Los Angeles
HOUSING+COMMUNITY
Investment Department

Eric Garcetti, Mayor
Rushmore D. Cervantes, Interim General Manager

5/22/2014

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).

1. Case No. **394819** represents the property at **1423 S Westmoreland Avenue**. The notice of acceptance into REAP was sent on **2/21/2013**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Los Angeles Center for Law and Justice** 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. **427305** represents the property at **1622 W 11th Street**. The notice of acceptance into REAP was sent on **12/26/2013**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Los Angeles Center for Law and Justice** 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.

3. Case No. **452538** represents the property at **4380 N Bakman Avenue**. The notice of acceptance into REAP was sent on **4/3/2014**. 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.

4. Case No. **412622** represents the property at **3224 E 4th Street**. The notice of acceptance into REAP was sent on **4/11/2013**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Inquilinos Unidos** 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.

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

RUSHMORE D. CERVANTES
INTERIM GENERAL MANAGER

By: _____
Tony Pelaez
Rent Escrow Account Program

RC:RB:TP:nd

Attachments: Resolutions

Los Angeles
HOUSING+COMMUNITY
Investment Department

Eric Garcetti, Mayor
Rushmore D. Cervantes, Interim General Manager

5/22/2014

Honorable Jose Huizar
Council Member, Fourteenth District
Room 465, City Hall Office

Attention: Arturo Gonzalez

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

The Los Angeles Housing and Community Investment Department (HCIDLA) 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 at the following address: **3224 E 4th Street (Case No. 412622). Inquilinos Unidos** has provided their advisory opinion to the Department as to the completion of the work and the **HCIDLA Code Enforcement Unit** inspected and determined the cited code violations were corrected. 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 **5/30/2014.**

Should you or your staff need additional information, please call the REAP Unit at (213) 808-8500.

RUSHMORE CERVANTES
INTERIM GENERAL MANAGER

Attachments: Referral Notice

STATUS REPORT FOR CITY COUNCIL MEETING

City Council Date: 5/30/2014

To:	Honorable Members of City Council
From:	Tony Pelaez Rent Escrow Account Program
Date:	5/22/2014
REAP Case No.:	412622
Address:	3224 E 4th Street
Effective date:	11/30/2012
Citing Agency:	HCIDLA Code Enforcement Unit
Violations:	Weatherproofing, Maintenance, Electrical
Recommendation:	REMOVAL

Background:

On 4/8/2013, the HCIDLA Hearings Unit received the referral from the HCIDLA Code Enforcement Unit listing outstanding Weatherproofing, Maintenance, Electrical violations with an effective date of 11/30/2012. The owner failed to comply and therefore was referred to REAP.

Update:

The Notice of Acceptance into REAP was sent on 4/11/2013. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inquilinos Unidos has provided their advisory opinion to the Department as to the completion of the work. Subsequently, the HCIDLA Code Enforcement Unit inspected the property and determined the cited code violations were corrected. 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 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 **3224 E 4th 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. **412622**); and

WHEREAS, The Los Angeles Housing and Community Investment Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected; 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 **Inquilinos Unidos** has provided their advisory opinion to the Department as to the completion of the work; and

WHEREAS, the Los Angeles Housing and Community Investment Department is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow the Los Angeles Housing and Community Investment 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 and Community Investment 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 and Community Investment Department.

IN ADDITION, the Los Angeles Housing and Community Investment 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 and Community Investment 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 and Community Investment Department.

REAP RESOLUTION

COUNCIL FILE NO.: _____ CD: 14

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: HCIDLA Code Enforcement Unit

ADDRESS: 3224 E 4th Street

CASE NO.: 412622

EFFECTIVE DATE: 11/30/2012

TYPE OF VIOLATION(S): Weatherproofing, Maintenance, Electrical

ASSESSOR ID NO.: 5186006011

REGISTRATION NO. NONE

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

None

COMMENTS: **Inquilinos Unidos has provided their advisory opinion to the Department as to the completion of the work.**