Los Angeles
HOUSING+COMMUNITY
Investment Department

Eric Garcetti, Mayor
Ann Sewill, General Manager

7/21/2021

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 and Community Investment Department (HCIDLA) recommends the termination of the rent reductions and the termination of the escrow account for the properties listed below, thereby removing the properties from the RENT ESCROW ACCOUNT PROGRAM (REAP).

Please calendar the following REAP cases for the **August 3, 2021** City Council agenda.

1. Case No. **541612** represents the property at **452 S LAKE ST**, Assessor I.D. No. **5154031021**. The notice of acceptance into REAP was sent on **4/7/2016**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

2. Case No. **274778** represents the property at **2641 E ALICE ST**, Assessor I.D. No. **5453001026**. The notice of acceptance into REAP was sent on **7/15/2010**. Since that time, **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.

3. Case No. **684648** represents the property at **737 S WESTLAKE AVE**, Assessor I.D. No. **5141019014**. The notice of acceptance into REAP was sent on **1/31/2020**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

4. Case No. **703194** represents the property at **1832 W 73RD ST**, Assessor I.D. No. **6017008009**. The notice of acceptance into REAP was sent on **8/29/2019**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

5. Case No. **688383** represents the property at **1715 W 57TH ST**, Assessor I.D. No. **5003028002**. The notice of acceptance into REAP was sent on **8/28/2019**. Since that

time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

6. Case No. **568829** represents the property at **3949 S DALTON AVE**, Assessor I.D. No. **5036021005**. The notice of acceptance into REAP was sent on **8/11/2016**. Since that time, **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.

7. Case No. **148144** represents the property at **5516 S VAN NESS AVE**, Assessor I.D. No. **5005010006**. The notice of acceptance into REAP was sent on **10/25/2007**. Since that time, **Inner City Law Center** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.

8. Case No. **689786** represents the property at **342 W 52ND ST**, Assessor I.D. No. **5110028017**. The notice of acceptance into REAP was sent on **4/5/2019**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

9. Case No. **724114** represents the property at **330 W 80TH ST**, Assessor I.D. No. **6031027009**. The notice of acceptance into REAP was sent on **10/31/2019**. Since that time, **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.

10. Case No. **668830** represents the property at **339 E 65TH ST**, Assessor I.D. No. **6006017026**. The notice of acceptance into REAP was sent on **11/30/2018**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

11. Case No. **7763** represents the property at **140 W 47TH PL**, Assessor I.D. No. **5110013025**. The notice of acceptance into REAP was sent on **3/8/2007**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

12. Case No. **564762** represents the property at **1054 S OXFORD AVE**, Assessor I.D. No. **5080014024**. The notice of acceptance into REAP was sent on **6/7/2016**. Since that time, the owner of the indicated property has legally demolished the property. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were abated through legal demolition.

13. Case No. **721909** represents the property at **4215 S DEGNAN BLVD**, Assessor I.D. No. **5024014005**. The notice of acceptance into REAP was sent on **12/31/2019**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition**

for Economic Survival has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

14. Case No. **568454** represents the property at **2015 S 6TH AVE**, Assessor I.D. No. **5060022019**. The notice of acceptance into REAP was sent on **4/7/2017**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

15. Case No. **651514** represents the property at **4844 W MASCOT ST**, Assessor I.D. No. **5067012011**. The notice of acceptance into REAP was sent on **5/30/2019**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

16. Case No. **495169** represents the property at **4058 S COCO AVE**, Assessor I.D. No. **5030017007**. The notice of acceptance into REAP was sent on **3/12/2015**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

17. Case No. **667975** represents the property at **1605 S CURSON AVE**, Assessor I.D. No. **5069021003**. The notice of acceptance into REAP was sent on **11/30/2018**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Inner City Law Center** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

18. Case No. **502680** represents the property at **4110 S 9TH AVE**, Assessor I.D. No. **5023001010**. The notice of acceptance into REAP was sent on **9/10/2015**. Since that time, **Inner City Law Center** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.

19. Case No. **703394** represents the property at **3428 S 2ND AVE**, Assessor I.D. No. **5042003033**. The notice of acceptance into REAP was sent on **8/9/2019**. Since that time, **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.

20. Case No. **707712** represents the property at **4000 W MONT CLAIR ST**, Assessor I.D. No. **5051011007**. The notice of acceptance into REAP was sent on **10/31/2019**. Since that time, the owner of the indicated property has legally demolished the property. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were abated through legal demolition.

21. Case No. **640743** represents the property at **4750 S SAWTELLE BLVD**, Assessor I.D. No. **4215023018**. The notice of acceptance into REAP was sent on **4/17/2018**. Since that time, **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code**

Enforcement Unit independently evaluated and cleared the property of all cited code violations.

22. Case No. **667181** represents the property at **12021 W WASHINGTON PL**, Assessor I.D. No. **4235029005**. The notice of acceptance into REAP was sent on **1/8/2019**. Since that time, **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.

23. Case No. **678278** represents the property at **1420 N L. RON HUBBARD WAY**, Assessor I.D. No. **5543015005**. The notice of acceptance into REAP was sent on **1/31/2020**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Coalition for Economic Survival** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

24. Case No. **553559** represents the property at **3361 W GLENHURST AVE**, Assessor I.D. No. **5437010016**. The notice of acceptance into REAP was sent on **7/14/2016**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

25. Case No. **650536** represents the property at **2310 E 3RD ST**, Assessor I.D. No. **5183013010**. The notice of acceptance into REAP was sent on **8/8/2018**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

26. Case No. **688861** represents the property at **1846 E 1ST ST**, Assessor I.D. No. **5174018032**. The notice of acceptance into REAP was sent on **3/11/2020**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

27. Case No. **229572** represents the property at **1835 N WOODROW AVE**, Assessor I.D. No. **5685026029**. The notice of acceptance into REAP was sent on **6/24/2009**. Since that time, **Inner City Law Center** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.

28. Case No. **478667** represents the property at **335 N SOTO ST**, Assessor I.D. No. **5175010018**. The notice of acceptance into REAP was sent on **3/5/2015**. Since that time, **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work. Furthermore, the **HCIDLA Code Enforcement Unit** independently evaluated and cleared the property of all cited code violations.

The HCIDLA 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:_____
Angela Strauss
Rent Escrow Account Program

AS:MP:AS:hy

Attachments: Resolutions

Los Angeles
HOUSING+COMMUNITY
Investment Department

Eric Garcetti, Mayor
Ann Sewill, General Manager

7/21/2021

Honorable Gilbert A. Cedillo
Council Member, First District
Room 460, City Hall Office

Attention: Arturo Chavez

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

The Los Angeles Housing and Community Investment Department (HCIDLA) recommends City Council terminate the rent reductions and escrow account for the units placed into the REAP program at the following address: **2641 E ALICE ST (Case No. 274778).** The **HCIDLA Code Enforcement Unit** inspected and cleared all cited code violations. Attached is the referral letter, listing the outstanding deficiencies noted by the citing department. The matter is scheduled to be heard by the City Council on **8/3/2021.**

Should you or your staff need additional information, please call the REAP Unit at (844) 864-REAP.

ANN SEWILL
GENERAL MANAGER

Attachments: Referral Notice

STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 8/3/2021

To:	Honorable Members of City Council
From:	Angela Strauss Rent Escrow Account Program
Date:	7/21/2021
REAP Case No.:	274778
Address:	2641 E ALICE ST
Effective date:	3/3/2010
Citing Agency:	HCIDLA Code Enforcement Unit
Violations:	Heating/Ventilation
Recommendation:	REMOVAL

Background:

On 7/8/2010, the HCIDLA Hearings Unit received the referral from the HCIDLA Code Enforcement Unit listing outstanding Heating/Ventilation violations with an effective date of 3/3/2010. The owner failed to comply and therefore was referred to REAP.

Update:

The Notice of Acceptance into REAP was sent on 7/15/2010. Since that time, the HCIDLA Code Enforcement Unit inspected the property and cleared the cited code violations. HCIDLA recommends that the property be removed from REAP.

RESOLUTION

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

WHEREAS, Ordinance No. 173,810, 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, and premises and portions of those buildings, structures, and premises; and

WHEREAS, the owner(s) of the property located at **2641 E ALICE ST**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **274778**); and

WHEREAS, the Los Angeles Housing and Community Investment Department (HCIDLA) Code Enforcement Unit independently evaluated and cleared the cited code violations; 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, HCIDLA recommends closing the REAP escrow account and terminating the rent reductions ordered for the subject property and releasing escrow funds pursuant to REAP; and

WHEREAS, Los Angeles Municipal Code (LAMC) Section 162.08 (D) through (G) provides recovery by HCIDLA 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 cleared by the appropriate enforcement agency; no other outstanding orders affecting the units or common areas of the building remain; and all outstanding and non-appealable electric service and/or water charges pertaining to the subject property have been paid to the satisfaction of LADWP.

THEREFORE, City Council terminates rent reductions ordered pursuant to REAP and pursuant to LAMC Section 162.08.F, rent will be restored to the original levels 30 days after HCIDLA mails the tenants of the subject property 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.

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 LAMC 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 LAMC Sections 151.05 and 151.15. Any remaining funds shall be returned to the property owner.

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 HCIDLA.

IN ADDITION, HCIDLA 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 HCIDLA for two annual inspections beyond the initial inspection and re-inspection included in the SCEP fee for the subject property.

REAP RESOLUTION WORKSHEET

COUNCIL FILE NO.: _____ **CD:** 1

REMOVAL x **INCLUSION** ____ **RELEASE OF ESCROW FUNDS** ____

CITED BY: HCIDLA Code Enforcement Unit

ADDRESS: 2641 E ALICE ST

CASE NO.: 274778

EFFECTIVE DATE: 3/3/2010

TYPE OF VIOLATION(S): Heating/Ventilation

ASSESSOR ID NO.: 5453001026

REGISTRATION NO. NONE

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

None

COMMENTS: _____