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14
 15 UNITED STATES DISTRICT COURT
 16 FOR THE CENTRAL DISTRICT OF CALIFORNIA
 17 WESTERN DIVISION

18 INDEPENDENT LIVING CETNER OF
 19 SOUTHERN CALIFORNIA *et al.*,

20 Plaintiffs,

21 v.

22 CITY OF LOS ANGELES, *et al.*,

23 Defendants.

No. CV 12-551-FMO (PJWx)

NOTICE OF RELATED CASES

[C.D. Cal. Local Rule 83-1.3.1]

Honorable Fernando M. Olguin

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1 For the reasons set forth in the attached Notice of Related Cases filed today in
2 *United States ex rel. Ling et al. v. City of Los Angeles et al.*, No. 11-cv-00974-PSG(JCx)
3 (*Ling*), the United States informs the Court that the above-captioned action may be
4 related to *Ling*.

5 Dated: January 31, 2018

Respectfully submitted,

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15 /s/ Lisa A. Palombo

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 15 UNITED STATES DISTRICT COURT
 16 FOR THE CENTRAL DISTRICT OF CALIFORNIA
 17 WESTERN DIVISION

18 UNITED STATES OF AMERICA *ex rel.*
 19 MEI LING and FAIR HOUSING
 COUNCIL OF SAN FERNANDO
 VALLEY,

20 Plaintiffs,
 21 v.

22 CITY OF LOS ANGELES, a municipal
 23 corporation, and CRA/LA, a Designated
 Local Authority, a public entity,

24 Defendants.
 25

No. CV-11-00974 PSG (JCx)

NOTICE OF RELATED CASES

[C.D. Cal. Local Rule 83-1.3.1]

Honorable Philip S. Gutierrez

1 The United States of America files this Notice pursuant to Local Rule 83-1.3.1.
2 With the above-captioned action, the United States seeks damages and penalties from the
3 City of Los Angeles (City) and CRA/LA, the successor entity to the Community
4 Redevelopment Agency of Los Angeles (the CRA), under the False Claims Act (FCA),
5 31 U.S.C. §§ 3729–3733, and common law. The United States alleges, among other
6 things, that the defendants knowingly presented and caused the presentment of false or
7 fraudulent claims for payment or approval to the Department of Housing & Urban
8 Development (HUD) for the construction or alteration of multifamily housing that did
9 not comply with Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794 (Section
10 504); the Fair Housing Act, 42 U.S.C. §§ 3601-3619 (the FHA); the Americans with
11 Disabilities Act of 1990, 42 U.S.C. 12131–12213 (the ADA) and their implementing
12 regulations; and the duty to affirmatively further fair housing, *e.g.*, 24 C.F.R. § 91.225
13 (2015) (the Federal Accessibility Laws). The HUD Programs at issue are the
14 Community Development Block Grant (CDBG), HOME Investment Partnership
15 (HOME), Housing Opportunities for People with AIDS (HOPWA), Economic
16 Development Initiative (EDI), and Neighborhood Stabilization programs. This action
17 was initially filed as a sealed *qui tam* action by whistleblowers, or “relators,” Mei Ling
18 and the Fair Housing Council of San Fernando Valley. The United States has now
19 intervened and taken over responsibility for litigating the case.

20 The present notice relates to a largely-settled action captioned *Independent Living*
21 *Center of Southern California, et al. v. City of Los Angeles, et al.*, No. 12-cv-551-FMO
22 (PJWx) (hereafter *Independent Living*), filed by plaintiffs Independent Living Center of
23 Southern California, Fair Housing Council of San Fernando Valley, and Communities
24 Actively Living Independent and Free. In support of its pending motion to dismiss here,
25 the City argues the accessible housing claims involving the City “were previously
26 litigated and resolved through a court approved and monitored settlement in the
27 *Independent Living Center of Southern California* case.” (Dkt. 128-1, City Mem. at p.
28 1). The defendants in *Independent Living* are the City, the CRA, and owners of sixty-

1 one buildings that received federal assistance. A copy of the *Independent Living*
2 complaint is attached here. The *Independent Living* plaintiffs allege the City and CRA
3 discriminated against people with disabilities in violation of Section 504, the ADA, the
4 FHA, and California law. (*Indep. Living*, Second Am. Compl., ECF No. 98, ¶ 1).
5 Specifically, the City and CRA failed to ensure their housing programs, which were
6 developed or significantly assisted with federal, state, and local funds, were accessible to
7 people with disabilities. (*Id.* ¶ 2).¹ The United States is not a party to the *Independent*
8 *Living* case, which seeks monetary and injunctive relief for people against whom the
9 City and CRA discriminated.

10 According to the *Independent Living* plaintiffs’ second amended complaint, since
11 at least 1974, the City has received HUD funds under the CDBG, HOME, ESG, and
12 HOPWA programs. (*Id.* ¶¶ 146–151). That complaint alleges the City used these
13 federal funds, along with state and local funds, to acquire property, finance, operate,
14 build, or substantially alter tens of thousands of public housing units. (*Id.* ¶¶ 152, 158).
15 The *Independent Living* Plaintiffs allege the City and CRA “failed, and continue to fail,
16 to take steps to ensure that [public housing] is accessible to people with disabilities or
17 that any accessible units that exist are made available to people with disabilities.” (*Id.* ¶¶
18 168) and that consequently, “people with physical disabilities have been and continue to
19 be denied meaningful access to the [defendants’ public housing].” (*Id.* ¶ 169). For
20 example, the *Independent Living* plaintiffs note that the City and CRA: (1) failed to
21 ensure that their buildings contained sufficient units accessible to people with mobility,
22 auditory, or visual impairments; (2) failed to maintain policies, practices, or procedures
23 to ensure that people with mobility, auditory, or visual impairments have meaningful
24 access to public housing; (3) failed to monitor compliance with accessibility
25 requirements in their public housing programs; (4) failed to maintain a list of accessible
26

27 ¹ The individual owners in the *Independent Living* matter were named solely as
28 necessary to effectuate any injunctive relief entered against the City and CRA. (*Indep.*
Living, Second Am. Compl., ECF No. 98, ¶ 3.)

1 units; (5) could not identify for the public any wheelchair-accessible or sensory-
2 accessible units; (6) could not describe for the public the accessibility features in their
3 buildings; (7) failed to ensure that that contracts and regulatory agreements with
4 developers, owners, and operators of publicly-assisted buildings included accessibility
5 requirements sufficient to comply with federal and state law; and (8) failed to exercise
6 oversight over such developers and owners. (*Id.* ¶¶ 168–186). The City and CRA
7 entered into settlements with the *Independent Living* plaintiffs on July 29, 2016, and
8 September 6, 2017, respectively. Still pending in that case are claims against the
9 individual building owners, which are the subject of a pending motion for judgment on
10 the pleadings. (*Indep. Living*, ECF No. 606).

11 Pursuant to Local Rule 83-1.3.1, the parties shall file a Notice of Related Cases
12 “whenever two or more civil cases filed in this District: (a) arise from the same or
13 closely related transaction, happening, or event; (b) call for determination of the same or
14 substantially related or similar questions of law and fact; or (c) for other reasons that
15 would entail substantial duplication of labor if heard by different judges.” The FCA
16 action before the Court here calls for a determination of substantially related or similar
17 questions of law and fact to those raised in the *Independent Living* complaint.
18 Specifically, the underlying false conduct by the City and CRA in both cases is a failure
19 to make its federally-assisted housing accessible to people with disabilities. (U.S.
20 Compl. in Intervention, ECF No. 137, ¶¶ 196–215, 276–301). The buildings at issue in
21 this FCA action are a subset of the buildings at issue in the *Independent Living* matter.²
22 Like the plaintiffs in *Independent Living*, moreover, the United States alleges the City
23 and CRA failed to enforce the Federal Accessibility Laws and systematically failed to
24 make federally-assisted projects accessible. (*E.g., id.* ¶¶ 183–95). For instance, the
25 United States alleges the City and CRA: (1) failed to ensure their buildings contained
26 sufficient units accessible to people with mobility, auditory, or visual impairments, (*id.*

27
28 ² Because the *Independent Living* matter includes buildings assisted with funds
other than federal grant money, the number of buildings in that matter are larger.

1 ¶¶ 184–85; Attach. C. to the Compl. in Intervention); (2) did not maintain an accurate list
2 of accessible units or a centralized wait list for housing for people with disabilities, (*id.*
3 ¶¶ 200, 205–06); (3) had little idea whether and where compliant units might be, (*id.* ¶¶
4 199, 202); (4) made no effort to communicate effectively with people with disabilities
5 about the existence or availability of accessible units (to the extent any existed), (*id.* ¶
6 203); (5) allowed people who do not have disabilities to live in accessible units, (*id.* ¶
7 204); (6) made no effort to match accessible units with people in need of those units’
8 features, (*id.* ¶ 205); and (7) did not ensure subrecipients of HUD funds were meeting
9 the federal accessibility requirements. (*Id.* ¶ 215).³ Additionally, like the *Independent*
10 *Living* matter, this matter concerns issues regarding the CRA pertaining to the
11 dissolution law which dissolved the former agency and any successor liability. (*Id.* ¶¶
12 28–62); *Indep. Living v. City of Los Angeles*, 205 F. Supp. 3d 1105, 1110–15 (C.D. Cal.
13 2016).

14 Accordingly, the two civil cases appear to call for the determination of at least
15 some substantially related or similar questions of law and fact, and for other reasons
16 could entail substantial duplication of labor if heard by different judges. The United
17 States therefore submits this Notice of Related Cases.

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28 ³ See paragraphs 264 through 301 of the United States’ Complaint in Intervention
for a description of the CRA’s failures to make its housing accessible.

1 Dated: January 31, 2018

Respectfully submitted,

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LOS ANGELES

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UNITED STATES DISTRICT COURT FOR THE
CENTRAL DISTRICT OF CALIFORNIA
(WESTERN DIVISION)

19 INDEPENDENT LIVING CENTER OF
20 SOUTHERN CALIFORNIA, a California
non-profit corporation; FAIR HOUSING
21 COUNCIL OF SAN FERNANDO
VALLEY, a California non-profit
22 corporation; and COMMUNITIES
ACTIVELY LIVING INDEPENDENT
23 AND FREE, a California non-profit
corporation,

Plaintiffs,

vs.

26 CITY OF LOS ANGELES,
27 CALIFORNIA, a California municipal
corporation; COMMUNITY
28 REDEVELOPMENT AGENCY OF THE

CASE NO. CV12 0062 JST (MLbx)
COMPLAINT FOR
INJUNCTIVE,
DECLARATORY
AND MONETARY
RELIEF; DEMAND
FOR TRIAL BY
JURY

ATTACHMENT

1 CITY OF LOS ANGELES; 12129 EL
2 DORADO AVENUE, L.P., a California
3 limited partnership; ADAMS 935, L.P., a
4 California limited partnership;
5 ALEXANDRIA HOUSE APARTMENTS,
6 LP, a California limited partnership;
7 ARDMORE 959 PARTNERS, L.P., a
8 California limited partnership;
9 ASTURIAS SENIOR APARTMENTS,
10 L.P., a California limited partnership,
11 B S BROADWAY VILLAGE II, L.P., a
12 California limited partnership;
13 BRONSON COURT APARTMENTS,
14 L.P., a California limited partnership;
15 CANTABRIA SENIOR APARTMENTS,
16 L.P., a California limited partnership;
17 CARONDELET COURT PARTNERS,
18 L.P., a California limited partnership;
19 CENTRAL VILLAGE APARTMENTS,
20 L.P., a California limited partnership;
21 CFLT-2618 WEST 7TH STREET, LLC, a
22 Delaware limited liability company;
23 CHARLES COBB APARTMENTS, L.P.,
24 a California limited partnership; DECRO
25 ORION APARTMENTS, L.P., a
26 California limited partnership; DECRO
27 OSBORNE APARTMENTS, L.P., a
28 California limited partnership;
ESPERANZA COMMUNITY HOUSING
CORPORATION, a California
corporation; EUGENE HOTEL, L.P., a
California limited partnership; FAME
WEST 25TH STREET, L.P., a California
limited partnership; HART VILLAGE,
L.P., a California limited partnership;
HOBART HEIGHTS PARTNERS, L.P., a
California limited partnership; HOOVER
SENIORS, L.P., a California limited
partnership; IMANI FE, LP, a California
limited partnership; MORGAN PLACE,
L.P., a California limited partnership;
NEW TIERRA DEL SOL, L.P., a
California limited partnership; P G
HOUSING PARTNERS, L.P., a
California limited partnership; PALM
VILLAGE SENIOR HOUSING CORP., a
California corporation; PENNY LANE
CENTERS, a California corporation;
REDROCK NOHO RESIDENTIAL,
LLC, a Delaware limited liability
company; RITTENHOUSE LIMITED
PARTNERSHIP, a California limited
partnership; SF NO HO LLC, a
California limited liability company;
VERMONT SENIORS, a California
corporation; VIEWS AT 270, L.P., a

1 California limited partnership; WA
2 COURT, L.P., a California limited
3 partnership; WATTS/ATHENS
4 PRESERVATION XVII, L.P., a
5 California limited partnership; and
6 YALE TERRACE APARTMENTS, A
7 CALIFORNIA LIMITED
8 PARTNERSHIP, a California limited
9 partnership

Defendants.

10 **INTRODUCTION**

11 1. This civil rights action is brought by Plaintiffs
12 Independent Living Center of Southern California (“ILCSC”), a
13 non-profit independent living center for people with disabilities,
14 Fair Housing Council of San Fernando Valley (“FHC/SFV”), a
15 non-profit, fair housing organization, and Communities Actively
16 Living Independent and Free (“CALIF”), an independent living
17 center, against the City of Los Angeles (the “City”), the
18 Community Redevelopment Agency of the City of Los Angeles
19 (“CRA”), and 34 owners of CRA-funded apartment complexes
20 (collectively, “Nominal Defendants”), arising from the failure to
21 ensure that housing is accessible to people with disabilities as
22 required under federal and state civil rights law. In this
23 complaint, the City and CRA may be referred to collectively as
24 “City Defendants.”

25 2. This complaint alleges that the City of Los Angeles and
26 the CRA have engaged in a pattern or practice of discrimination
27 against people with disabilities in violation of Section 504 of the
28 Rehabilitation Act, Title II of the Americans with Disabilities Act
(the “ADA”), and California Government Code § 11135 by failing

1 to ensure that apartment complexes built with federal housing and
2 community development funds are accessible to people with
3 disabilities and knowingly allocating millions of dollars in such
4 funds to finance apartments throughout Los Angeles without
5 ensuring that each complex is accessible.

6 3. City Defendants' pattern or practice of discrimination
7 violates the civil rights of people with disabilities to meaningful
8 access to City Defendants' housing programs and activities and not
9 to be excluded from housing programs and activities.

10 4. The City has directed hundreds of millions of dollars in
11 federal funding to the CRA for the purpose of developing
12 affordable housing. The CRA has allocated these and other funds
13 to build or substantially alter hundreds of apartment complexes
14 containing thousands of units, including those owned by Nominal
15 Defendants.

16 5. Neither the City nor the CRA has maintained policies,
17 practices, or procedures to ensure that multifamily projects
18 assisted with federal funds are accessible to people with
19 disabilities or otherwise provide meaningful access to people with
20 disabilities as required under civil rights law.

21 6. Under federal and state law, apartments and
22 condominium developments funded by federal housing and
23 community development funds must be accessible to people in
24 wheelchairs and those who are vision or hearing impaired.

25 7. City Defendants' violations of federal and state civil
26 rights have serious and significant consequences for people with
27 disabilities. City Defendants' failure to ensure physical
28 accessibility of apartment complexes built with federal funds

1 denies people with disabilities severely needed accessible housing
2 and effectively communicates that people with disabilities are not
3 welcome.

4 8. Because City Defendants failed to require that
5 apartments funded in part through federal housing and community
6 development funds are accessible, clients of ILCSC, FHC/SFV,
7 and CALIF and other people with disabilities have been forced to
8 live in inaccessible housing and have been put at risk of
9 institutionalization.

10 9. The City of Los Angeles admits that there is an acute
11 shortage of accessible housing in Los Angeles. According to the
12 City's own Consolidated Plans—documents required to be
13 submitted to the U.S. Department of Housing and Urban
14 Development (“HUD”)—nearly one quarter of adults with
15 disabilities and two-thirds of seniors with disabilities in Los
16 Angeles have physical limitations. The City's Consolidated Plans
17 acknowledges that people with physical limitations need accessible
18 housing and that there is a large, unmet need for affordable,
19 accessible housing in Los Angeles. The City estimates that there
20 are hundreds of thousands of individuals and families in Los
21 Angeles who require accessible, affordable housing but do not
22 have it.

23 10. Despite the admitted severe need for accessible housing
24 in Los Angeles, the City and the CRA have failed to take
25 appropriate action to ensure that apartment complexes built with
26 federal housing and community development funds actually
27 comply with the accessibility requirements of federal and state
28

1 civil rights laws or that meaningful access to such housing is
2 otherwise provided.

3 11. The current owners of 34 CRA housing developments
4 that received federal housing and community development funds
5 are included as Nominal Defendants in this action solely because
6 they are necessary for complete relief.

7 12. A person using a wheelchair or other mobility aid and
8 people with sight and hearing impairments are just as effectively
9 excluded from the opportunity to live in a particular dwelling by
10 inaccessible housing as by a posted sign saying "No Handicapped
11 People Allowed."

12 13. Enforcement of the accessibility requirements of
13 federal and state civil rights laws is an important means of
14 ensuring equal housing opportunities to wheelchair users, other
15 people with mobility impairments, and people with vision or
16 hearing disabilities.

17 14. Defendants' violations of federal and state civil rights
18 laws have thwarted Congressional efforts to eradicate
19 discrimination against people with disabilities and rendered units
20 in housing development funded through federal funds unavailable
21 to people with disabilities. Enforcement of Section 504 of the
22 Rehabilitation Act, Title II of the ADA, and California
23 Government Code § 11135 against Defendants is necessary
24 because of the extensive nature of the civil rights violations at
25 apartment complexes developed using federal funds.

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JURISDICTION

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15. This Court has jurisdiction over this action pursuant to 28 U.S.C. §§ 1331 and 1367. Plaintiffs' claims for declaratory and injunctive relief are authorized by 28 U.S.C. §§ 2201, 2202 and 1343, and by Rules 37 and 65 of the Federal Rules of Civil Procedure.

16. Plaintiffs' claims for violations of California state law concern the same actions and omissions that form the basis of Plaintiffs' claims under federal law such that they are all part of the same case or controversy. This Court has supplemental jurisdiction over those state law claims pursuant to 28 U.S.C. § 1367.

17. This action for declaratory and injunctive relief arises in part under Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794 and Title II of the Americans with Disabilities Act, 42 U.S.C. § 12132 .

VENUE

18. Venue is proper in the Central District of California pursuant to 28 U.S.C. § 1391(b) because Defendants operate and perform their official duties therein and thus reside there for purposes of venue, and because a substantial part of the events and omissions giving rise to the claims occurred in Los Angeles County, which is in the Central District of California.

PARTIES

19. The Independent Living Center of Southern California is an independent living center for people with disabilities and has

1 its principal place of business in Van Nuys. It is a non-profit,
2 community-based corporation that provides a wide range of
3 services to people with disabilities and seniors in San Fernando
4 Valley, Glendale, Burbank, and Northern Los Angeles County.
5 ILCSC's mission is to provide services which will offer people
6 with disabilities and seniors the opportunity to seek an individual
7 course towards independence, while educating the community.
8 ILCSC's housing-related services include assisting its clients with
9 searches for accessible housing and working towards the removal
10 of barriers to accessible housing for its clients. ILCSC is also the
11 lead agency in the California Community Transitions program.
12 Through the California Community Transitions program, ILCSC
13 seeks to help people move from skilled nursing facilities and acute
14 care hospitals back into community living. ILCSC assists clients
15 with locating and obtaining affordable housing, provides security
16 deposits and first month's rent, and assists with home modification
17 and durable medical equipment, among other services.

18 20. Fair Housing Council of San Fernando Valley is a non-
19 profit fair housing organization incorporated under the laws of the
20 State of California with its principal place of business in
21 Panorama City, California. FHC/SFV's mission is to eliminate
22 housing discrimination and to expand housing choices for people
23 with disabilities and members of other classes protected under
24 federal and state civil rights and equal opportunity statutes and
25 regulations. FHC/SFV engages in a number of activities to further
26 its mission of promoting equal housing opportunities including,
27 but not limited to: education programs in the community; training

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ATTACHMENT

- 8 -

ATTACHMENT

Independent Living Center of Southern California, et al v. City of Los Angeles, et al.
Complaint

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1 programs for real estate professionals and the general public; and
2 fair housing counseling.

3 21. Communities Actively Living Independent and Free is
4 an independent living center with its principal place of business in
5 Los Angeles, California. It is a non-profit, community-based
6 corporation that provides services by and to persons with
7 disabilities in the City of Los Angeles. CALIF seeks to achieve
8 full inclusion, equality, and civil rights for people with
9 disabilities. CALIF's members include persons with disabilities
10 who have been harmed and continue to be harmed because the City
11 and the CRA have failed and continue to fail to ensure that
12 apartment buildings funded in part by CRA using federal housing
13 and community development funds are accessible to people with
14 disabilities.

15 22. Defendant City of Los Angeles, California is a
16 municipal corporation organized under the laws of the State of
17 California. At all times relevant, the City has been a public entity
18 within the meaning of Title II of the ADA and has received federal
19 financial assistance within the meaning of the Rehabilitation Act
20 as well as state financial assistance within the meaning of
21 Government Code § 11135.

22 23. Defendant Community Redevelopment Agency of the
23 City of Los Angeles is a public agency authorized by the
24 California Community Redevelopment Law to conduct
25 redevelopment and revitalization activities using public and
26 private funds in designated areas of the City of Los Angeles. At
27 all times relevant, the CRA has been a public entity within the
28 meaning of Title II of the ADA and has received federal financial

1 assistance within the meaning of the Rehabilitation Act as well as
2 state financial assistance within the meaning of Government Code
3 § 11135.

4 24. Each of the Defendants was the actual or apparent
5 agent, employee, or representative of each of the other Defendants.
6 Each Defendant, in doing the acts or omitting to act as alleged in
7 this Complaint, was acting in the course and scope of his, her, or
8 its actual or apparent authority pursuant to such agencies; or the
9 alleged acts or omissions of each Defendant as agent were
10 subsequently ratified and adopted by each agent as principal.

11

12 **NOMINAL DEFENDANTS**

13 25. Defendant 12129 El Dorado Avenue, L.P. (“El Dorado”)
14 is a California limited partnership that does business in California,
15 including in the City and County of Los Angeles. El Dorado
16 currently owns El Dorado Apartments, a multi-family housing
17 development located at 12129 El Dorado Avenue, Los Angeles,
18 California. El Dorado Apartments is a CRA-assisted development.

19 26. Defendant Adams 935, L.P. (“Adams 935”) is a
20 California limited partnership that does business in California,
21 including in the City and County of Los Angeles. Adams 935
22 currently owns Adams and Central, a multi-family housing
23 development located at 1011 Adams Boulevard, Los Angeles,
24 California. Adams and Central is a CRA-assisted development.

25 27. Defendant Alexandria House Apartments, LP
26 (“Alexandria”) is a California limited partnership that does
27 business in California, including in the City and County of Los
28 Angeles. Alexandria currently owns Alexandria House, a multi-

1 family housing development located at 510 South Alexandria
2 Avenue, Los Angeles, California. Alexandria House is a CRA-
3 assisted development.

4 28. Defendant Ardmore 959 Partners, L.P. (“Ardmore 959”)
5 is a California limited partnership that does business in California,
6 including in the City and County of Los Angeles. Ardmore 959
7 currently owns The Ardmore, a multi-family housing development
8 located at 959 South Ardmore Avenue, Los Angeles, California.
9 The Ardmore is a CRA-assisted development.

10 29. Defendant Asturias Senior Apartments, L.P.
11 (“Asturias”) is a California limited partnership that does business
12 in California, including in the City and County of Los Angeles.
13 Asturias currently owns Asturias Senior Apartments, a multi-
14 family senior housing development located at 9628 Van Nuys
15 Boulevard, Panorama City, California. Asturias Senior
16 Apartments is a CRA-assisted development.

17 30. Defendant B S Broadway Village II, L.P. (“B S
18 Broadway II”) is a California limited partnership that does
19 business in California, including in the City and County of Los
20 Angeles. B S Broadway II currently owns Broadway Village II, a
21 multi-family housing development located at 5101 South
22 Broadway, Los Angeles, California. Broadway Village II is a
23 CRA-assisted development.

24 31. Defendant Bronson Court Apartments, L.P. (“Bronson”)
25 is a California limited partnership that does business in California,
26 including in the City and County of Los Angeles. Bronson
27 currently owns Bronson Courts, a multi-family housing
28 development located at 1227-39 North Bronson Avenue, Los

1 Angeles, California. Bronson Courts is a CRA-assisted
2 development.

3 32. Defendant Cantabria Senior Apartments, L.P.
4 (“Cantabria”) is a California limited partnership that does business
5 in California, including in the City and County of Los Angeles.
6 Cantabria currently owns Cantabria Senior Citizen Apartments, a
7 multi-family senior housing development located at 9640 Van
8 Nuys Boulevard, Panorama City, California. Cantabria Senior
9 Citizen Apartments is a CRA-assisted development.

10 33. Defendant Carondelet Court Partners, L.P.
11 (“Carondelet”) is a California limited partnership that does
12 business in California, including in the City and County of Los
13 Angeles. Carondelet currently owns a multi-family housing
14 development located at 816 South Carondelet Street, Los Angeles,
15 California by the same name, Carondelet Court Partners, L.P.
16 Carondelet Court Partners, L.P. is a CRA-assisted development.

17 34. Defendant Central Village Apartments, L.P. (“Central
18 Village”) is a California limited partnership that does business in
19 California, including in the City and County of Los Angeles.
20 Central Village currently owns Central Village Apartments, a
21 multi-family housing development located at 2000 South Central
22 Avenue, Los Angeles, California. Central Village Apartments is a
23 CRA-assisted development.

24 35. Defendant CFLT-2618 West 7th Street, LLC (“CFLT”)
25 is a Delaware limited liability company that does business in
26 California, including in the City and County of Los Angeles.
27 CFLT currently owns Seven Maples Senior Apartments, a multi-
28 family senior housing development located at 2618-30 West 7th

1 Street, Los Angeles, California. Seven Maples Senior Apartments
2 is a CRA-assisted development.

3 36. Defendant Charles Cobb Apartments, L.P. (“Charles
4 Cobb”) is a California limited partnership that does business in
5 California, including in the City and County of Los Angeles.
6 Charles Cobb currently owns Charles Cobb Apartments, a multi-
7 family housing development located at 521 South San Pedro
8 Street, Los Angeles, California. Charles Cobb Apartments is a
9 CRA-assisted development.

10 37. Defendant Decro Orion Apartments, L.P. (“Decro
11 Orion”) is a California limited partnership that does business in
12 California, including in the City and County of Los Angeles.
13 Decro Orion currently owns Orion Garden Apartments, a multi-
14 family housing development located at 8947-8955 North Orion
15 Street, Los Angeles, California. Orion Garden Apartments is a
16 CRA-assisted development.

17 38. Defendant Decro Osborne Apartments, L.P. (“Decro
18 Osborne”) is a California limited partnership that does business in
19 California, including in the City and County of Los Angeles.
20 Decro Osborne currently owns Decro Osborne Apartments, a
21 multi-family housing development located at 12360 Osborne
22 Street, Los Angeles, California. Decro Osborne Apartments is a
23 CRA-assisted development.

24 39. Defendant Esperanza Community Housing Corporation
25 (“Esperanza”) is a California corporation that does business in
26 California, including in the City and County of Los Angeles.
27 Esperanza currently owns La Estrella Apartments, a multi-family
28 housing development located at 1979 Estrella Avenue, Los

1 Angeles, California. La Estrella Apartments is a CRA-assisted
2 development.

3 40. Defendant Eugene Hotel, L.P. ("Eugene") is a
4 California limited partnership that does business in California,
5 including in the City and County of Los Angeles. Eugene
6 currently owns Eugene Hotel, a multi-family housing development
7 located at 560 South Stanford Street, Los Angeles, California.
8 Eugene Hotel is a CRA-assisted development.

9 41. Defendant Fame West 25th Street, L.P. ("Fame West") is
10 a California limited partnership that does business in California,
11 including in the City and County of Los Angeles. Fame West
12 currently owns FAME West 25th, a multi-family housing
13 development located at 1940 West 25th Street, Los Angeles,
14 California. FAME West 25th is a CRA-assisted development.

15 42. Defendant Hart Village, L.P. ("Hart") is a California
16 limited partnership that does business in California, including in
17 the City and County of Los Angeles. Hart currently owns Hart
18 Village, a multi-family housing development located at 6927-41
19 Owensmouth Avenue/21702-12 Hart Street, Los Angeles,
20 California. Hart Village is a CRA-assisted development.

21 43. Defendant Hobart Heights Partners, L.P. ("Hobart") is a
22 California limited partnership that does business in California,
23 including in the City and County of Los Angeles. Hobart currently
24 owns Hobart Heights Apartments, a multi-family housing
25 development located at 924 South Hobart Boulevard, Los Angeles,
26 California. Hobart Heights Apartments is a CRA-assisted
27 development.

28

1 44. Defendant Hoover Seniors, L.P. (“Hoover”) is a
2 California limited partnership that does business in California,
3 including in the City and County of Los Angeles. Hoover
4 currently owns Hoover Senior, a multi-family senior housing
5 development located at 6200-6214 South Hoover Street, Los
6 Angeles, California. Hoover Senior is a CRA-assisted
7 development.

8 45. Defendant Imani Fe, LP (“Imani Fe”) is a California
9 limited partnership that does business in California, including in
10 the City and County of Los Angeles. Imani Fe currently owns
11 Imani Fe (East and West), a multi-family housing development
12 located at 10345 and 10408-10424 South Central Avenue, Los
13 Angeles, California. Imani Fe (East and West) is a CRA-assisted
14 development.

15 46. Defendant Morgan Place, L.P. (“Morgan”) is a
16 California limited partnership that does business in California,
17 including in the City and County of Los Angeles. Morgan
18 currently owns Morgan Place Senior Apartments, a multi-family
19 senior housing development located at 7301-15 South Crenshaw
20 Boulevard, Los Angeles, California. Morgan Place Senior
21 Apartments is a CRA-assisted development.

22 47. Defendant New Tierra del Sol, L.P. (“New Tierra”) is a
23 California limited partnership that does business in California,
24 including in the City and County of Los Angeles. New Tierra
25 currently owns Tierra del Sol, a multi-family housing development
26 located at 7500 Alabama Avenue, Los Angeles, California. Tierra
27 del Sol is a CRA-assisted development.

28

1 48. Defendant P G Housing Partners, L.P. (“P G Housing”)
2 is a California limited partnership that does business in California,
3 including in the City and County of Los Angeles. P G Housing
4 currently owns Pico Gramercy Housing, a multi-family housing
5 development located at 1244 S. Gramercy Place, Los Angeles,
6 California. Pico Gramercy Housing is a CRA-assisted
7 development.

8 49. Defendant Palm Village Senior Housing Corp. (“Palm
9 Village”) is a California corporation that does business in
10 California, including in the City and County of Los Angeles. Palm
11 Village currently owns Palm Village Senior Citizens, a multi-
12 family senior housing development located at 9040 Laurel Canyon
13 Boulevard, Los Angeles, California. Palm Village Senior Citizens
14 is a CRA-assisted development.

15 50. Defendant Penny Lane Centers (“Penny Lane”) is a
16 California corporation that does business in California, including
17 in the City and County of Los Angeles. Penny Lane currently
18 owns Columbus Permanent Housing, a multi-family housing
19 development located at 8900-06 Columbus Avenue, Los Angeles,
20 California. Columbus Permanent Housing is a CRA-assisted
21 development.

22 51. Defendant Redrock NoHo Residential, LLC (“Redrock
23 NoHo”) is a Delaware limited liability company that does business
24 in California, including in the City and County of Los Angeles.
25 Redrock NoHo currently owns Lofts @ NoHo Commons (“Lofts”),
26 a multi-family housing development located at 11136 Chandler
27 Boulevard, North Hollywood, California. Lofts is a CRA-assisted
28 development.

1 52. Defendant Rittenhouse Limited Partnership
2 (“Rittenhouse LP”) is a California limited partnership that does
3 business in California, including in the City and County of Los
4 Angeles. Rittenhouse LP currently owns Rittenhouse, a multi-
5 family housing development located at 3300-3320 South Central
6 Avenue, Los Angeles, California. Rittenhouse is a CRA-assisted
7 development.

8 53. Defendant SF No Ho LLC (“SF No Ho”) is a California
9 limited liability company that does business in California,
10 including in the City and County of Los Angeles. SF No Ho
11 currently owns Gallery @ NoHo Commons (“Gallery”), a multi-
12 family housing development located at 5416 Fair Avenue, Los
13 Angeles, California. Gallery is a CRA-assisted development.

14 54. Defendant Vermont Seniors is a California corporation
15 that does business in California, including in the City and County
16 of Los Angeles. Vermont Seniors currently owns Vermont Seniors
17 (I and II), a multi-family senior housing development located at
18 3901-3925 South Vermont Avenue/1015 West 39th Place, Los
19 Angeles, California. Vermont Seniors (I and II) is a CRA-assisted
20 development.

21 55. Defendant Views at 270, L.P. (“Views”) is a California
22 limited partnership that does business in California, including in
23 the City and County of Los Angeles. Views currently owns Views
24 at 270, a multi-family housing development located at 5445 West
25 Sunset Boulevard, Los Angeles, California. Views at 270 is a
26 CRA-assisted development.

27 56. Defendant WA Court, L.P. (“WA Court”) is a California
28 limited partnership that does business in California, including in

1 the City and County of Los Angeles. WA Court currently owns
2 Washington Village, a multi-family housing development located
3 at 1717 East 103rd Street, Los Angeles, California. Washington
4 Village is a CRA-assisted development.

5 57. Defendant Watts/Athens Preservation XVII, L.P.
6 (“Watts/Athens”) is a California limited partnership that does
7 business in California, including in the City and County of Los
8 Angeles. Watts/Athens currently owns Terre One Apartments, a
9 multi-family housing development located at 5270 South Avalon
10 Boulevard, Los Angeles, California. Terre One Apartments is a
11 CRA-assisted development.

12 58. Defendant Yale Terrace Apartments, A California
13 Limited Partnership (“Yale Terrace”) is a California limited
14 partnership that does business in California, including in the City
15 and County of Los Angeles. Yale Terrace currently owns Yale
16 Terrace Apartments, a multi-family housing development located
17 at 716-734 South Yale Street, Los Angeles, California. Yale
18 Terrace Apartments is a CRA-assisted development.

19
20

FACTS

21 59. Since at least 1974, the City has been the recipient of
22 various federal housing and community development funds from
23 HUD including those under the Community Development Block
24 Grant (“CDBG”), HOME Investment Partnership (“HOME”),
25 Emergency Shelter Grant (“ESG”) and Housing Opportunities for
26 People with AIDS (“HOPWA”) programs. The City has also
27 benefitted from federal loan guarantees pursuant to Section 108 of
28 the Community Development Act, 42 U.S.C. § 5308.

1 60. The City has directed millions of dollars in CDBG and
2 HOME funds to an Affordable Housing Trust Fund (“AHTF”) for
3 the purposes of developing affordable housing.

4 61. As a result of City’s commingling of CDBG and HOME
5 funds with state, local and private resources, any housing
6 development that has received AHTF funding is, by definition, a
7 recipient of federal financial assistance and must comply with the
8 accessibility requirements under federal law.

9 62. Under the federal and state civil rights laws referenced
10 above, the City and CRA had an obligation to ensure that
11 multifamily housing projects assisted with federal funds are
12 accessible to people with disabilities so that meaningful access to
13 the City Defendants’ housing programs is provided.

14 63. The CRA itself acknowledges the obligation to comply
15 with specific requirements that accompany the receipt of federal
16 financial assistance. The CRA’s official Housing Policy provides
17 that “[w]hen Federal . . . housing funds are used, further
18 requirements generally apply to the specific projects being funded
19 When such funds are used, the conditions associated with
20 those funds must be followed, in addition to the conditions set
21 forth herein for the use of redevelopment funds for the
22 development of housing under agreements with CRA[.]” (CRA
23 Housing Policy, August 4, 2005 at 21.)

24 64. The City directed hundreds of millions of dollars in
25 CDBG, HOME, AHTF and other funds to the CRA for the purpose
26 of developing affordable housing.

27
28

1 65. The CRA allocated these and other funds to private and
2 non-profit developers to build or substantially alter hundreds of
3 apartment complexes containing thousands of units.

4 66. Plaintiffs are aware of at least 34 multifamily projects,
5 comprising 2,658 units, for which the CRA provided CDBG,
6 HOME and/or AHTF funds to support new construction or
7 substantial alteration. The multifamily projects include but are
8 not limited to: El Dorado Apartments (60 units); Adams and
9 Central (57 units); Alexandria House (16 units); The Ardmore (48
10 units); Asturias Senior Apartments (69 units); Broadway Village II
11 (50 units); Bronson Courts (32 units); Cantabria Senior Citizen
12 Apartments (81 units); Carondelet Court Partners, L.P. (33 units);
13 Central Village Apartments (85 units); Seven Maples Senior
14 Apartments (57 units); Charles Cobb Apartments (76 units); Orion
15 Garden Apartments (32 units); Decro Osborne Apartments (51
16 units); La Estrella Apartments (11 units); Eugene Hotel (44 units);
17 FAME West 25th (12 units); Hart Village (47 units); Hobart
18 Heights Apartments (49 units); Hoover Senior (38 units); Imani Fe
19 (East and West) (92 units); Morgan Place Senior Apartments (55
20 units); Tierra Del Sol (119 units); Pico Gramercy Housing (71
21 units); Palm Village Senior Citizens (60 units); Columbus
22 Permanent Housing (6 units); Lofts @ NoHo Commons (292
23 units); Rittenhouse (40 units); Gallery @ NoHo Commons (438
24 units); Vermont Seniors (I and II) (140 units); Views at 270 (226
25 units); Washington Village (101 units); Terre One Apartments (15
26 units); and Yale Terrace Apartments (55 units).

27 67. None of the 34 multifamily projects contains units
28 accessible to people with mobility and/or auditory or visual

1 impairments in sufficient numbers, sizes and locations to provide
2 meaningful access to people with disabilities and comply with
3 Section 504 of the Rehabilitation Act, Title II of the ADA and
4 Government Code § 11135.

5 68. Neither the City nor the CRA maintained policies or
6 practices to ensure that multifamily housing projects assisted with
7 federal funds contained sufficient units accessible to people with
8 mobility, auditory or visual impairments as required under federal
9 and state civil rights laws.

10 69. The City and the CRA also have not maintained
11 policies, practices or procedures to ensure that people with
12 mobility and/or auditory or visual impairments otherwise have
13 meaningful access to housing built with federal funds.

14 70. ILCSC, FHC/SFV, and CALIF have repeatedly engaged
15 in efforts to inform the City and the CRA of their duties to provide
16 meaningful access to housing developed through federal housing
17 and community development funds.

18 71. In meetings and correspondence with Plaintiffs, City
19 and CRA officials have conceded that they failed to apply federal
20 accessibility requirements to housing projects assisted with federal
21 funding.

22 72. City and CRA officials also admitted that they: (1)
23 Could not identify which CRA-financed projects received federal
24 financial funding that triggers Rehabilitation Act and regulatory
25 obligations; (2) Did not monitor CRA's sub-recipients' compliance
26 with the Rehabilitation Act accessibility requirements; (3) Did not
27 maintain a list of accessible units in CRA-assisted projects and
28 could not identify any wheelchair accessible or sensory accessible

1 units in any of those projects; and (4) Could not describe any
2 accessible features in so-called “wheelchair units,” “handicapped
3 units,” or “sensory accessible units.”

4 73. As a condition of receiving CDBG, HOME, ESG, and
5 HOPWA funding, the City was obligated to submit for HUD’s
6 approval a Consolidated Plan describing the housing market and
7 housing needs within Los Angeles.

8 74. According to the 2008-2013 Consolidated Plan, Los
9 Angeles is home to large numbers of people with disabilities. In
10 2000, 20.4% of the population of Los Angeles five years old and
11 older had a disability. (2008-2013 Consolidated Plan at 176.)
12 44.8% of the population of Los Angeles 65 years old and older had
13 a disability in 2000. (*Id.*) Nearly one-quarter of disabled adults
14 and two-thirds of adults over the age of 65 have physical
15 limitations. (*Id.* at 93.) Persons with physical limitations require
16 accessible housing. (*Id.* at 94.) In addition, 24% of the people
17 with disabilities living in Los Angeles have vision or hearing
18 limitations. (*Id.* at 93.)

19 75. The City admits in the Consolidated Plan that there is
20 an acute need for accessible housing in Los Angeles. As the City
21 itself found, “[f]inding affordable, accessible housing is a
22 challenge” in the City of Los Angeles. (*Id.* at 94.) The City
23 explained that “there are hundreds of thousands of individuals, and
24 families, in Los Angeles, who require accessible, affordable
25 housing and do not have it.” (*Id.* at 180.)

26 76. Despite the detailed findings regarding the need for
27 accessible housing in the City’s Consolidated Plan, the City has
28 not taken appropriate steps to ensure that apartment complexes

1 built with federal housing and community development funds
2 actually comply with the accessibility requirements of civil rights
3 law or otherwise provide meaningful access to people with
4 mobility, visual, or hearing impairments.

5 77. Plaintiffs do not at this time make claims for money or
6 damages under state law against the City and the CRA. Plaintiffs,
7 however, have provided notice and sufficient information
8 regarding such claims to the City and the CRA pursuant to
9 California Government Code Sections 900, *et seq.*, in
10 correspondence dated January 13, 2012. If those claims are not
11 adequately resolved through the administrative process, Plaintiffs
12 will amend or seek leave to amend this complaint to seek such
13 money or damages under state law against the City and the CRA.
14

15 **INJURY TO PLAINTIFFS**

16 78. As a result of Defendants' actions described above,
17 ILCSC, FHC/SFV, and CALIF have been directly and substantially
18 injured. Defendants' actions have frustrated Plaintiffs' missions
19 and undermined the effectiveness of the programs and services
20 they provide, including encouraging community integration of
21 people with disabilities, providing assistance to individuals and
22 families searching for housing or affected by discriminatory
23 housing practices, and eliminating discriminatory housing
24 practices.

25 79. In addition, ILCSC, FHC/SFV, and CALIF have
26 invested considerable time and effort in educating the City, the
27 CRA, the housing industry, and the general public about the
28

1 importance of accessible housing for people with disabilities, in an
2 attempt to secure compliance.

3 80. Each time any of the Defendants failed to ensure that
4 housing funded in part by federal housing and community
5 development funds was accessible, it frustrated the missions of
6 ILCSC, FHC/SFV, and CALIF inasmuch as it served to discourage
7 people with disabilities from living at that dwelling.

8 81. Defendants' conduct reduced the effectiveness of
9 outreach and advocacy efforts by ILCSC, FHC/SFV, and CALIF
10 and required them to provide additional educational programs to
11 counteract the impression left by Defendants' conduct that
12 constructing inaccessible residential housing is permissible.

13 82. Defendants' continuing discriminatory practices have
14 forced ILCSC, FHC/SFV, and CALIF to divert scarce resources to
15 identify, investigate, and counteract the Defendants'
16 discriminatory practices, and such practices have frustrated
17 Plaintiffs' other efforts against discrimination, causing Plaintiffs
18 to suffer concrete and demonstrable injuries.

19 83. ILCSC, FHC/SFV, and CALIF have expended resources
20 attempting to counteract Defendants' discriminatory practices
21 including, but not limited to, counseling people with disabilities
22 affected by Defendants' discriminatory practices and conducting
23 outreach to the City and the CRA about the accessibility
24 requirements under federal law, resulting in the diversion of
25 resources that they would not have had to expend were it not for
26 Defendants' violations.

27 84. Until remedied, Defendants' unlawful, discriminatory
28 actions will continue to injure ILCSC, FHC/SFV, and CALIF by:

- 1 a. Interfering with efforts and programs intended to
- 2 bring about equality of opportunity in housing;
- 3 b. Requiring the commitment of scarce resources,
- 4 including substantial staff time and funding, to
- 5 investigate and counteract Defendants'
- 6 discriminatory conduct, thus diverting those
- 7 resources from the Plaintiffs' other activities and
- 8 services, such as education, outreach and counseling;
- 9 and
- 10 c. Frustrating the missions and purposes of ILCSC,
- 11 FHC/SFV, and CALIF.

12 85. By the actions described above, Defendants have
13 engaged in, and continue to engage in a pattern or practice of
14 discrimination against people with disabilities in violation of the
15 Rehabilitation Act, the Americans with Disabilities Act, and
16 Government Code § 11135. The Defendants continue to engage in
17 such a pattern, practice, or policy of discrimination so as to
18 constitute a continuing violation.

19 86. Defendants have acted or failed to act with deliberate
20 indifference. Defendants have known that their acts and omissions
21 create a substantial likelihood of harm to Plaintiff's federally
22 protected rights, and Defendants have failed to act upon that
23 likelihood.

24 87. There now exists an actual controversy between the
25 parties regarding Defendants' duties under the federal and state
26 civil rights laws. Plaintiffs accordingly are entitled to declaratory
27 relief.

28

ATTACHMENT

25
ATTACHMENT

Independent Living Center of Southern California, et al v. City of Los Angeles, et al.
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32
30

1 88. Defendants, unless enjoined, will continue to engage in
2 the unlawful acts and the pattern or practice of discrimination and
3 unlawful conduct described above.

4 89. Plaintiffs have no adequate remedy at law. Plaintiffs
5 now are suffering and will continue to suffer irreparable injury
6 from Defendants' acts and unlawful conduct unless relief is
7 provided by this Court. Plaintiffs thus are entitled to permanent
8 injunctive relief.

9
10 **CLAIMS FOR RELIEF**

11 **FIRST CLAIM FOR RELIEF**

12 **SECTION 504 OF THE REHABILITATION ACT**

13 **[29 U.S.C. § 794 *et seq.*]**

14 90. Plaintiffs reallege and incorporate by reference each
15 and every allegation contained in the foregoing paragraphs.

16 91. Defendants are recipients of federal financial assistance
17 within meaning of Section 504.

18 92. Section 504 of the Rehabilitation Act provides that
19 “[n]o otherwise qualified individual with a disability . . . shall,
20 solely by reason of his or her disability, be excluded from
21 participation in, be denied the benefits of, or be subjected to
22 discrimination under any program or activity receiving Federal
23 financial assistance . . .” 28 U.S.C. § 794.

24 93. Section 504 prohibits the unnecessary segregation of
25 people with disabilities. Regulations implementing Section 504
26 require a public entity to administer its services, programs, and
27 activities in the most integrated setting appropriate for the needs
28 of qualified individuals with disabilities. 45 C.F.R. § 84.4(b)(2).

1 94. Under Section 504, recipients of federal financial
2 assistance are required to provide meaningful access to their
3 programs, services, and activities.

4 95. Regulations implementing Section 504 provide that “[a]
5 recipient, in providing any housing, aid, benefit, or service in a
6 program or activity that receives Federal financial assistance from
7 the Department [of Housing & Urban Development] may not,
8 directly or through contractual, licensing, or other arrangements,
9 solely on the basis of handicap:” ...“Aid or perpetuate
10 discrimination against a qualified individual with handicaps by
11 providing significant assistance to an agency, organization, or
12 person that discriminates on the basis of handicap in providing any
13 housing, aid, benefit, or service to beneficiaries in the recipient’s
14 federally assisted program or activity”; [or] “Otherwise limit a
15 qualified individual with handicaps in the enjoyment of any right,
16 privilege, advantage, or opportunity enjoyed by other qualified
17 individuals receiving the housing, aid, benefit, or service.” 24
18 C.F.R. § 8.4(b)(1).

19 96. The regulations implementing Section 504 also require
20 that “[i]n any program or activity receiving Federal financial
21 assistance from the Department, a recipient may not, directly or
22 through contractual or other arrangements, utilize criteria or
23 methods of administration the purpose or effect of which would:
24 (i) Subject qualified individuals with handicaps to discrimination
25 solely on the basis of handicap; (ii) Defeat or substantially impair
26 the accomplishment of the objectives of the recipient's federally
27 assisted program or activity for qualified individuals with a
28 particular handicap involved in the program or activity, unless the

1 recipient can demonstrate that the criteria or methods of
2 administration are manifestly related to the accomplishment of an
3 objective of a program or activity; or (iii) Perpetuate the
4 discrimination of another recipient if both recipients are subject to
5 common administrative control or are agencies of the same State.”
6 24 C.F.R. § 8.4(b)(4).

7 97. Defendants’ actions and failures to act discriminate on
8 the basis of disability in violation of Section 504 of the
9 Rehabilitation Act and its implementing regulations by engaging
10 in the following actions or omissions:

- 11 a. Denying meaningful access to housing built with
12 federal housing and community development funds to
13 people with mobility impairments and visual and
14 hearing disabilities so as to effectively deny
15 qualified individuals with disabilities the opportunity
16 to benefit or participate in Defendants’ housing
17 programs.
- 18 b. Aiding or perpetuating discrimination against people
19 with disabilities by providing significant assistance
20 to the CRA and developers of housing projects that
21 discriminate on the basis of disability by failing to
22 provide accessible housing or to otherwise providing
23 meaningful access to the housing built with federal
24 funds for people with mobility, visual, or hearing
25 impairments.
- 26 c. Using methods of administration that have the effect
27 of discriminating against people with disabilities,
28 defeating the purpose of the City and CRA’s housing

1 programs, and/or perpetuating the discrimination of
2 other agencies by failing to ensure that developers of
3 CRA housing projects funded through federal
4 housing and community development money provide
5 accessible housing or otherwise provide meaningful
6 access to people with mobility, visual, or hearing
7 impairments.

8 d. Otherwise limiting people with disabilities from
9 enjoying housing built with federal funds or the
10 opportunity to obtain such housing by engaging in
11 the policies, practices, acts, and omissions described
12 above.

13 **SECOND CLAIM FOR RELIEF**

14 **AMERICANS WITH DISABILITIES ACT**

15 **[42 U.S.C. § 12131 *et seq.*]**

16 98. Plaintiffs reallege and incorporate each and every
17 allegation contained in the foregoing paragraphs.

18 99. Defendants City and CRA are public entities within the
19 meaning of Title II of the ADA.

20 100. Title II of the ADA provides that “no qualified
21 individual with a disability shall, by reason of such disability, be
22 excluded from participation in or be denied the benefits of
23 services, programs, or activities of a public entity, or be subjected
24 to discrimination by such entity.” 42 U.S.C. § 12132.

25 101. Pursuant to the ADA, public entities are required to
26 provide meaningful access to their programs, services, and
27 activities.

1 102. Regulations implementing Title II of the ADA provide
2 that “[a] public entity, in providing any aid, benefit or service,
3 may not, directly or through contractual, licensing or other
4 arrangements, on the basis of disability. . . . [a]id or perpetuate
5 discrimination against a qualified individual with a disability by
6 providing significant assistance to an agency, organization, or
7 person that discriminates on the basis of disability in providing
8 any aid, benefit, or service to beneficiaries of the public entity’s
9 program;” [or] “Otherwise limit a qualified individual with a
10 disability in the enjoyment of any right, privilege, advantage, or
11 opportunity enjoyed by others receiving the aid, benefit, or
12 service.” 28 C.F.R. § 35.130(b)(1).

13 103. Regulations implementing Title II also require that “[a]
14 public entity may not, directly or through contractual or other
15 arrangements, utilize criteria or methods of administration:
16 (i) That have the effect of subjecting qualified individuals with
17 disabilities to discrimination on the basis of disability; (ii) That
18 have the purpose or effect of defeating or substantially impairing
19 accomplishment of the objectives of the public entity's program
20 with respect to individuals with disabilities; or (iii) That
21 perpetuate the discrimination of another public entity if both
22 public entities are subject to common administrative control . . .”
23 28 C.F.R. § 35.130(b)(3).

24 104. Defendants’ actions and failures to act discriminate on
25 the basis of disability in violation of Title II of the ADA and its
26 implementing regulations by engaging in the following actions or
27 omissions:
28

- 1 a. Denying meaningful access to housing built with
2 federal housing and community development funds to
3 people with mobility impairments and visual and
4 hearing disabilities so as to effectively deny
5 qualified individuals with disabilities the opportunity
6 to benefit or participate in Defendants' housing
7 programs.
- 8 b. Aiding or perpetuating discrimination against people
9 with disabilities by providing significant assistance
10 to the CRA and developers of housing projects that
11 discriminate on the basis of disability by failing to
12 provide accessible housing or to otherwise providing
13 meaningful access to the housing built with federal
14 funds for people with mobility, visual, or hearing
15 impairments.
- 16 c. Using methods of administration that have the effect
17 of discriminating against people with disabilities,
18 defeating the purpose of the City and CRA's housing
19 programs, and/or perpetuating the discrimination of
20 other agencies by failing to ensure that developers of
21 CRA housing projects funded through federal
22 housing and community development money provide
23 accessible housing or otherwise provide meaningful
24 access to people with mobility, visual, or hearing
25 impairments.
- 26 d. Otherwise limiting people with disabilities from
27 enjoying housing built with federal funds or the
28 opportunity to obtain such housing by engaging in

1 the policies, practices, acts, and omissions described
2 above.

3 **THIRD CLAIM FOR RELIEF**

4 **CALIFORNIA GOVERNMENT CODE § 11135**

5 105. Plaintiffs incorporate by reference each and every
6 allegation contained in the foregoing paragraphs.

7 106. Section 11135 of the California Government Code
8 provides that “No person in the State of California shall on the
9 basis of . . . disability, be unlawfully denied the benefits of, or be
10 unlawfully subjected to discrimination under, any program or
11 activity that is funded directly or receives financial assistance
12 from the state.” Cal. Gov’t Code § 11135.

13 107. At all times relevant to this action, Defendants received
14 financial assistance from the State of California.

15 108. Through their acts and omissions described herein,
16 Defendants have violated and will continue to violate California
17 Government Code § 11135 by unlawfully denying people with
18 disabilities the benefits of, and unlawfully subjecting people with
19 disabilities to discrimination under, Defendants’ programs and
20 activities.

21
22 **PRAYER FOR RELIEF**

23 WHEREFORE, Plaintiffs pray that this Court enter an order
24 against Defendants, together and individually, as follows:

25 A. Declare that Defendant’ policies, practices, acts, and omissions as
26 set forth above violate Section 504 of the Rehabilitation Act, the Americans
27 with Disabilities Act, and California Government Code § 11135;

1 B. Enjoin the Defendants, their officers, directors, employees,
2 agents, successors, assigns, and all other persons in active concert or
3 participation with any of them, both temporarily during the pendency of this
4 action, and permanently, from:

5 1. Providing federal housing and community development
6 funds for the construction of any multifamily housing and/or common
7 areas that, in any way, fail to comply with the accessibility requirements
8 of Section 504 of the Rehabilitation Act, Title II of the ADA, and
9 Government Code § 11135;

10 2. Failing or refusing to bring apartment complexes funded
11 through federal housing and community development funds and the
12 public use and common use areas at the apartment complexes into
13 compliance with the requirements of Section 504 of the Rehabilitation
14 Act, Title II of the ADA, and Government Code § 11135; and

15 3. Failing or refusing to otherwise provide meaningful access
16 to apartment complexes built with federal housing and community
17 development funds.

18 C. Enjoin Defendants, their officers, directors, employees, agents,
19 successors, assigns, and all other persons in active concert or participation
20 with any of them from failing or refusing to:

21 1. Survey each and every apartment complex built using
22 federal housing and community development funds and appurtenant
23 common and public use areas, and assess the compliance of each with
24 the accessibility requirements of Section 504 of the Rehabilitation Act,
25 Title II of the ADA, and Government Code § 11135;

26 2. Report to the Court the extent of the noncompliance with
27 the accessibility requirements of Section 504 of the Rehabilitation Act,
28 Title II of the ADA, and Government Code § 11135; and

1 3. Bring each and every such apartment complex into
2 compliance with the requirements of Section 504 of the Rehabilitation
3 Act, Title II of the ADA, and Government Code § 11135.

4 4. Otherwise provide meaningful access to apartments
5 complexes built with federal housing and community development
6 funds to people with mobility, visual or hearing impairments.

7 D. Award damages against the City Defendants for their
8 injuries incurred as a result of the City Defendants' discriminatory
9 practices and conduct.

10 E. Award the Plaintiffs costs of this action and reasonable
11 attorneys' fees pursuant to: 29 U.S.C. § 794a; 42 U.S.C. §§ 1988,
12 12133, and 12205, Cal. Civ. Pro. Code § 1021.5 and as otherwise
13 may be allowed by law.

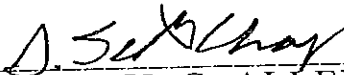
14 F. Award such other and further relief as the Court deems
15 to be just and equitable.

16
17 **JURY DEMAND**

18 Plaintiffs demand a trial by jury on all issues so triable.

19
20 Dated: January 12, 2012

21 Respectfully submitted,

22
23 
24 MICHAEL G. ALLEN*
25 D. SCOTT CHANG #146403
26 JAMIE L. CROOK #245757
27 RELMAN, DANE & COLFAX
28 PLLC
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* Application for admission pro
hac vice to be submitted

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Attorneys for Plaintiffs

**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

NOTICE OF ASSIGNMENT TO UNITED STATES MAGISTRATE JUDGE FOR DISCOVERY

This case has been assigned to District Judge Josephine Tucker and the assigned discovery Magistrate Judge is Marc Goldman.

The case number on all documents filed with the Court should read as follows:

SACV12- 62 JST (MLGx)

Pursuant to General Order 05-07 of the United States District Court for the Central District of California, the Magistrate Judge has been designated to hear discovery related motions.

All discovery related motions should be noticed on the calendar of the Magistrate Judge

NOTICE TO COUNSEL

A copy of this notice must be served with the summons and complaint on all defendants (if a removal action is filed, a copy of this notice must be served on all plaintiffs).

Subsequent documents must be filed at the following location:

Western Division
312 N. Spring St., Rm. G-8
Los Angeles, CA 90012

Southern Division
411 West Fourth St., Rm. 1-053
Santa Ana, CA 92701-4516

Eastern Division
3470 Twelfth St., Rm. 134
Riverside, CA 92501

Failure to file at the proper location will result in your documents being returned to you.

#9725

Name & Address:

Michael G. Allen*
D. Scott Chang #146403
Jamie L. Crook #245757
RELMAN, DANE & COLFAX PLLC
1225 19th St. NW, Suite 600
Washington, DC 20036
202-728-1888**

*Application for admission pro hac vice to be submitted
**See attachment for additional attorneys

UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

INDEPENDENT LIVING CENTER OF SOUTHERN CALIFORNIA, a California non-profit corporation, et al. (See attachment)

PLAINTIFF(S)

v.

CITY OF LOS ANGELES, CALIFORNIA, a California municipal corporation, et al. (see attachment)

DEFENDANT(S).

CASE NUMBER

SACV12 0062 JS (MLLx)

SUMMONS

TO: DEFENDANT(S): See attachment

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it), you must serve on the plaintiff an answer to the attached complaint amended complaint counterclaim cross-claim or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff's attorney, Scott Chang, whose address is Relman, Dane & Colfax PLLC, 1225 19th Street NW, Suite 600, Washington, DC 20036. If you fail to do so, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

JAN 13 2012

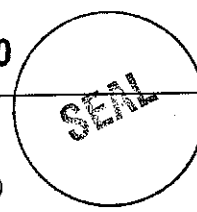
Dated: _____

Clerk, U.S. District Court

JULIE PRADO

By: _____
Deputy Clerk

(Seal of the Court)



[Use 60 days if the defendant is the United States or a United States agency, or is an officer or employee of the United States. Allowed 60 days by Rule 12(a)(3)].

**UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF
CALIFORNIA
SUMMONS ATTACHMENT**

ADDITIONAL ATTORNEYS

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Autumn.Elliott@disability
rightsca.org

ADDITIONAL PLAINTIFFS

FAIR HOUSING COUNCIL OF SAN FERNANDO VALLEY, a California non-profit corporation; and COMMUNITIES ACTIVELY LIVING INDEPENDENT AND FREE, a California non-profit corporation

ADDITIONAL DEFENDANTS

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES; 12129 EL DORADO AVENUE, L.P., a California limited partnership; ADAMS 935, L.P., a California limited partnership; ALEXANDRIA HOUSE APARTMENTS, LP, a California limited partnership; ARDMORE 959 PARTNERS, L.P., a California limited partnership; ASTURIAS SENIOR APARTMENTS, L.P., a California limited partnership,

B S BROADWAY VILLAGE II, L.P., a California limited partnership;
BRONSON COURT APARTMENTS, L.P., a California limited partnership;
CANTABRIA SENIOR APARTMENTS, L.P., a California limited partnership;
CARONDELET COURT PARTNERS, L.P., a California limited partnership;
CENTRAL VILLAGE APARTMENTS, L.P., a California limited partnership;
CFLT-2618 WEST 7TH STREET, LLC, a Delaware limited liability company;
CHARLES COBB APARTMENTS, L.P., a California limited partnership;
DECRO ORION APARTMENTS, L.P., a California limited partnership; DECRO
OSBORNE APARTMENTS, L.P., a California limited partnership; ESPERANZA
COMMUNITY HOUSING CORPORATION, a California corporation; EUGENE
HOTEL, L.P., a California limited partnership; FAME WEST 25TH STREET, L.P.,
a California limited partnership; HART VILLAGE, L.P., a California limited
partnership; HOBART HEIGHTS PARTNERS, L.P., a California limited
partnership; HOOVER SENIORS, L.P., a California limited partnership; IMANI
FE, LP, a California limited partnership; MORGAN PLACE, L.P., a California
limited partnership; NEW TIERRA DEL SOL, L.P., a California limited
partnership; P G HOUSING PARTNERS, L.P., a California limited partnership;
PALM VILLAGE SENIOR HOUSING CORP., a California corporation; PENNY
LANE CENTERS, a California corporation; REDROCK NOHO RESIDENTIAL,
LLC, a Delaware limited liability company; RITTENHOUSE LIMITED
PARTNERSHIP, a California limited partnership; SF NO HO LLC, a California
limited liability company; VERMONT SENIORS, a California corporation;
VIEWS AT 270, L.P., a California limited partnership; WA COURT, L.P., a
California limited partnership; WATTS/ATHENS PRESERVATION XVII, L.P., a
California limited partnership; and YALE TERRACE APARTMENTS, A
CALIFORNIA LIMITED PARTNERSHIP, a California limited partnership

UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA
CIVIL COVER SHEET

COPY

I (a) PLAINTIFFS (Check box if you are representing yourself <input type="checkbox"/>) Independent Living Center of Southern California, Fair Housing Council of San Fernando Valley, and Communities Actively Living Independent and Free	DEFENDANTS See attachment
(b) Attorneys (Firm Name, Address and Telephone Number. If you are representing yourself, provide same.) See attachment	Attorneys (If Known)

II. BASIS OF JURISDICTION (Place an X in one box only.) <input type="checkbox"/> 1 U.S. Government Plaintiff <input checked="" type="checkbox"/> 3 Federal Question (U.S. Government Not a Party) <input type="checkbox"/> 2 U.S. Government Defendant <input type="checkbox"/> 4 Diversity (Indicate Citizenship of Parties in Item III)	III. CITIZENSHIP OF PRINCIPAL PARTIES - For Diversity Cases Only (Place an X in one box for plaintiff and one for defendant.) <table style="width:100%; border: none;"> <tr> <td style="width:30%;"></td> <td style="width:10%; text-align: center;">PTF</td> <td style="width:10%; text-align: center;">DEF</td> <td style="width:40%;"></td> <td style="width:10%; text-align: center;">PTF</td> <td style="width:10%; text-align: center;">DEF</td> </tr> <tr> <td>Citizen of This State</td> <td style="text-align: center;"><input type="checkbox"/> 1</td> <td style="text-align: center;"><input type="checkbox"/> 1</td> <td>Incorporated or Principal Place of Business in this State</td> <td style="text-align: center;"><input type="checkbox"/> 4</td> <td style="text-align: center;"><input type="checkbox"/> 4</td> </tr> <tr> <td>Citizen of Another State</td> <td style="text-align: center;"><input type="checkbox"/> 2</td> <td style="text-align: center;"><input type="checkbox"/> 2</td> <td>Incorporated and Principal Place of Business in Another State</td> <td style="text-align: center;"><input type="checkbox"/> 5</td> <td style="text-align: center;"><input type="checkbox"/> 5</td> </tr> <tr> <td>Citizen or Subject of a Foreign Country</td> <td style="text-align: center;"><input type="checkbox"/> 3</td> <td style="text-align: center;"><input type="checkbox"/> 3</td> <td>Foreign Nation</td> <td style="text-align: center;"><input type="checkbox"/> 6</td> <td style="text-align: center;"><input type="checkbox"/> 6</td> </tr> </table>		PTF	DEF		PTF	DEF	Citizen of This State	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Incorporated or Principal Place of Business in this State	<input type="checkbox"/> 4	<input type="checkbox"/> 4	Citizen of Another State	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Incorporated and Principal Place of Business in Another State	<input type="checkbox"/> 5	<input type="checkbox"/> 5	Citizen or Subject of a Foreign Country	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Foreign Nation	<input type="checkbox"/> 6	<input type="checkbox"/> 6
	PTF	DEF		PTF	DEF																				
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Citizen of Another State	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Incorporated and Principal Place of Business in Another State	<input type="checkbox"/> 5	<input type="checkbox"/> 5																				
Citizen or Subject of a Foreign Country	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Foreign Nation	<input type="checkbox"/> 6	<input type="checkbox"/> 6																				

IV. ORIGIN (Place an X in one box only.)

1 Original Proceeding
 2 Removed from State Court
 3 Remanded from Appellate Court
 4 Reinstated or Reopened
 5 Transferred from another district (specify): _____
 6 Multi-District Litigation
 7 Appeal to District Judge from Magistrate Judge

V. REQUESTED IN COMPLAINT: JURY DEMAND: Yes No (Check 'Yes' only if demanded in complaint.)

CLASS ACTION under F.R.C.P. 23: Yes No **MONEY DEMANDED IN COMPLAINT:** \$ _____

VI. CAUSE OF ACTION (Cite the U.S. Civil Statute under which you are filing and write a brief statement of cause. Do not cite jurisdictional statutes unless diversity.)
 Section 504 of the Rehabilitation Act and the Americans with Disabilities Act

VII. NATURE OF SUIT (Place an X in one box only.)

OTHER STATUTES <input type="checkbox"/> 400 State Reapportionment <input type="checkbox"/> 410 Antitrust <input type="checkbox"/> 430 Banks and Banking <input type="checkbox"/> 450 Commerce/ICC Rates/etc. <input type="checkbox"/> 460 Deportation <input type="checkbox"/> 470 Racketeer Influenced and Corrupt Organizations <input type="checkbox"/> 480 Consumer Credit <input type="checkbox"/> 490 Cable/Sat TV <input type="checkbox"/> 810 Selective Service <input type="checkbox"/> 850 Securities/Commodities/Exchange <input type="checkbox"/> 875 Customer Challenge 12 USC 3410 <input type="checkbox"/> 890 Other Statutory Actions <input type="checkbox"/> 891 Agricultural Act <input type="checkbox"/> 892 Economic Stabilization Act <input type="checkbox"/> 893 Environmental Matters <input type="checkbox"/> 894 Energy Allocation Act <input type="checkbox"/> 895 Freedom of Info. Act <input type="checkbox"/> 900 Appeal of Fee Determination Under Equal Access to Justice <input type="checkbox"/> 950 Constitutionality of State Statutes	CONSUMER <input type="checkbox"/> 110 Insurance <input type="checkbox"/> 120 Marine <input type="checkbox"/> 130 Miller Act <input type="checkbox"/> 140 Negotiable Instrument <input type="checkbox"/> 150 Recovery of Overpayment & Enforcement of Judgment <input type="checkbox"/> 151 Medicare Act <input type="checkbox"/> 152 Recovery of Defaulted Student Loan (Excl. Veterans) <input type="checkbox"/> 153 Recovery of Overpayment of Veteran's Benefits <input type="checkbox"/> 160 Stockholders' Suits <input type="checkbox"/> 190 Other Contract <input type="checkbox"/> 195 Contract Product Liability <input type="checkbox"/> 196 Franchise <input type="checkbox"/> 210 Land Condemnation <input type="checkbox"/> 220 Foreclosure <input type="checkbox"/> 230 Rent Lease & Ejectment <input type="checkbox"/> 240 Torts to Land <input type="checkbox"/> 245 Tort Product Liability <input type="checkbox"/> 290 All Other Real Property	TORTS PERSONAL INJURY <input type="checkbox"/> 310 Airplane <input type="checkbox"/> 315 Airplane Product Liability <input type="checkbox"/> 320 Assault, Libel & Slander <input type="checkbox"/> 330 Fed. Employers' Liability <input type="checkbox"/> 340 Marine <input type="checkbox"/> 345 Marine Product Liability <input type="checkbox"/> 350 Motor Vehicle <input type="checkbox"/> 355 Motor Vehicle Product Liability <input type="checkbox"/> 360 Other Personal Injury <input type="checkbox"/> 362 Personal Injury-Med Malpractice <input type="checkbox"/> 365 Personal Injury-Product Liability <input type="checkbox"/> 368 Asbestos Personal Injury Product Liability IMMIGRATION <input type="checkbox"/> 462 Naturalization Application <input type="checkbox"/> 463 Habeas Corpus-Alien Detainee <input type="checkbox"/> 465 Other Immigration Actions	TORTS PERSONAL PROPERTY <input type="checkbox"/> 370 Other Fraud <input type="checkbox"/> 371 Truth in Lending <input type="checkbox"/> 380 Other Personal Property Damage <input type="checkbox"/> 385 Property Damage Product Liability BANKRUPTCY <input type="checkbox"/> 422 Appeal 28 USC 158 <input type="checkbox"/> 423 Withdrawal 28 USC 157 CIVIL RIGHTS <input type="checkbox"/> 441 Voting <input checked="" type="checkbox"/> 442 Employment Housing/Accommodations <input type="checkbox"/> 444 Welfare <input type="checkbox"/> 445 American with Disabilities - Employment <input type="checkbox"/> 446 American with Disabilities - Other <input type="checkbox"/> 440 Other Civil Rights	PRISON APPEALS <input type="checkbox"/> 510 Motions to Vacate Sentence Habeas Corpus <input type="checkbox"/> 530 General <input type="checkbox"/> 535 Death Penalty <input type="checkbox"/> 540 Mandamus/Other <input type="checkbox"/> 550 Civil Rights <input type="checkbox"/> 555 Prison Condition FORFEITURE <input type="checkbox"/> 610 Agriculture <input type="checkbox"/> 620 Other Food & Drug <input type="checkbox"/> 625 Drug Related Seizure of Property 21 USC 881 <input type="checkbox"/> 630 Liquor Laws <input type="checkbox"/> 640 R.R. & Truck <input type="checkbox"/> 650 Airline Regs <input type="checkbox"/> 660 Occupational Safety/Health <input type="checkbox"/> 690 Other	<input type="checkbox"/> 710 Fair Labor Standards Act <input type="checkbox"/> 720 Labor/Mgmt. Relations <input type="checkbox"/> 730 Labor/Mgmt. Reporting & Disclosure Act <input type="checkbox"/> 740 Railway Labor Act <input type="checkbox"/> 790 Other Labor Litigation <input type="checkbox"/> 791 Empl. Ret. Inc. Security Act PROPERTY RIGHTS <input type="checkbox"/> 820 Copyrights <input type="checkbox"/> 830 Patent <input type="checkbox"/> 840 Trademark SOCIAL SECURITY <input type="checkbox"/> 861 HIA (1395ff) <input type="checkbox"/> 862 Black Lung (923) <input type="checkbox"/> 863 DIWC/DIWW (405(g)) <input type="checkbox"/> 864 SSID Title XVI <input type="checkbox"/> 865 RSI (405(g)) FEDERAL TAX SUITS <input type="checkbox"/> 870 Taxes (U.S. Plaintiff or Defendant) <input type="checkbox"/> 871 IRS-Third Party 26 USC 7609
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CACV12 0062

FOR OFFICE USE ONLY: Case Number: _____
 AFTER COMPLETING THE FRONT SIDE OF FORM CV-71, COMPLETE THE INFORMATION REQUESTED BELOW.

UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA
 CIVIL COVER SHEET

VIII(a). **IDENTICAL CASES:** Has this action been previously filed in this court and dismissed, remanded or closed? No Yes
 If yes, list case number(s): _____

VIII(b). **RELATED CASES:** Have any cases been previously filed in this court that are related to the present case? No Yes
 If yes, list case number(s): 2:07-cv-08262-MMM-JWJ

Civil cases are deemed related if a previously filed case and the present case:

- (Check all boxes that apply) A. Arise from the same or closely related transactions, happenings, or events; or
 B. Call for determination of the same or substantially related or similar questions of law and fact; or
 C. For other reasons would entail substantial duplication of labor if heard by different judges; or
 D. Involve the same patent, trademark or copyright, and one of the factors identified above in a, b or c also is present.

IX. **VENUE:** (When completing the following information, use an additional sheet if necessary.)

(a) List the County in this District; California County outside of this District; State if other than California; or Foreign Country, in which EACH named plaintiff resides.
 Check here if the government, its agencies or employees is a named plaintiff. If this box is checked, go to item (b).

County in this District:*	California County outside of this District; State, if other than California; or Foreign Country
All plaintiffs reside in Los Angeles County	

(b) List the County in this District; California County outside of this District; State if other than California; or Foreign Country, in which EACH named defendant resides.
 Check here if the government, its agencies or employees is a named defendant. If this box is checked, go to item (c).

County in this District:*	California County outside of this District; State, if other than California; or Foreign Country
See attachment	See attachment

(c) List the County in this District; California County outside of this District; State if other than California; or Foreign Country, in which EACH claim arose.
Note: In land condemnation cases, use the location of the tract of land involved.

County in this District:*	California County outside of this District; State, if other than California; or Foreign Country
All claims arose in Los Angeles County	

* Los Angeles, Orange, San Bernardino, Riverside, Ventura, Santa Barbara, or San Luis Obispo Counties
Note: In land condemnation cases, use the location of the tract of land involved

X. SIGNATURE OF ATTORNEY (OR PRO PER): *D. S. Chay* Date January 12, 2012

Notice to Counsel/Parties: The CV-71 (JS-44) Civil Cover Sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law. This form, approved by the Judicial Conference of the United States in September 1974, is required pursuant to Local Rule 3-1 is not filed but is used by the Clerk of the Court for the purpose of statistics, venue and initiating the civil docket sheet. (For more detailed instructions, see separate instructions sheet.)

Key to Statistical codes relating to Social Security Cases:

Nature of Suit Code	Abbreviation	Substantive Statement of Cause of Action
861	HIA	All claims for health insurance benefits (Medicare) under Title 18, Part A, of the Social Security Act, as amended. Also, include claims by hospitals, skilled nursing facilities, etc., for certification as providers of services under the program. (42 U.S.C. 1935FF(b))
862	BL	All claims for "Black Lung" benefits under Title 4, Part B, of the Federal Coal Mine Health and Safety Act of 1969. (30 U.S.C. 923)
863	DIWC	All claims filed by insured workers for disability insurance benefits under Title 2 of the Social Security Act, as amended; plus all claims filed for child's insurance benefits based on disability. (42 U.S.C. 405(g))
863	DIWW	All claims filed for widows or widowers insurance benefits based on disability under Title 2 of the Social Security Act, as amended. (42 U.S.C. 405(g))
864	SSID	All claims for supplemental security income payments based upon disability filed under Title 16 of the Social Security Act, as amended.
865	RSI	All claims for retirement (old age) and survivors benefits under Title 2 of the Social Security Act, as amended. (42 U.S.C. (g))

UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA
CIVIL COVER SHEET ATTACHMENT

I(a). DEFENDANTS

1. City of Los Angeles, California
2. Community Redevelopment Agency of the City of Los Angeles
3. 12129 El Dorado Avenue, L.P.
4. Adams 935, L.P.
5. Alexandria House Apartments, LP
6. Ardmore 959 Partners, L.P.
7. Asturias Senior Apartments, L.P.
8. B S Broadway Village II, L.P.
9. Bronson Court Apartments, L.P.
10. Cantabria Senior Apartments, L.P.
11. Carondelet Court Partners, L.P.
12. Central Village Apartments, L.P.
13. CFLT-2618 West 7th Street, LLC
14. Charles Cobb Apartments, L.P.
15. Decro Orion Apartments, L.P.
16. Decro Osborne Apartments, L.P.
17. Esperanza Community Housing Corporation
18. Eugene Hotel, L.P.
19. Fame West 25th Street, L.P.
20. Hart Village, L.P.
21. Hobart Heights Partners, L.P.
22. Hoover Seniors, L.P.
23. Imani Fe, LP
24. Morgan Place, L.P.
25. New Tierra del Sol, L.P.
26. P G Housing Partners, L.P.
27. Palm Village Senior Housing Corp.
28. Penny Lane Centers
29. Redrock NoHo Residential, LLC
30. Rittenhouse Limited Partnership
31. SF No Ho LLC
32. Vermont Seniors
33. Views at 270, L.P.
34. WA Court, L.P.
35. Watts/Athens Preservation XVII, L.P.
36. Yale Terrace Apartments, A California Limited Partnership

I(b). PLAINTIFFS' ATTORNEYS

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 RELMAN, DANE & COLFAX PLLC
 1225 19th St. NW, Suite 600
 Washington, DC 20036
 202-728-1888

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 DISABILITY RIGHTS LEGAL CENTER
 Loyola Law School Public Interest Law Center
 800 S. Figueroa St., Suite 1120
 Los Angeles, CA 90017
 213-736-1496

IX(b). VENUE

County in this District	California County outside of this District; State, if other than California; or Foreign County
<p><u>Los Angeles County, CA:</u> City of Los Angeles, California; Community Redevelopment Agency of the City of Los Angeles; Adams 935, L.P.; Alexandria House Apartments, LP; Asturias Senior Apartments, L.P.; B S Broadway Village II, L.P.; Bronson Court Apartments, L.P.; Cantabria Senior Apartments, L.P.; Carondelet Court Partners, L.P.; Central Village Apartments, L.P.; Charles Cobb Apartments, L.P.; Penny Lane Centers; 12129 El Dorado Avenue, L.P.; Esperanza Community Housing Corporation; Eugene Hotel, L.P.; Fame West 25th Street, L.P.; Hart Village, L.P.; Hobart Heights Partners, L.P.; Hoover Seniors, L.P.; Imani Fe, LP; Morgan Place, L.P.; Palm Village Senior Housing Corp.; P G housing Partners, L.P.; Rittenhouse Limited Partnership; CFLT-2618 West 7th Street, LLC; Ardmore 959 Partners, L.P.; New Tierra del Sol, L.P.; Views at 270, L.P.; WA Court, L.P.; Yale Terrace Apartments</p> <p><u>Orange County, CA:</u> Decro Orion Apartments, L.P.; Decro Osborne Apartments, L.P.; Watts/Athens Preservation XVII, L.P.; Vermont Seniors</p>	<p><u>Contra Costa County, CA:</u> Redrock NoHo Residential, LLC</p> <p><u>San Diego County, CA:</u> SF No Ho LLC</p>