



Rent Increase of 1.25% Authorized for 2014-2015

At its June 26, 2014 meeting, the Rent Stabilization Commission announced that the annual rent adjustment for West Hollywood tenants subject to the City's Rent Stabilization Ordinance is 1.25%.

This is for the period beginning September 1, 2014 and ending August 31, 2015.

The annual rent adjustment is set by using 75% of the rise in the Los Angeles-Riverside-Orange County Consumer Price Index from May to May each year, and rounding to the nearest one-quarter of one percent.

As of May 2014 the local CPI, which is determined

by the Department of Labor's Bureau of Statistics, showed an increase of 1.68% over May 2013. Seventy-five percent (75%) of that figure is 1.26%, and rounding to

the nearest one-quarter of one percent results in a general adjustment of 1.25%.

No additional increase is allowed for landlords who provide gas or electric utilities to their tenants.

Landlords may apply the rent increase to any tenancy after the first year, or if 12 or more months have passed since the 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 apply the rent increase.



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.

The \$5 Registration Fee Pass-Through

The City charges an annual rent registration fee of \$120 per year per rent stabilized unit.

Landlords may pass through to their rent stabilized tenants one-half of this fee (\$60). However the landlord must have paid all fees first, and the \$60 tenant portion must be prorated over the future 12 month period.

A landlord may collect the \$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 or increase the rent before factoring the \$5 out.

The rent increase notice form created by the City is designed to help landlords take the \$5 pass-through into account and

calculate the annual adjustment correctly. Landlords are encouraged to use the form.

A blank form was included with this mailing to landlords.

It is also available at the Rent Stabilization counter in City Hall and downloadable from the City's website www.weho.org. Call (323) 848-6450 or e-mail rsd@weho.org to have one sent to you.

General Adjustment: Questions & Answers

Q. When can a landlord apply the 1.25% general adjustment?

A. Tenants who have lived in their units at least 12 months and tenants who have not had a rent increase in 12 months are eligible for the general adjustment. The rent increase must not be effective earlier than September 1, 2014 and no later than August 31, 2015. 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 able to take the available general adjustment in any month providing a 30-Day Notice is issued. 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?

A. Yes. As has been the case in the past, the Division 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, or by contacting a Rent Information Coordinator at (323) 848-6450 or rsd@weho.org.

Q. Why is the West Hollywood general adjustment 1.25% 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 2013 Los Angeles-Riverside-Orange County Consumer Price Index for All Urban Consumers (CPI-U) at 239.346 raw data points.

As of May 2014, the same index stood at 243.362, amounting to an increase of 4.016 raw data points, or 1.68%. Seventy-five percent of 1.68% is 1.26%, and

rounding to the nearest one-quarter of one percent results in a general adjustment of 1.25% (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, or call (202) 691-7000.



Eligible for a Rebate of Rent Registration Fees?

Tenants in rent stabilized rental units who are age 62 or over, or are handicapped, and also qualify as very low income (see chart below), are eligible to receive a rebate for 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 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. Landlords may collect the \$5 charge 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. The current very low income standard is.

Maximum Income

1-person household	\$28,550
2-person household	\$32,600
3-person household	\$36,700

The 3-year window for which rebates are now available begins September 2010 and ends August 2013.

The filing deadline for these 3 years is August 31, 2014.

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.



Fee rebate applications are available at the Rent Stabilization

counter in City Hall, down-loadable at the City's website www.weho.org, and can be received by mail by contacting an Information Coordinator at (323) 848-6450 or rsd@weho.org. 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 and tenants in units with a certificate of occupancy dated on or after July 1, 1979 are not eligible for the rebate. Their landlords do not charge them the \$5, so the City can not issue a rebate.

Building Blocks: Free Educational Seminars for Landlords & Tenants

For more information and to register for an upcoming seminar call 323-848-6450.

Tenants' 101 Workshop

Learn the basics of the Rent Stabilization Ordinance including rules and restrictions on rent increases, general property maintenance, and the difference between "no fault" and "just cause" evictions.

West Hollywood Library, Community Room, Sat. July 19, 10:30am.

Roommates & Subtenants: Know the Facts

Learn how the Rent Stabilization Ordinance defines the responsibilities of roommates and subtenants. Knowing obligations prior to an agreement can avoid problems later.

Plummer Park, Room 5, Tues. September 16, 7pm

Reasonable Accommodations for Disabled Tenants

Understand "reasonable accommodations" under the Fair Housing Act. What is it? Who qualifies? What is a landlord's responsibility?

Plummer Park, Room 5, Tues. October 14, 7pm

**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**

Recycling Guide

All West Hollywood residents are encouraged to recycle. The following guide lists those items that are accepted in the curbside recycling program. Instructions for handling compact fluorescent light bulbs and large items also are listed below.

ITEM	RECYCLABLE	NON-RECYCLABLE
PAPER	Newspaper, phone books, magazines, junk mail and envelopes, cardboard boxes, dry food boxes, office and computer paper, milk cartons and drink boxes	Paper with food on it, paper or boxes with wax, plastic or foil coating, wet paper, string or plastic bags.
PLASTIC	Soda bottles, dry cleaner wrap, colored plastic containers, plastic garbage and shopping bags, 1, 2, 3, 4, 5, 6, & 7 plastics.	Plastic items with no triangle symbols.
GLASS	Glass containers and bottles.	Light bulbs, Pyrex containers, window glass, mirrors, ceramic glass (mugs, plates, etc.)
METALS	Steel, tin cans, bi-metal cans, tin cans and aluminum cans.	Aerosol cans, paint containers and metal objects other than cans.
GREEN WASTE	Wood, branches, plants, shrubs, and grass clippings..	Treated or painted wood, furniture, food waste, pesticides, plastic materials, rope, string, wire, palm fronds or yucca.

Electric Vehicle Charging Station Opportunities for Apartments and Condos

NRG Energy Inc. is providing subsidized funding and installation opportunities for electric vehicle charging stations in multi-family residential properties statewide as part of a settlement agreement with the California Public Utilities Commission.

This program helps to improve the state's electrical vehicle infrastructure by increasing the number of charging stations.



To learn more about the multi-family residential property charging program, contact Kevin Kelleher of NRG eVgo at (310) 912-9037 or Kevin.Kelleher@nrgenenergy.com. You may also visit the company's web site at <http://www.nrgvego.com/>.

Compact fluorescent light bulbs can be recycled at Home Depot, 5600 Sunset Blvd., Hollywood, 323-461-3303 or 1675 Wilshire Blvd. Los Angeles, 213-273-8464

Large "bulky" items can be picked up at no charge to you. To make arrangements please call Athens Services at: (888) 336-6100 or visit: http://www.athensservices.com/bulky_item.html and fill out the online form. All items must be placed at the curb and will be picked-up within one week's time.

- Refrigerator door(s) must be removed from the hinges.
- Carpet must be cut into lengths no longer than 4 feet and rolled into a diameter of not more than 18 inches.
- Wood must be cut into lengths no longer than 4 feet and bundled.

Construction debris is not accepted. Private arrangements must be made for its disposal.