



## Rent Increase of 0.75% Authorized for 2013-2014

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.

At its June 27, 2013 meeting, the Rent Stabilization Commission announced that the annual rent adjustment for West Hollywood tenants subject to the City's Rent Stabilization Ordinance is 0.75 % (three quarters of one percent) for the period beginning September 1, 2013 and ending August 31, 2014.

The 0.75% increase was allowed under the City's Rent Ordinance, which states that the annual rent adjustment is determined by using 75% of the rise in the Los Angeles-Riverside-Orange County Consumer Price Index from May to May

each year, and rounding the CPI increase to the nearest one-quarter of one percent.

As of May 2013 the local CPI, which is determined by the Department of Labor's Bureau of Statistics, showed an increase of 0.98% over May 2012.



Seventy-five percent (75%) of that figure is 0.735%, and rounding to the nearest one-quarter of one percent results in a general adjustment of 0.75%.

Tenants are eligible to receive the 0.75% rent increase if they have lived in their unit for at least 12 months, or it has been at least 12 months since their last rent increase.

Landlords must be in substantial compliance with the Rent Stabilization Ordinance and must give tenants 30-days written notice as required by State law to receive the rent increase.

## The \$5 Registration Fee Pass-Through

The annual rent registration fee is \$120 per year per unit. Landlords may pass through to their rent stabilized tenants one-half of that fee (\$60), but the landlord must have paid all fees first, and the \$60 tenant portion must be prorated over 12 months.

The landlord may collect \$5 pass-through per month with their tenants' rent payment.

Because most tenants already pay the \$5 pass-through, landlords should be careful not to inadvertently charge it a second time when giving a notice to their tenants for the annual general adjustment.

A rent increase notice form was created by the City to help landlords calculate the annual adjustment correctly and take the \$5 pass-through

into account. Landlords are encouraged to use the form, but it is not required in order to legally raise the rent or take the pass-through.

The blank form is available at the Rent Stabilization counter in City Hall as well as down-loadable from the City's website [www.weho.org](http://www.weho.org). Call (323) 848-6450 or e-mail [rsd@weho.org](mailto:rsd@weho.org) to have one sent to you.

## General Adjustment: Questions & Answers

**Q. Which tenants are eligible for the 0.75% general adjustment and when can they receive it?**

A. Tenants who have lived in their units at least 12 months, or at least 12 months have passed since their last rent increase, are eligible for the general adjustment. The raise must be effective no earlier than September 1, 2013 and no later than August 31, 2014. If it is not used during that 12-month period, it is forfeited.



**Q. Must the general adjustment be taken exactly at the 12-month anniversary of move-in, or exactly 12 months after the last increase?**

A. No. If at least 12 months have passed since move-in or at least 12 months have passed since the last rent increase, the landlord is free to take the available general adjustment in any month. Some landlords always raise rent in accordance with the tenants 12 month anniversary. Others find it more convenient to raise rent for most or all of their tenants at the same time.

**Q. How much notice must a landlord give to take the general adjustment?**

A. California law requires a 30-day written notice for any rent increase. Tenants must receive the increase notice at least 30 days in advance of its effective date.

**Q Does Rent Stabilization have a 30-day Notice of Change In Terms of Tenancy that landlords may use to take the current general adjustment?**

Yes. As has been the case in the past, the Department created a Notice to use when taking the general adjustment. A copy is included to landlords with this mailing. The form is also down-loadable at the City's website [www.weho.org](http://www.weho.org), or by contacting a Rent Information Coordinator at (323) 848-6450 or [rsd@weho.org](mailto:rsd@weho.org).

**Q. Why is the West Hollywood general adjustment 0.75% when other rent control jurisdictions allow different amounts? Doesn't everyone look at the same CPI statistics?**

A. The rent ordinance for each rent controlled district determines what data is used and how the data translates into the annual adjustment. West Hollywood takes 75% of the rise in the CPI from May to May and rounds to the nearest 1/4 of 1%, unless the CPI decreases, then no increase is allowed. Los Angeles Rent Stabilization averages the monthly CPI increase from September to September each year to determine the increase allowed the following July. Los Angeles also has a minimum adjustment of 3%, even when the CPI data is below that amount. Santa Monica takes 75% of the rise in the CPI from March to March and rounds to the nearest 1/10 of 1%.

## Here Is the Calculation

The U.S. Department of Labor, Bureau of Statistics put the May 2012 Los Angeles-Riverside-Orange County Consumer Price Index for All Urban Consumers (CPI-U) at 237.032 raw data points.

As of May 2013, the same index stood at 239.346, amounting to an increase of 2.314 raw data points, or 0.98%. Seventy-five percent of 0.98% is 0.735%, and

rounding to the nearest one-quarter of one percent results in a general adjustment of 0.75% (three quarters of one percent).

For more information about the Consumer Price Index and how the CPI is calculated, visit the Department of Labor, Bureau of Statistics web site at [www.bls.gov/cpi](http://www.bls.gov/cpi), or call (202) 691-7000.



## Are You Eligible for a Rebate of Rent Registration Fees?

Rent stabilized tenants who are 62 or over, or handicapped, and also qualify as very low income, are eligible to receive a rebate of their portion of the annual rent registration fees paid by landlords to the City. **Recent changes to the Rent Stabilization Regulations allow rebate applications for the most recent 3 years of an eligible resident's tenancy.**

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

Rebates of up to \$60 annually for each of the last 3 years will be issued to tenants who paid the \$5 fee to their landlords, and file an application establishing their eligibility. Applicants must be either at least 62 years old, or handicapped, and must also show that their household meets the "very low income" standard set by the federal government for the Los Angeles area. Currently, the very low income standard is:

1-person household	\$29,000
2-person household	\$33,150
3-person household	\$37,300
4-person household	\$41,400
5-person household	\$44,750

**The 3-year window for which rebates are now available begins with September of 2009 and ends with August of 2012. The filing deadline for this time period is August 31, 2013.**

Rebates for the 3-year window beginning with September of 2010 and ending with August of 2013 will be available as of October 1, 2013. Rebates for any other time periods are not available.

If you received a rebate in the past, you do not need to submit a new application, but you do need to confirm



your ongoing 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.

Fee rebate applications are at the Rent Stabilization counter in City Hall, down-loadable at the City's website [www.weho.org](http://www.weho.org), or by contacting a Rent Information Coordinator at (323) 848-6450 or [rsd@weho.org](mailto:rsd@weho.org). For additional questions, please contact a Rent Information Coordinator as indicated above.

**Please note:** Tenants who receive Section 8 benefits, tenants in units administered by the West Hollywood Community Housing Corporation 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.

## WeHo Direct: Get Information and Request Services 24/7

On June 17, 2013, the City of West Hollywood launched WeHo Direct, a new program which provides 24/7 access to City Hall.

WeHo Direct is a one-stop-shop for residents to file electronic service requests, look up answers to frequently asked questions, and track the status of previously filed requests.




Service requests and FAQs cover a wide range of topics including noise concerns, trash accumulation and pick-up, potholes, property maintenance issues, to name just a few.

WeHo Direct is located on the City of West Hollywood's web site at: [www.weho.org/wehodirect](http://www.weho.org/wehodirect).

In addition to the web site, users can also report issues by:

- Calling (323) 848-6400;
- Texting (323) 979-1401;
- E-mail at [wehodirect@weho.org](mailto:wehodirect@weho.org);
- Tweeting photos and concerns to [@WeHoDirect](https://twitter.com/WeHoDirect).



**City of West Hollywood**

**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](mailto:RSD@weho.org)**

**[www.weho.org](http://www.weho.org)**

**Hours**

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

**Community Development Newsletter**

**Sign Up for Cityscape**

Cityscape is a quarterly newsletter published by the Community Development Department. (CDD) with project updates, ideas, and innovation exchange from CDD.

The newsletter will be sent by e-mail, but hard copies will also be available to those that request them.

Sign up by texting "cityscape" to 22828, by e-mail to [cityscape@weho.org](mailto:cityscape@weho.org), or by calling at 323-848-6475 and leaving a mail or e-mail address.

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**Affordable Housing**

**Low Income Waiting List Open  
From July 1 Through July 31**

The low income waiting list for the City of West Hollywood's Inclusionary Housing Program is accepting new applications from eligible residents until July 31, 2013. The total household income for these affordable rental units must not exceed the following:

- 1 person - \$44,951
- 2 persons - \$48,547
- 3 persons - \$52,143

Applications are available in-person at West Hollywood City Hall and the Comprehensive Services Center in Plummer Park. Applications also may be downloaded from the City of West Hollywood's web site at [www.weho.org/Housing](http://www.weho.org/Housing). Call 323-848-6851 to have one mailed to you or for more information.

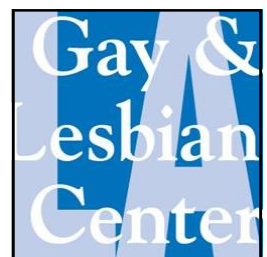
**Important Note:** Residents who are interested in renting one of the affordable units in the buildings currently under construction on La Brea Ave by Monarch Development Projects must be on the low income waiting list to be considered for placement in those units. The low income list will be used to fill those vacancies.

The moderate income waiting list for inclusionary units is also accepting new applications for its affordable units. This waiting list has been and will remain open. Only the low income list will close as of July 31, 2013.

**Agency Spotlight**

**Gay and Lesbian Center - Legal Services**

The Los Angeles Gay and Lesbian Center's Legal Clinic offers one-on-one attorney consultations on a no- or low-cost basis to those who need counsel regarding landlord/tenant issues as well as other legal issues, including business, civil rights, consumer, criminal, employment, family, government benefits, immigration, insurance, personal injury, and wills and estates.



The Legal Clinic is available to anyone, not just members of the gay, lesbian, bisexual and transgender communities. A \$10 processing fee for the consultation is requested, but no one will be denied services for lack of funds.

To schedule an appointment Monday through Thursday, please call 323-993-7670, or send an e-mail to [legalservices@lagaycenter.org](mailto:legalservices@lagaycenter.org).

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