



**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.**

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

The City of West Hollywood requires landlords to pay tenants interest each year on security deposits.

The percentage is based on the average interest paid by banks in West Hollywood.

Interest is paid in January for the previous calendar year.

For 2013, interest on security deposits is 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 2013 and their July 1, interest rates are provided in the chart above.

<b>Bank of America</b>	<b>.01%</b>
<b>Wells Fargo Bank</b>	<b>.01%</b>
<b>Citibank</b>	<b>.01%</b>
<b>One West Bank</b>	<b>.15%</b>
<b>US Bank</b>	<b>.01%</b>

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 at (323) 848-6450 or [rsd@weho.org](mailto:rsd@weho.org) for additional information on interest rates and the City's Rent Regulations.

## Legal Services Referrals for Persons with HIV/AIDS

The Los Angeles HIV Law and Policy Project (LA HLPP) is a new centralized legal intake and education program for people living with HIV/AIDS in the Los Angeles area.

Individuals with HIV/AIDS who need help with legal matters related to employment, housing, health care, debt, estate planning among others may contact LA HLPP for a referral to direct legal assistance.

LA HLPP also partners with various social service organizations to provide HIV-related legal trainings for HIV/AIDS services providers and persons with HIV/AIDS.



Recently funded by the West Hollywood City Council to provide services for the city's residents, the organization is a collaborative effort by the AIDS Legal Services Project of the LA County Bar Association, the

Disability Rights Legal Center, the Inner City Law Center, and the UCLA School of Law to address an array of legal issues confronting persons living with HIV/AIDS.

To contact LA HLPP for help and information about upcoming events, call (855) 259-4364.

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## Social Services

The City of West Hollywood's Social Services Division offers the following programs to community members:

- |   |                                      |
|---|--------------------------------------|
| Breast Cancer Awareness & Education           | Homeless/Shelter                     |
| Children & Youth Services                     | Housing & Roommate Services          |
| Disability Services                           | Legal Services                       |
| Domestic Violence & Partner Abuse Resources   | Medical Services                     |
| Employment Resources                          | Mental Health                        |
| Financial and Meals Assistance                | Public Services                      |
| Utility Discount Programs                     | Senior Services                      |
| Gay, Lesbian, Bisexual & Transgender Services | Substance Abuse & Addiction Recovery |
|   | Transportation Services              |

A convenient guide to Social Services in West Hollywood with listings for each of the categories above is available in person at West Hollywood City Hall, by mail by calling (323) 848-6510 and to download through the City's web site at: [www.weho.org/socialservices](http://www.weho.org/socialservices)

## Southern California Gas Co. Energy Savings Assistance Program



Tenants may be eligible for no-cost energy-saving rental unit improvements through the Energy Saving Assistance Program offered by the Southern California Gas Company (SoCalGas).

To be eligible, renters must:

- Meet SoCal Gas Co. income guidelines,
- Have written permission from their landlords.

For program details, please call (800) 331-7593 or visit: [www.socalgas.com](http://www.socalgas.com)

Weatherization and energy savings can include:

- Weather-stripping
- Caulking
- Faucet aerators
- Low-flow showerheads
- Window repair
- Attic insulation



## Los Angeles Gay and Lesbian Center

### Programs and Support To Help LGBT Seniors Thrive



**GAY AND LESBIAN SENIORS** are welcome at the Los Angeles Gay and Lesbian Center.

The L. A. Gay and Lesbian Center has a robust senior program located at the Village at Ed Gould Plaza (Village).

**THE VILLAGE AT GOULD PLAZA**  
1125 N McCadden Place  
Los Angeles, CA 90038  
(323) 860-7302

Each month, over 70 different events, classes, workshops and enrichment activities are available, and all are either free of charge or are for small contribution. No one is ever turned away for lack of funds.

Senior programs in 2014 include:

- Chair yoga,
- Movies,
- Stretch and balance class,
- Art lab,
- Reading Opens Minds book group,
- Comunidad Latina 50+,
- Men's and women's lunches,
- Brain power class and
- Much, much more.

**CALL TO RECEIVE A NEWSLETTER.** Each month the Center sends out a newsletter that provides an easy way to find out what programming is happening for seniors. It is also how you can decide what classes or events to RSVP for.

- To receive newsletters, call 323-860-7322.

The Center also have a variety of support and chat groups at the Village. For instance, each week men's and women's chat groups, an HIV 50+ support group and caregiver support group are offered.

The Seniors Services Department is now partnered with the City of West Hollywood and strives to create a safe, welcoming and respectful community where

lesbian, gay, bisexual and transgender seniors can learn, connect, build friendships, and thrive!

**YOU ARE NOT ALONE.** The Center also offers case managers who can help people connect to services or programs that will benefit them. Whether the person needs help finding a food program or getting connected to services at the Center case managers can help you.

- If you would like to talk to a case manager, please call Julia at: 323-860-7395.

**THE CENTER SUPPORTS THE GAY AND LESBIAN COMMUNITY.** The L.A. Gay & Lesbian Center (Center) provides a broad array of services for the lesbian, gay, bisexual, and transgender (LGBT) community, welcoming nearly a quarter-million client visits from ethnically diverse youth and adults each year. Established 43 years ago, the Center is the largest LGBT organization in the world with over 400 staff and five sites throughout Los Angeles.



The Center has an array of programs including: our health clinic now offers lesbian, transgender and general health care and continues to provide care for those living with HIV/AIDS, our SPIN program is actively preventing teen suicide in our local schools and our cultural arts department is winning awards with innovative plays and continues to exhibit cutting edge art in our gallery.

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

## Don't Forget to Re-Register New Tenants

Landlords must re-register rent stabilized apartments within 30 days of the beginning of a new tenancy.

Landlords who do not re-register a rent stabilized apartment cannot raise the rent until the unit is re-registered. Additionally, if a Landlord does raise the rent without re-registering the unit, the amount charged over the rental rate for that unit on file with the City must be refunded.

West Hollywood Municipal Code §17.28.020.b states that, "When a rental unit is vacated and re-rented on or after January 1, 1996, the landlord must, within thirty days of the re-rental, re-register the unit by filing a completed re-registration on a form provided by the city."

Also, WHMC §17.28.040 states that, "a landlord is ineligible to impose an annual general adjustment for a rental unit that is not registered or re-registered as required by this Chapter"



**Tip: Keep the Re-Registration form with your blank leases.**

## Questions About Rent Stabilization or Housing?

"Be sure to contact us," said Peter Noonan, the new Manager of the City's Rent Stabilization and Housing Division.



Noonan, who was hired after the promotion of former division manager Elizabeth Savage to the position of Human Services and Rent Stabilization Director, said, "We are here to support the community and provide answers about the City's Rent Stabilization Ordinance and housing programs."

Noonan has a master's degree in Urban Planning and has been a public servant for more than ten years. He most recently served the community of Beverly Hills where he expanded housing policies and programs. Peter Noonan can be reached at 323-848-6596.

The difference between the rent that the landlord was entitled to collect and the amount actually collected as the result of an annual general adjustment for which a landlord is ineligible is an illegal rent overcharge.

A landlord may prospectively apply any annual general adjustment denied as the result of non-compliance with registration or re-registration requirements if the landlord:

- Fully complies with the registration and re-registration requirements;
- Pays to the city any unpaid registration fees and penalties that are not barred by the statute of limitations; and
- Pays any affected tenant the difference between the lawful rent and the illegally overcharged rent that the current landlord, and any previous landlord, collected during the period of non-compliance.

Landlords whose tenants moved-in on or after January 1, 1996 should verify re-registration of these tenancies if they aren't sure re-registration occurred. Any omissions should be handled without delay. The longer the unit is not in compliance, the larger any refund will be to the tenant.