

Council File: 87-1084-s2



Title

87-1084-S2

Subject

Mo - In recent years Ccl has become increasingly concerned about living conditions afforded citizens in the City. The City has been taking a more vigorous stand against landlords of rental housing who allow their buildings to deteriorate to the point where tenants are living in substandard conditions. The B&S dept is finding that owners are taking longer to comply with orders to correct deficiencies & in response the Dept, each year is sending increasingly more notices to Franchise Tax Board (FTB) of substandard rental housing. In 1982, FTB was sent 117 substandard notices, in 1984 380 and 1986 approx 2000 notices were sent. While some of these increases are due to the increased diligence of B&S Dept it is apparent that large numbers of owners of rental housing are not meeting the City's minimum code requirements. THEREFORE MOVE Ccl adopt a more positive stance against allowing deterioration of City's housing stock by instituting a program whereby tenants may place their rents into an escrow account administered by CDD for purpose of having CDD make necessary repairs & correct deficiencies owner(s) have refused to make; and FURTHER MOVE that CDD, in cooperation with B&S Dept, Fire Dept, Atty and L.A. County Health Dept be instructed to prepare a plan for implementing such a rent escrow program for Ccl consideration in the soonest possible time.

Date Received / Introduced

10/13/1987

Last Changed Date

01/01/1975

Mover

ZEV YAROSLAVSKY

Second

GLORIA MOLINA

File History

10-13-87 - This days Ccl session - File to Cal Clk for placement on next avail Ccl agenda
10-13-87 - Ref to GO Comt
10-16-87 - File to GO Comt Clk
11-4-87 - File to GO Comt Clk for rep
12-24-88 - Contd to 3-1-88 with Mes 3e a special order of business at

Online Documents (Doc)

Title	Doc Date
Final Ordinance No. 164496	04/06/1989
Final Ordinance No. 164205	01/06/1989

Council Vote Information

No votes were found.

*cited in Sylvia Landfield Trust v. City of Los Angeles
No. 11-55904 archived on September 19, 2013*

Office of the City Clerk, City of Los Angeles

This report was generated by the Council File Management System on 09/19/2013

Council File Number

[87-1084-S2](#)

Title

87-1084-S2

Subject

Mo - In recent years Ccl has become increasingly concerned about living conditions afforded citizens in the City. The City has been taking a more vigorous stand against landlords of rental housing who allow their buildings to deteriorate to the point where tenants are living in substandard conditions. The B&S dept is finding that owners are taking longer to comply with orders to correct deficiencies & in response the Dept, each year is sending increasingly more notices to Franchise Tax Board (FTB) of substandard rental housing. In 1982, FTB was sent 117 substandard notices, in 1984 380 and 1986 approx 2000 notices were sent. While some of these increases are due to the increased diligence of B&S Dept it is apparent that large numbers of owners of rental housing are not meeting the City's minimum code requirements. **HEREFORE MOVE** Ccl adopt a more positive stance against allowing deterioration of City's housing stock by instituting a program whereby tenants may place their rents into an escrow account administered by CDD for purpose of having CDD make necessary repairs & correct deficiencies owner(s) have refused to make; and **FURTHER MOVE** that CDD, in cooperation with B&S Dept, Fire Dept, Atty and L.A. County Health Dept be instructed to prepare a plan for implementing such a rent escrow program for Ccl consideration in the soonest possible time.

Last Change Date

01/01/1975

Mover

ZEV YAROSLAVSKY

Second

GLORIA MOLINA

Archive History

- 10-13-87 - This days Ccl session - File to Cal Clk for placement on next avail Ccl agenda
- 10-13-87 - Ref to GO Comt
- 10-16-87 - File to GO Comt Clk
- 11-4-87 - File to GO Comt Clk for rept
- 2-24-88 - Contd to 3-1-88 with Mos as a special order of business at 10:00 am
- 3-1-88 - GO Comt rept adopted as amended* rec: 1. That Ccl approve of concept of instituting a Rent Escrow Account Prog (REAP) whereby tenants may place their rent into an escrow account administered by CDD for purpose of having CDD make necessary repairs & correct deficiencies owner(s) have refused to make as stated in rept; 2. That CDD with assistance of Building & Safety Dept, Fire Dept, LA County Health Dept & Atty be instructed to work out a detailed prog to meet concepts as stated in rept; & Atty be instructed to draft an Ord in accordance with said detailed prog for consideration by GO Comt; 3. That CDD be instructed at time Comt considers above Ord to rec, in cooperation with CAO, any appropriation, budget authorities, & personnel requirements necessary to implement Rent Escrow Account Prog
- 3-1-88 - *Mo - Ferraro / Molina 1988 - adopted, if property has been issued an order to comply by a local building & safety, fire or health agency & has not complied within 6 months, building could be declared substandard & a notice sent to Franchise Tax Board (FTB) so that property cannot be used for tax deduction purposes. Move that CDD, in working out final details of Rent Escrow Account Prog,

consider a process whereby CDD would set a hearing date within 60 days of issuance of order to comply for landlord to report his progress on making necessary repairs

3-1-88 - *Mo - Ferraro / Molina 1988 - adopted rec that proposed REAP provides that in cases where buildings have become uninhabitable & landlords have refused to make necessary repairs, CDD will escrow rents & make necessary repairs with escrowed rents. However, for a true citywide slumlord policy to work, City needs a supplement to REAP prog. It is unreasonable & unjust for a negligent landlord who has failed to provide adequate housing services or is substantially out of compliance with Fire, Building & Safety, or Health Codes to receive full contract rent levels. THEREFORE MOVE that CDD & Atty explore possibility of amending Rent Stabilization Ord to permit a rent decrease procedure where there has been a substantial deterioration of unit after it has been cited by Health, Building & Safety or Fire Depts

3-3-88 - File to Atty

11-1-88 - File & Ord to Woo for Ord OK

11-23-88 - GO Comt rept & Ord adopted in order to provide a just, equitable & practical method, in conjunction with and in addition to existing City & State B&S Codes, to provide economic incentives for a landlord to quickly bring a substandard building up to code, pursuant to Ccl approval on 3-1-88 of our rept, as amended, regarding the (Yaroslavsky - Molina) thereon, recommend that Ord establishing a rent escrow account program (REAP) whereby tenants may place their rents into an escrow account administered by CDD where the landlord has refused or consistently failed to correct cited deficiencies, operative in 90 days after publication as further detailed in rept, be adopted. FURTHER REC CDD be instructed to submit to Mayor a req for required staffing and appropriation of funds - General Exempt Approved

12-5-88 - File to Mayor FORTHWITH for signature

12-5-88 - File in files

12-20-88 - For Ccl - Atty - a draft ord amending rent stabilization ord to provide a procedure for rent reductions where there is a reduction in housing services resulting from landlord's failure to comply with a citation from Depts of Health, Building & Safety & Fire

2-15-89 - Mo adopted to approve commun rec from GO Comt to establish a Rent Reduction Prog that provides for rent reductions commensurate with degree of reduction in housing services in response to Ccl action of 3-1-88 on mo by Ferraro, REC as substantially rec by CDD & that Atty, that accompanying ord amending Section 151.02 (15102) & adding Section 151.06.5 (151065) of Rent Stabilization Ord to provide a procedure for rent reductions where there is a reduction in hsg services (untenantable as defined in California Civil Code Section 1941.1 (19411) resulting from landlord's failure to comply with a citation from Depts of Health (County), Bldg & Safety & Fire with Rent Adj Comsn (RAC) to establish guidelines & RAC's specific schedule of rent reductions to be approved by Ccl prior to becoming effective, & said ord to be operative 90 days after effective date of ord, as further detailed in this rept & Attachment "A", BE ADOPTED - Gen Exempt approved

2-15-89 - Ord over one week to 2-22-89

2-22-89 - Ord adopted

2-28-89 - File to Mayor for signature

3-2-89 - File in files

7-20-90 - For Ccl - CDD - Req Ccl approve the schedule of rent reductions contained in the Rent Adjustment Comsn Regulations to be used in the Rent Reduction Program mandated by Ord No 164496

7-20-90 - File to CR&H Comt Clk per request

9-18-90 - CR&H Comt rept ADOPTED to APPROVE the schedule of rent reductions contained in the Rent Adjustment Comsn regulations on file, to be used in the Rent Reduction Program mandated by Ord 164946. DIRECT Department of Housing Preservation and Production to:

1. Report to this Comt in one year on the extent of disputes

regarding City staff determination of the severity of violations. 2.
Assure that notices sent to tenants under this program are printed in
the dominant language of the tenants. (Recommendations added by CR&H
Comt)

9-20-90 - File to CR&H Comt Clk OK

9-26-90 - File in files

3-11-91 - File to Michael Jimenez - CD5 - 55013

10-9-91 - File in files

*cited in Sylvia Landfield Trust v. City of Los Angeles
No. 11-55904 archived on September 19, 2013*