2006	[illegible]	5/23/2006
	Inspector Extension		**Referred to CM**	5/23/2006
	Sr.Inspector Extension		**PMTP**	
View	Photos	9/12/2006	**Refer To Hearing**	6/13/2006
	Supporting Documents of approved use		**Notice of GM Hearing**	8/10/2006
View	Other		**REAP Appeal Due Date**	8/25/2006
View	Owner Matrix		**REAP Appeal Received Date**	8/23/2006
View	Tenant Matrix		**NOA/REAP Acceptance Date**	2/15/2007
View	FTC	6/13/2006	**GM Hearing Date**	9/14/2006
View	Substandard Document #		**Referred To Legal Date**	11/14/2006
	Substandard Record Date		**Referred to CA Date**	
	Substandard Termination Date		**CA Filed Date**	
View	FTB Document #		**All Deficiencies Resolved Date**	4/6/2007
	FTB Record Date		**Outreach Contractor**	Inner City Law Center
	FTB Termination Date		**CM Outreach Request Date**	
	FTB Cancellation Date		**Outreach Finding**	Positive
View	REAP Document #		**Positive Report Date**	3/5/2007
	REAP Record Date		**Scheduled Council Date**	
View	Sr. Appeal		**REAP Case Balance**	
View	Re-Inspection Report		**ESCROW Account Closed Date**	
			REAP Closed Date	

View Outreach

Work Log | Unit Information | Notices | View Docs | View REAP Acct Info | Inspection History

Los Angeles Housing Department
LAHD

3550 Wilshire Blvd
Los Angeles, CA 90010
(213) 252-2800

January 30, 2006
Case Number: 34672
APN: 5206003007

Property Owner: MILES EL,GUADALUPE S
Mailing Address: 2808 WORKMAN ST
LOS ANGELES , CA 90031

In Addition Notify:
Mailing Address:

NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.354, Los Angeles Municipal Code
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **2808 N WORKMAN ST** . An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **3/8/2006**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **3/16/2006** between **3:00 PM** and **5:00 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code. Any questions you have may be directed to the office identified at the top of this notice. *Si tiene preguntas, favor de llamar al nmero que se encuentra al principio de esta notificacin.*

Issuing Inspector: Francisco Guerrero

Proof of Mailing -- On 1/30/2006 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

ELECTRICAL

Maintaining electrical wiring without obtaining an electrical permit and the required inspection approvals from the Department of Building and Safety for all new wiring, sections 93.0104 & 93.0304 L.A.M.C. and 17920.3(d) H.&S.C.
Building: REAR DUPLEX
Unit: General
Exterior

Note: ROMEX AT REAR DOOR ENTRY TO UNIT2808 1/2

FIRE SAFETY

Maintaining an unapproved exit door lock or door latch that obstructs the required means of emergency egress, sections 91.1003.3.1.8 L.A.M.C.
Building: FRONT FOURPLEX
Unit: 2808
Service Room Tenant Violation

Note: remove double keyed lock and replace with approved thumb turn device: REAR DOOR

Building: REAR DUPLEX
Unit: 2808 1/2
Entry

Note: remove double keyed lock and replace with approved thumb turn device: FRONT SECURITY DOOR

MAINTENANCE

Failure to properly maintain portions of the building that are dilapidated due to dry rot or insect infestation, sections 91.8104 L.A.M.C. and 17920.3(a)13 H.&S.C.
Building: REAR DUPLEX
Unit: 2808 1/2
Entry
Note: Under kitchen sink -Repair or replace damaged wood in an approved manner. FRONT DOOR: FRAME MOLDIG

Failure to maintain safe and sanitary floor covering, sections 91.8104.6 L.A.M.C. and 17920.3(a)13 H.&S.C.
Building: FRONT FOURPLEX
Unit: 2810 1/2
Living Room
Note: Repair/replace any/all damaged flooring in approved manner. PATCH NEAR : TENANT TO SHAMPOO THE RUG

PLUMBING

Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures at contact point with walls or floors, sections 91.8104.7 & 94.0408.2 L.A.M.C. and 17920.3(c) H.&S.C.
Building: FRONT FOURPLEX
Unit: 2810 1/2
Master Bath

Note: Recaulk -NOTE -Kill any/all mildew/mold in cavity when removing old caulking. SHOWER STALL

Failure to anchor or strap water heater tank(s) in an approved manner to prevent horizontal or vertical displacement in the event of an earthquake, sections 91.310.14, 94.510.5 L.A.M.C. and 17920.3(c) H.&S.C.
Building: REAR DUPLEX
Unit: 2808 1/2
Service Room

Note: Follow manufactures installation instructions included with L.A. City Approved straps

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Failure to properly terminate water heater relief valve piping, sections 94.608.5 L.A.M.C. and 17920.3(c) & 17920.3(e) H.&S.C.
Building: FRONT FOURPLEX
Unit: 2808
Service Room

Note: CUT THREADS OFF

Unit: General
Common

Note: SECOND FLOOR HALL

UNAPPROVED CONSTRUCTION

Failure to obtain the required building permit or inspection approvals for the construction of the building or portion thereof described herein. You are ordered to demolish and remove the unapproved portion or alteration and restore structure to its originally approved condition, or obtain the required Permits and inspection approvals from the Department of Building and Safety, section 91.8105 L.A.M.C. A $400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for the investigation of work commenced without the required permits, section 161.902 L.A.M.C.
Building: FRONT FOURPLEX
Unit: General
Exterior Permit Required

Note: A permit is not required to restore to original condition and use: REAR STAIRS AND WINDOW CHANGE OUTS

Building: REAR DUPLEX
Unit: General
Exterior Permit Required

Note: A permit is not required to restore to original condition and use: REAR PATIO BEHIND UNIT # 2808 1/2

WEATHER PROTECTION

Failure to maintain required window and door glazing, sections 91.8104 L.A.M.C. and 179.20.3(g)2 H.&S.C.
Building: FRONT FOURPLEX
Unit: General
Exterior

Note: Repair/replace damaged/broken windows: REPAIR DOORS TO BASEMENT

Inspector Name	Francisco Guerrero
Office Location	3550 Wilshire Blvd Suite #1500 Los Angeles, CA 90010
Survey Date	1/24/2006

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

FAILURE TO COMPLY WARNING

You may be scheduled for a General Manager's hearing, and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice and order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than $1,000.00 and/or six months imprisonment per LAMC Section 11.00 (m) .

LEAD HAZARD WARNING

Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and 105256 and may be subject to a $1,000.00 fine or criminal prosecution. For more information call the Los Angeles County Department of Health Services Lead Prevention Program at (800) 524-5323. In order to locate a Lead Certified Professional and obtain additional information, call the California Department of Health Services at (800) 597-5323 or go to the California Department of Health Services Website at: http://www.dhs.ca.gov/childlead/html/GENclist.html.

TAX WARNING

The Housing Department has determined this building to be substandard per Section and 24436.5 of the State Revenue and Taxation Code. This section provides in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety, or building, cannot deduct from state personal income tax and corporate income tax, deductions for interest, depreciation, or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

SUBSTANDARD NOTIFICATION

When a building is determined to be a substandard building as defined under Section 17920.3 of the Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorders Office (Health and Safety Code section 17985).

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Sections 162.00, *et. seq.* LAMC)

INSPECTION AND PENALTY FEES

If the conditions remain uncorrected after the compliance date, the department will require that any subsequent inspection be charged at a minimum of $169.00 per additional inspection plus administrative costs. A late charge penalty equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed by this division are not paid within 30 days of service of the notice of the imposition of the fee or costs or, if timely appealed, of any decision on the appeal. Any person who fails to pay the assessment fee or cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, *et seq.*)

CITATIONS

A citation requiring a personal appearance in court may be issued if compliance is not obtained by the compliance date. Violation of the Los Angeles Municipal Code may be a misdemeanor or infraction and is punishable by a fine of not more than $1,000.00 and/or six (6) months imprisonment. (Sections 161.410 and 11.00(m) LAMC.)

APPEALS

Any person or entity subject to a notice or order or an inspection fee without hearing, pursuant to Section 161.901, *et. seq.* may request to appeal the notice, order, or fee, or may request an extension of time from, a Senior Inspector. The request to appeal shall be made in writing, upon appropriate forms provided by the department, and shall specify the grounds for appeal. The appeal shall be filed within ten days of the issuance of the notice or order, or within 10 days of the imposition of the fee. (Section 161.00 161.1001.1 LAMC.)

PROPERTY MANGEMENT TRAINING PROGRAM (PMTP)

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a $225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of $250.00 (Section 154.02, *et seq.* LAMC.)

RETALIATION

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

HISTORICAL PRESERVATION

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope of work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

Los Angeles Housing Department

Reinspection Report

Reinspection Date: 3/16/2006 3:00:00 PM
APN: 5206003007 Address: 2808 N WORKMAN ST
Inspector Name:Francisco Guerrero

Bulding	Unit	Room	Category	Description	O	T	P	Notes
FRONT FOURPLEX	2808	Service Room	FIRE SAFETY	DOUBLE-KEYED LOCKS	☑	☑	☐	remove double keyed lock and replace with approved thumb turn device: REAR DOOR
FRONT FOURPLEX	2808	Service Room	PLUMBING	W/H T/P EXTENSION	☑	☐	☐	CUT THREADS OFF
FRONT FOURPLEX	2810 1/2	Living Room	MAINTENANCE	FLOOR COVERING	☑	☐	☐	Repair/replace any/all damaged flooring in approved manner. PATCH NEAR : TENANT TO SHAMPOO THE RUG
FRONT FOURPLEX	2810 1/2	Master Bath	PLUMBING	CAULKING	☑	☐	☐	Recaulk -NOTE -Kill any/all mildew/mold in cavity when removing old caulking. SHOWER STALL
FRONT FOURPLEX	General	Common	PLUMBING	W/H T/P EXTENSION	☑	☐	☐	SECOND FLOOR HALL
FRONT FOURPLEX	General	Exterior	UNAPPROVED CONSTRUCTION	UNAPPROVED CONSTRUCT	☑	☐	☑	A permit is not required to restore to original condition and use: REAR STAIRS AND WINDOW CHANGE OUTS
FRONT FOURPLEX	General	Exterior	WEATHER PROTECTION	WINDOW/DOOR GLASS	☑	☐	☐	Repair/replace damaged/broken windows: REPAIR DOORS TO BASEMENT
REAR DUPLEX	2808 1/2	Entry	FIRE SAFETY	DOUBLE-KEYED LOCKS	☑	☐	☐	remove double keyed lock and replace with approved thumb turn device: FRONT SECURITY DOOR
REAR DUPLEX	2808 1/2	Entry	MAINTENANCE	DRY-ROT/TERMITES	☑	☐	☐	Under kitchen sink -Repair or replace damaged wood in an approved manner. FRONT DOOR: FRAME MOLDIG
REAR DUPLEX	2808 1/2	Service Room	PLUMBING	W/H STRAP/SECURE	☑	☐	☐	Follow manufactures installation instructions included with L.A. City Approved straps
REAR DUPLEX	General	Exterior	ELECTRICAL	UNAPPROVED WIRING	☑	☐	☐	ROMEX AT REAR DOOR ENTRY TO UNIT2808 1/2
REAR DUPLEX	General	Exterior	UNAPPROVED CONSTRUCTION	UNAPPROVED CONSTRUCT	☑	☐	☑	A permit is not required to restore to original condition and use: REAR PATIO BEHIND UNIT # 2808 1/2