COMPLIANCE DIVISION - REAP/LIMP
Los Angeles Housing Department
LAHD
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Antonio R. Villaraigosa, Mayor
Mercedes Márquez, General Manager

April 19, 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. 7754 represents property at 912 West Vernon Avenue
   The Notice of Acceptance was sent on 9/28/2004
   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
   Inquilinos Unidos

2. Case No. 8372 represents property at 491 East Howland Avenue
   The Notice of Acceptance was sent on 8/4/2005
   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

3. Case No. 14085 represents property at 1042 North Normandie Avenue
   The Notice of Acceptance was sent on 2/1/2007
   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
   Los Angeles Center for Law and Justice

4. Case No. 34455 represents property at 116 West Avenue 44
   The Notice of Acceptance was sent on 1/25/2007
   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

5. Case No. 39383 represents property at 2327 West Avenue 33
   The Notice of Acceptance was sent on 1/11/2007
   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
   Coalition for Economic Survival

CD 3

6. Case No. 51384 represents property at 7348 North Corbin Avenue
The Notice of Acceptance was sent on 12/28/2006
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 Housing Law Project

7. Case No. 77249 represents property at 4013 West Montclair Street
The Notice of Acceptance was sent on 2/2/2007
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
Los Angeles Center for Law and Justice

8. Case No. 87844 represents property at 4701 South Compton Avenue
The Notice of Acceptance was sent on 3/1/2007
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
Los Angeles Housing Law Project

√ 9. Case No. 89446 represents property at 7319 North Milwood Avenue
The Notice of Acceptance was sent on 3/1/2007
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
Los Angeles Center for Law and Justice

10. Case No. 101616 represents property at 11906 West Runnymede Street
The Notice of Acceptance was sent on 3/13/2007
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 **7319 North Milwood Avenue**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **89446**); 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 **Los Angeles Center for Law and Justice** 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: 3

REMOVAL x INCLUSION ____ RELEASE OF ESCROW FUNDS ____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 7319 North Milwood Avenue

CASE NO.: 89446

EFFECTIVE DATE: 9/19/2006

TYPE OF VIOLATION(S): fire warning devices, weather-proofing, maintenance, plumbing/gas

ASSESSOR ID NO.: 2112-024-018

REGISTRATION NO. NONE

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

None

COMMENTS: The Los Angeles Center for Law and Justice verified that all tenant issues have been addressed.