



## Civil Rights Department

2218 Kausen Drive, Suite 100 | Elk Grove | CA | 95758  
800-884-1684 (voice) | 800-700-2320 (TTY) | California's Relay Service at 711  
calcivilrights.ca.gov | contact center@calcivilrights.ca.gov

KEVIN KISH, DIRECTOR

December 6, 2023

Via First Class Mail

GJuan Johnson  
1522 Hi Point Street 9  
Los Angeles, CA 90035

RE: **100 Day Notice**  
**Case Number:** 202305-20745222  
**HUD Number:** 09-24-3598-8  
**Case Name:** Johnson / Hi Point 1522, LLC et al.

Dear GJuan Johnson:

It has been 100 days since you filed the above-referenced complaint with us, and we have not completed our investigation or issued civil action because there is still a need to:

- Interview parties and/or witnesses.
- Process complex discovery procedures where enforcement of the actions is not possible within the time frame.
- Subpoena (formally request) documents related to the investigation or arrange other formal information gathering is pending.
- Conduct an on-site investigation.
- Conduct more investigation because the information gathered so far shows a need for more information and analysis.
- Include other HUD program offices and/or federal agencies in the investigation.
- Make additional efforts to conciliate or settle the complaint.
- Determine whether there is further support for information provided by parties or witnesses.
- Analyze issues involving new or complicated areas of law.
- Conduct a legal analysis of information gathered during the investigation.
- Finish writing a report of the investigation.

- Amend the complaint to add or delete parties or claims or make other changes.
- Other:

Because we have not completed our investigation or issued civil action within 100 days of the date you filed your complaint, the law requires us to notify you of your right to file a private lawsuit. In accordance with Government Code Section 12989.1, you must file such an action within two years after the alleged discriminatory housing practice occurred or ceased to occur. The computation of the two-year period does not include any time during which this complaint was pending with the Civil Rights Department (CRD).

We plan to complete our investigation of your complaint by **August 27, 2024**, however, this date is subject to change, because we cannot always predict what additional information or further action may be necessary to ensure a comprehensive investigation. If you have not heard from me regarding completion of the investigation by this date, feel free to contact me for an update regarding your case. Also, please contact me if you have any questions regarding this case or want additional information about the reasons why completion of the investigation was not possible within 100 days.

CRD will continue to investigate your complaint unless you decide to file a private lawsuit. If you have any questions regarding this case or wish additional information about the reasons why completion of the investigation was not possible within 100 days, please contact me.

Also, please be advised that the Department offers free mediation services. In appropriate cases, if you and the respondent agree to mediate and the Department approves, your assigned investigator may assist you in reaching an agreement to resolve this complaint or your complaint may be assigned to a mediator. If you are interested in discussing a possible settlement of this complaint, please contact your investigator.

In all correspondence, please include your case number, **202305-20745222** and mail it to CRD, **2218 Kausen Drive, Suite 100, Elk Grove, CA 95758**.

Sincerely,

*Susan Davenport*

Susan Davenport  
FEH Consultant III  
213-410-1831  
[susan.davenport@calcivilrights.ca.gov](mailto:susan.davenport@calcivilrights.ca.gov)

Cc: Hi Point 1522, LLC  
520 Pacific Street, Suite 5  
Santa Monica, CA 90405

Meghan Hayner  
520 Pacific Street, Suite 5  
Santa Monica, CA 90405

Power Property Management, Inc.  
8885 Venice Boulevard, Suite 205  
Culver City, CA 90034

Michael Gerst  
1801 Century Park East, Suite 1201  
Los Angeles, CA 90067



State of California  
**Civil Rights Department**  
**Enforcement Division**  
2218 Kausen Drive, Suite 100  
Elk Grove, CA 95758  
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