



RENT ADJUSTMENT COMMISSION
Los Angeles Housing Department

LAHD

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Antonio R. Villaraigosa, Mayor
Mercedes Márquez, General Manager

February 27, 2008

City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Alan Alietti, Legislative Assistant II, HCED Committee

RENT ADJUSTMENT COMMISSION QUARTERLY REPORT

Section 151.03 A of the Rent Stabilization Ordinance requires that the Rent Adjustment Commission render to the City Council, a written report of its activities (with such recommendations as it may choose to make) every three months.

Attached is the Commission's Quarterly Report for the period from October 1 to December 31, 2007.

Respectfully submitted by:


Jeffery J. Daak
CHAIRPERSON
Rent Adjustment Commission


Paula G. Leftwich
VICE CHAIRPERSON
Rent Adjustment Commission

cc: Honorable Herb J. Wesson, Jr., Chair, HCED Committee
Honorable Ed P. Reyes, Vice-Chair, HCED Committee
Mercedes Márquez, General Manager, Los Angeles Housing Department

RENT ADJUSTMENT COMMISSION

**QUARTERLY REPORT FOR THE PERIOD ENDING
December 31, 2007**

**RENT ADJUSTMENT COMMISSION
QUARTERLY REPORT 2007
Period Covered: October to December**

EXECUTIVE SUMMARY

During this quarter, Commissioners Maria Townsend and Mark Vargas were appointed to the Rent Adjustment Commission (RAC). Cesar Noriega was introduced as the new Director of the Rent Stabilization Division. The RAC discussed the launch of the new Los Angeles Housing Department website and adopted a revised regulation to deal with evictions. Members of the Mobile Home Park Task Force (MHPTF) attended a meeting at which short-term leases and the request for an RSO amendment were discussed. The Internal Review Committee (IRC) of the RAC reviewed and recommended to delete RAC regulation 320.00. Convening as the Appeal Board, the RAC heard three appeals.

Issues discussed by the Commission during this quarter included:

- **RAC MEMBERSHIP STATUS**
- **HOUSING WEBSITE**
- **MOBILE HOME PARK TASK FORCE**
- **INTERNAL REVIEW COMMITTEE**
- **APPEALS BOARD ACTIVITY**
- **FUTURE ACTIVITIES**
- **RECOMMENDATIONS**

RAC MEMBERSHIP STATUS

On Thursday, November 1, 2007, Maria Townsend and Mark Vargas were confirmed to the Rent Adjustment Commission (RAC). Mark Vargas was also appointed to Chair the Rental Housing Study Oversight Committee. On Thursday, December 6, 2007, César Noriega was introduced to the RAC as the new Director of the Rent Stabilization Division. Mr. Noriega gave a brief summary of his legal background and talked about the challenges he envisioned while accepting the position as Director.

HOUSING WEBSITE

On Thursday, October 18, 2007, LAHD staff presented to the RAC a sneak preview of the website's re-design and status of work. On Thursday, December 6, 2007, the RAC announced the launch of the new and improved Los Angeles Housing Department website. LAHD staff briefed the RAC on some of the new functions available on the website.

**RENT ADJUSTMENT COMMISSION
QUARTERLY REPORT 2007
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MOBILE HOME PARK TASK FORCE

During this quarter, the Mobile Home Park Task Force met on October 31st, 2007. Agenda items included: short-term leases, the Governor's veto of AB1542, a general legislative update, the annual rent increase, the Homeowner's Protection Act/California Property Owners and Farmland Protection Act, and passthrough of replacement utility lines. The task force also discussed an RSO amendment and the update of the mobile home park reference guide. The RAC received a follow up report on the task force on November 1, 2007.

INTERNAL REVIEW COMMITTEE

During this quarter, the members of the Internal Review Committee (IRC) were Ramon Muñiz (Chairperson), Paula G. Leftwich (Vice-Chairperson), and Jeffery J. Daar. The IRC began their work in reviewing RAC Regulations 830.00 – Luxury Exemption Certificate, which was adopted on October 18, 2007. On November 1, 2007, the IRC discussed of Regulation 320.00-Assesment Passthrough.

APPEALS BOARD ACTIVITY

Attachment enclosed.

FUTURE ACTIVITIES

The RAC requested to have joint meetings with other Housing related Commissions of the City and possibly further discussions regarding affordable housing issues. The RAC also suggested a proposal to work on a strategy to disseminate information to the public regarding resources available through the Housing Department.

RECOMMENDATIONS

The RAC approved a motion on Thursday, December 6, 2007, accepting the IRC recommendation to delete RAC regulation 320.00. RAC also adopted regulation 630.00 which addresses evictions.

**APPEALS BOARD ACTIVITY
 QUARTERLY REPORT FOR OCTOBER 1 TO DECEMBER 31, 2007**

PROPERTY ADDRESS	AB DETERMINATION	DATE
<p>33 East Club House Avenue Venice, CA 90291</p>	<p>After considering the facts of the appeal, the Appeals Board reversed the April 11, 2007 General Manager's Hearing Decision to accept units 8, 11, and 16 into REAP and the corresponding rent reduction.</p> <p>In making its determination, the Appeals Board finds that based on information contained in the Property Activity Report from the Department of Building and Safety, unit 8 was in compliance on March 8, 2007, which is prior to the rent reduction effective date of March 14, 2007. Furthermore, the Appeals Board finds that the owner filed a SCEP exemption for units 11 and 16 because they are vacant and will not be rented. Therefore, there are no tenants to participate in REAP.</p>	<p>10/18/2007</p>
<p>20500 West Ventura Blvd. Woodland Hills, CA 91364</p>	<p>After considering the facts of the appeal, the Appeals Board affirmed the June 22, 2007 General Manager's reissued hearing decision, which reversed the Department's decision to accept the property into the Rent Escrow Account Program and the corresponding rent reduction.</p> <p>In making its determination, the Appeals Board finds that (1) the Department recognized and accepted the June 22, 2007 General Manager's reissued decision when it formally rejected the owner's appeal of the May 1, 2007 General Manager's decision for this case, and (2) the General Manager's Hearing Officer did not abuse his discretion in the determinations set forth in the reissued decision of June 22, 2007.</p>	<p>11/15/2007</p>
<p>850 West 23rd Street (aka Scarff Street) Los Angeles, CA 90007</p>	<p>After considering the facts of the appeal, the Appeals Board modified the June 1, 2007 General Manager's Hearing Decision by making the following adjustments to the Rent Reduction Determination:</p> <p>1. That the 17 affected units at the subject property be placed into the REAP and that rent reductions be imposed for all those violations that were not</p>	<p>12/6/2007</p>

**APPEALS BOARD ACTIVITY
 QUARTERLY REPORT FOR OCTOBER 1 TO DECEMBER 31, 2007**

PROPERTY ADDRESS	AB DETERMINATION	DATE
	<p>verified by a Los Angeles Housing Department (LAHD) inspection as corrected as of the May 17, 2007 General Manager's hearing. See enclosed Appeals Board (AB) Rent Reduction Determination matrix.</p> <p>2. That in accordance with LAMC Section 162.06 D3, rent reductions be imposed retroactively for those violations that were signed off on at the May 8 and 14, 2007 LAHD inspections, as indicated in LAHD records. These retroactive rent reductions are imposed for any rental payments that were due between the May 2, 2007 rent reduction effective date and the date that the violations were verified as corrected. See enclosed Appeals Board Retroactive Rent Reduction table.</p> <p>3. That the violations that were signed off at the May 1, 2007 LAHD inspection, as indicated in LAHD records, be removed from the rent reduction schedule per LAMC Section 162.06 D3.</p> <p>In making its determination, the Appeals Board finds the following as indicated in LAHD records:</p> <ol style="list-style-type: none"> 1. That as of the May 17, 2007 General Manager's hearing date, there remained REAP violations that were not verified as corrected by an LAHD inspection. 2. That the landlord was in compliance with certain violations after the REAP appeal was filed on April 20, 2007 but before the May 17, 2007 General Manager's hearing on the REAP appeal. 3. That the landlord was in compliance with certain violations as verified by a May 1, 2007 LAHD inspection, which was before the May 2, 2007 rent reduction effective date 	