



Si no entiende alguna parte de esta notificación, por favor llame al Departamento al (323) 848-6450 y pida hablar con un intérprete en español.

Если вы не понимаете чего-либо в этом тексте, позвоните в Департамент жилья и рента-контроля по тел. (323) 848-6450, и попросите русскоговорящего сотрудника или оставьте сообщение на русском языке.

Inside this issue:

Transportation Options P. 2

WHEST: Programs and support for job seekers P. 3

Do you qualify for a tenant fee rebate? P. 4

Rent Stabilization and Housing Division contact information P. 4

No Deposit Interest Payments Required In January; Rent Regulations Determine Rate To Be 0%

The Rent Regulations require landlords to pay tenants interest on the amount held on deposit based on the average interest paid by banks in West Hollywood. Interest is paid in January for the previous calendar year.

Landlords do not have to pay deposit interest for calendar year 2014 because the interest rate set by the City's Regulations results in a rate of 0%.

The deposit interest rate is determined by averaging



the July 1 regular savings account rates paid by five local banks, and rounding that average to the nearest one-quarter of one percent.

The five banks used for

2014 and their July 1, interest rates are:

Bank of America, .01%;
Wells Fargo Bank, .01%;
Citibank, .01%;
One West Bank, .15%;
US Bank, .01%.

The average of the rates is .038%, which when rounded to the nearest one-quarter of one percent results in a rate of 0%.

Contact an Information Coordinator for additional information at: (323) 848-6450.

Frequently Asked Questions About Paying Rent

When is rent due?

The rental agreement governing the tenancy sets the due date, which is commonly the 1st of the month.

Is there a grace period for paying rent?

Only if the rental agreement specifies one. If it does not, rent due on the 1st is late on the 2nd. There is no grace period set by State or local law.

Is the landlord allowed to charge a late fee?

Yes, however, for units governed by the City's Rent Stabilization Ordinance, rent must be 5 or more days late before the fee may be charged, and the amount is limited to 1% of the

monthly rent, even if the lease specifies something higher.

Is the landlord allowed to charge an NSF check fee?

Yes, however for units under Rent Stabilization, the fee may not exceed the amount the landlord is charged by his or her bank.

Can landlords require rent to be paid through the internet or an electronic funds transfer?

No. While internet and electronic funds payments are legal under State law, landlords can not require tenants to pay rent that way; they must allow at least one alternative form of payment.



City of West Hollywood Transportation Assistance Options

CityLine -- (323) 848-6510



Available to the General Public: West Hollywood's FREE mini bus. It's a friendly and accessible alternative to the larger bus system. All shuttles are ADA accessible. Shuttles run approximately every 30 minutes.

Hours: Monday through Saturday, 9:00 am to 6:00 pm

Schedules are available on the City's website, on the buses, at City Hall, the Library, and the Chamber of Commerce.



Use **NextBus**, to see exactly when the next Cityline shuttle or Metro bus will arrive!
NextBus is a website that can be accessed in several ways:

1. From a smartphone or computer with an internet connection at www.nextbus.com/westhollywood.
2. Using text messaging by sending WEHOCL to 41411.
3. Using a landline phone by calling (323) 503-1378 and entering the stop number.

More detailed instructions on how to use **Cityline** or **NextBus** can be found on the City's website www.weho.org/cityline or by calling (323) 848-6510.



Metro Bus Pass Subsidy -- (323) 848-6326

The City of West Hollywood provides a subsidy for senior and disabled Metro 30-day bus passes for West Hollywood residents with Orange MTA Senior or Disabled TAP Card.

Eligibility: 62+ and those with disabilities

To Sign Up: Bring proof of West Hollywood residency and Orange TAP card to City Hall

Cost: \$8.00 per 30 day pass. Fare can be renewed by mail.



Taxi Program -- (310) 981-9303

The City of West Hollywood offers a taxi subsidy card for use with regular City taxis.

Eligibility: 62+ and those with disabilities

To Sign Up: Applications are available at City Hall or can be downloaded from the City's website. Interested individuals may also call City Hall to request that an application be mailed to them.

Cost: \$28 fare value costs \$8. There is a cap of \$14 per trip – participants may have out of pocket cost for longer trips.

Dial-A-Ride -- (800) 447-2189



Dial-A-Ride is a free curb to curb shared-ride transportation that is scheduled by appointment. **TLC**, a door to door option, is also available for those who require additional assistance.

Eligibility: 62+ and those with disabilities

To Sign Up: Call (800) 447-2189.





West Hollywood Employment Services & Training Programs, Support and Guidance For WeHo Job Seekers

Visitors to the West Hollywood Library looking for resources on jobs and job hunting never have to go rambling through the shelves to find what they are looking for. Books, computers and a staff of career specialists occupy an entire room at the library.

And that room even has a helpful sign that reads *Wells Fargo Career Development Center*. Step inside and you find the West Hollywood Employment Services & Training program, more commonly known as WHEST.

Operated by Jewish Vocational Service of Los Angeles (JVS) in partnership with the City of West Hollywood, JVS WHEST has been serving at the Wells Fargo Career Development Center in the Public Library since the facility opened in 2009.

On any given day at WHEST, you might find someone attending an orientation or engaged in a one-on-one meeting with a career specialist, working on a resume, consulting job postings or searching databases on one of the facilities' computers. Or perhaps a company looking to staff a soon-to-open store will be holding a recruitment at WHEST as was the case recently for Uniqlo, Macy's and Old Navy.



Participants at the Old Navy Job Fair held by JVS WHEST.

"Each person walking into program is going to receive the types of specialized services he or she needs," says Teri Maher, a job developer and case manager who has worked at WHEST since it opened at the library. "They may walk in and have a fabulous resume, but have no cover letter. They may have questions about an application or need help with their interview skills."

More than 200 clients receive service each year at WHEST and that number is expected to increase now that JVS has brought in additional staff and services through its partnership with the County of Los Angeles.



(L-R) Teri Maher of JVS, Drian Juarez, Transgender Economic Empowerment Project Director, Elise Irish of JVS.

New clients typically go through an intake interview and attend an orientation to become familiar with the facility's services. Staff work with job seekers to determine their needs, abilities and objectives. The aim is to help give the resources to maximize the job search.

"I'm not a recruiter or a staffing agency," says Maher. "I'm big on the preparation, on preparing the clients to shine."

Equally committed to serving the business needs of the community, JVS has enlisted business services representative Elisha Irish to help match the job seeker with jobs and coordinate recruitments.

"We have brought in more resources for the community of West Hollywood," adds Anthony Rodriguez, WHEST Site Supervisor. "We even have some limited vocational training funds for eligible participants."

According to Rodriguez, who is also program manager of JVS' Veterans First program, the clientele at WHEST are typically older and have more professional experience than first time job seekers. The agency determined that this particular client base would benefit from a new program with LA Fellows of Los Angeles Valley College that trains participants free of charge for careers working in a nonprofit. The next training begins in January.

JVS WHEST is located in the West Hollywood Library at 625 N. San Vicente Blvd., 1st Floor, West Hollywood, CA 90069. For more information call (310) 652-6378 or visit www.jvsla.org.

Rent Stabilization and Housing
West Hollywood City Hall
8300 Santa Monica Boulevard
West Hollywood, California 90069

Phone: (323) 848-6450
Fax: (323) 848-6567
E-mail: RSD@weho.org

www.weho.org

Hours

Mon. thru Thurs.: 8 am to 5 pm
Friday: 8 am to 4:30 pm

Eligible for a Rent Registration Fee Rebate?

Tenants in rent stabilized apartments could be eligible to receive a rebate for their portion of the annual rent registration fee.

Applicants must be:

- At least 62 years old, or disabled, and
- Meet the income standards below:

2013 Maximum Income

1-person household	\$28,550
2-person household	\$32,600
3-person household	\$36,700
4-person household	\$40,750
5-person household	\$44,050



The registration fee for a rent stabilized apartment in West Hollywood is \$120 per year. Landlords may pass through one-half of the fee (\$60) to their tenants. The \$60 is pro-rated over 12 months, resulting in a \$5 monthly charge that Landlords can collect with the rent payment.

Rebates of up to \$60 annually for each of the last 3 years will be issued to tenants who paid the \$5 monthly fee to their landlords and file an application establishing their eligibility.

Rebate Applications are available at:

www.weho.org/rsh

West Hollywood City Hall
Rent Stabilization Counter, 1st Floor
8300 Santa Monica Boulevard
West Hollywood, CA 90069

The 3-year window for which rebates are now available begins September 2011 and ends August 2014. The filing deadline for this time period is August 31, 2015.

If you received a rebate in the past, you do not need to submit a new application, but you do need to confirm your on-going rebate eligibility every year. Personalized questionnaires for this purpose are mailed in October to the City's list of current rebate recipients. Returning the questionnaire promptly enables the City to issue a rebate check as early as mid-December.

For additional information, please contact an Information Coordinator at (323) 848-6450.

Please note: Tenants who receive Section 8 benefits, tenants in units administered by the West Hollywood Community Housing Corporation or other non-profit housing providers, and tenants in units with a certificate of occupancy dated July 1, 1979 or later are not eligible for the rebate. Their landlords do not charge them the \$5, so the City can not issue a rebate.

Maintenance Standards Under Rent Stabilization

All properties governed by the City's Rent Stabilization Ordinance must be maintained according to these standards:



Interior Painting:	4 years
Carpeting:	7 years
Window Coverings:	7 years
Linoleum:	7 years

All appliances must be maintained in good working order.

Comply with all applicable building health and safety codes.

If the maintenance standards are not upheld, tenants may apply for a Rent Reduction Hearing. For additional information, please contact an Information Coordinator at (323) 848-6450.