



**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 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 sav-



ings 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.

## Available Apartment? Use the City's Rental List

For an effective, free way to reach prospective tenants for your West Hollywood rentals, list them on the City's Residential Rental List.

Published every Thursday, the Rental List is distributed at West Hollywood City Hall, local colleges, universities, community organizations and posted online at [www.weho.org](http://www.weho.org).

Listing is easy: Call the special 24-hour Rental List voicemail phone number at (323) 848-6419, send a fax to (323) 848-6567, or go in person to the Rent Stabilization and Housing Division at West Hollywood City Hall.

Provide the address of the unit, the number of bedrooms and bathrooms, the rent you are asking and the name and phone number of the person to contact



You may also give a brief description of the unit, mentioning specifics like "non-smoking building" or "Section 8 accepted."

The deadline is 3:00 p.m. every Wednesday for the next day's publication. Your advertisement remains on the list for six weeks. You may have it removed sooner, or extended longer, if need be.

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## 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](http://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](http://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](http://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](http://www.weho.org)

**Hours**

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

## Keep Your Property Information Current

Rent Stabilization regulations require property owners to notify the Rent Stabilization Division within 30 days of any changes regarding:

- Ownership
- Agent/Property Manager
- Mailing address
- Section 8 units
- Beginning or ending exemptions for occupancy by an owner or an owner's relative.



Keeping your property information current will help you avoid headaches.

Please contact the Rent Stabilization & Housing Division at:

West Hollywood City Hall  
8300 Santa Monica Blvd.  
West Hollywood, CA 90069  
(323) 848-6450

## Don't Forget to Reregister New Tenants

The Rent Stabilization Ordinance requires landlords to reregister residential rental units within 30 days after a new tenancy begins.

The image shows a stack of forms titled "Re-Registration of New Tenancies in a Unit". The top form is a detailed registration form with sections for "Unit Address", "New Tenancy", "Working Date", "Building Services", "Signatures of New Tenancy", and "Official Use Only".

West Hollywood Municipal Code §17.28.020(b) states: "When a rental unit is vacated and rented on or after January 1, 1996, the landlord must, within thirty days of the rental, reregister the unit by filing a completed reregistration on a form provided by the city."

Landlords who fail to reregister are precluded from raising the rent for that unit until the unit reregistration is filed

West Hollywood Municipal Code §17.28.040 states: "A landlord is

ineligible to impose an annual general adjustment for a rental unit that is not registered or reregistered as required by this Chapter."

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

Landlords who raise the rent without reregistering must refund any amount charged over the initial rental rate to the tenant, up to a maximum of 3 years of overcharges.

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

- Fully complies with the registration and reregistration 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, up to a maximum of 3 years.

Landlords whose tenants moved-in on or after January 1, 1996 should verify reregistration of these tenancies if they aren't sure reregistration occurred.

**Please note that no reregistration is required for tenants who moved-in before January 1, 1996.**