



Rent Increase of 0.75% Authorized for 2015-2016

At its June 25, 2015 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% for the period beginning September 1, 2015 and ending August 31, 2016.

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 2015 the local CPI, which is determined by the Department of Labor's Bureau of Statistics,

showed an increase of 1.12% over May 2014.

Seventy-five percent (75%) of that figure is 0.84%, and rounding to the nearest one-quarter of one percent results in a general adjustment of 0.75%.

Landlords may apply the rent increase to any tenancy after the first year or if at least 12 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.

A blank form to increase rent is enclosed with this mailing.

Section 8 Increases

Section 8 tenancies are subject to the rent stabilization ordinance. Rent increases are limited to the annual general adjustment. Forms are available at the city's web site www.weho.org or at City Hall.

Landlords must submit a request for an increase to the Housing Authority of the County of Los Angeles and give Section 8 tenants 60-days written notice.

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 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 noticing their tenants for the annual general adjustment.

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. Land-

lords are encouraged, but not required, to use the form.

No Section 8 Fee Pass-Through

The annual rent registration fee for Section 8 tenants is \$60 per year per unit.

There is no tenant portion of the fee, therefore no monthly fee pass-through is allowed for Section 8 tenancies.

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.



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, 2015 and no later than August 31, 2016. 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 rent stabilized tenants' rent increases. A 60-day written notice is required for Section 8 tenants. Tenants must receive the notice at least 30 or 60 days in advance of its effective date.

Q Does Rent Stabilization have 30-day and 60-day Notices 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 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, or by contacting a Rent Information Coordinator at (323) 848-6450 or rsd@weho.org.



Q. Must Section 8 rent increases be approved by the Los Angeles County Housing Authority?

A. Yes. The Housing Authority must authorize Section 8 rent increases.

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 AGA Calculation

The U.S. Department of Labor, Bureau of Statistics put the May 2014 Los Angeles-Riverside-Orange County Consumer Price Index for All Urban Consumers (CPI-U) at 243.362 raw data points.

As of May 2015, the same index stood at 246.093, amounting to an increase of 2.731 raw data points, or 1.12%. Seventy-five percent of 1.12% is 0.84%, and

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

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.



LGBT Center Expands Mental Health Services

The Los Angeles LGBT Center is your one stop source for your medical and mental health care needs – all in one convenient location. The Center welcomes nearly a quarter-million client visits per year from the lesbian, gay, bisexual and transgender community. Recently, the Center's mental health programming has expanded to serve the LGBT community's diverse and complex needs.

Despite the decades of progress for the LGBT community, disparities still exist in accessing culturally-competent mental health care. In national surveys conducted with providers and patients, few providers felt comfortable providing mental health care to the LGBT community and many clients felt reluctant disclosing their identity to their provider. The Center offers a supportive and affirming environment for every client.

The Center's Mental Health Services program operates one of the nation's few programs for LGBT survivors of domestic abuse and their groups for addiction recovery have been recognized as a model for LGBT substance



abuse treatment. Other support groups offered by The Center include support for those living with HIV and transgender empowerment. All sessions are led by licensed counselors and/or graduate students who have completed specialized training.

The City of West Hollywood has been at the forefront of ensuring access to health, advocacy and prevention services to every community member and is a proud supporter of these vital mental health services.

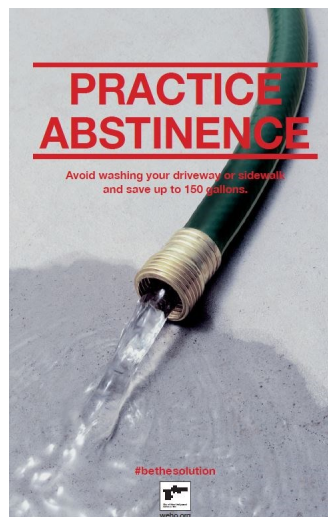
The L.A. LGBT Center's Mental Health Services are located at the McDonald/Wright Building at 1625 N. Schrader Blvd., Los Angeles, CA 90028. If you are interested in receiving therapy, you can call 323-993-7500 and press option #4 to schedule a financial screening appointment to determine insurance eligibility or sliding-scale fee. West Hollywood community members will not be turned away for inability to pay. After the financial screening, Center staff can arrange an appointment with a counselor.

Water Conservation: Everyone's Responsibility

Governor Brown has declared a drought state of emergency and has issued strict rules regarding water usage, and the City of West Hollywood urges residents and businesses to conserve water:

Sweep, Don't Hose — Use a broom to sweep sidewalks and pathways instead of using a hose to wash down these areas. Please remember that hosing water on sidewalks, driveways, parking areas, tennis courts, patios or other paved areas, except to alleviate immediate fire, sanitation or health hazards is not allowed in the City of West Hollywood.

Use Water-Efficient Fixtures and Appliances — Connect low-flow showerheads and use aerators on faucets to save water. Install a high-efficiency toilet. Install a water-conserving dishwasher and run it only when it is full. Check toilets, pipes and faucets for leaks. Food coloring dropped into the toilet tank will seep into the bowl if the toilet leaks. Even a small leak can waste hundreds of gallons a month.



Check Sprinklers and Don't Overwater — Water early in the morning or later in the evening when temperatures are cooler to reduce evaporation. Make sure sprinkler heads are functioning properly and ensure there are no leaks in irrigation systems. Switch to drip irrigation to reduce water use. Please check your water provider to learn the exact times that you are permitted to irrigate your landscape.

Below are a few links to help keep you informed of the latest rules and best practices.

www.bewaterwise.com

www.ladwp.com/waterconservation

www.beverlyhills.org/living/recyclingandconservation/waterconservation

www.westbasin.org

Are You Having a Hard Time Meeting All of Your Expenses?

In today's troubled economy, there are so many people struggling to afford rent, utilities, transportation and other expenses. Often, food purchases are cut first leaving people hungry and undernourished. That's where JFS{SOVA Community Food and Resource Program can help! Each month, nearly 12,000 men, women and children visit a SOVA pantry for free groceries and supportive services. We have a pantry right here in your neighborhood serving hundreds of West Hollywood residents. You are encouraged to join them.

We know that coming to a food pantry for help for the first time can be difficult for anyone. We want to make your experience as pleasant and rewarding as possible. To be eligible for complete food distribution all that is required is to complete a short application form and provide ID and proof of address for each member of your household.

Your first stop will be our Resource Center, where a friendly volunteer will review the information you included in your application and help you complete your registration as a SOVA client. You will also have the chance to ask any questions you have about SOVA and the many services we offer. The Resource Center volunteer will assist you with your first grocery order.

SOVA wants you to be able to select the foods that you take home. A volunteer will explain what food we have available and you can choose the foods you like from a menu of available items. We have a wide variety of canned and packaged goods, bakery items, a varied and generous supply of fresh produce and fresh meat, poultry, and dairy products. We also offer personal care items such as soap, shampoo, toothpaste, razors, and diapers for the babies. Please tell us about any special dietary restrictions you have – for example low-sodium, low-sugar, kosher, or vegetarian, and we will do our best to satisfy these needs.

Although the free grocery distribution brings most people to SOVA for their first visit, you will learn in the Resource Center about other programs and services which we may be able to provide referrals for, such as:

- Medical and Health Services
- Dental and Vision Services
- Utility Bill Assistance
- Clothing
- Housing and Shelters
- Financial Aid
- Legal Services
- Employment and Job Training
- Food Stamps
- Child Care and Family Services
- Senior Services
- Immigration Issues
- Veterans Benefits
- Government Programs
- Drug/Alcohol Rehab



In addition to referrals to community programs, each pantry schedules professionals who provide:

- Social Worker Counseling
- Food Stamp & MediCal Enrollment
- Legal Counseling (advance appointment required)
- Job Counseling

Our goal is to provide a broadest possible array of services to you all under one roof.

JFS{SOVA is located at 1140 N. La Brea Avenue in West Hollywood. Our grocery distribution is offered on Sundays from 9 am to 12 noon and Monday through Wednesday from 10 am to 1:30 pm. For more information, phone (818) 988-7682 or visit our website at www.jfsla.org/sova. Please mention this article when you arrive.



CLEAN AND HEALTHY WEST HOLLYWOOD

Free Document Shredding & Electronic Waste Collection Event August 15, 2015



West Hollywood residents and businesses are invited to bring confidential files for shredding and unwanted electronics for recycling on:

Saturday, August 15, 2015
from 9:00 am to 12:00 pm.
355 N. San Vicente Blvd
(Cedars Hospital's Employee Parking Lot)

The document shredding will be done on-site, so participants can watch their documents being destroyed.

Electronics accepted for recycling include televisions, computer monitors, personal computers, DVD & VCR players, printers, scanners, radios, video game consoles, cellular phones, tablets, stereos, Fax, keyboards, mouse devices, telephones, microwaves and more.

For a complete listing of what you can and cannot bring or more information, please call (323) 848-6404.

You Can Help Prevent Sewer Blockages

Avoid Clogs - Keep Grease out of the Drain!

- Pour all cooking fats, oils and grease into empty food containers and dispose of in the garbage.
- Wipe down greasy pots, pans, or dishes with a paper towel or newspaper before washing. Dispose of paper in the garbage.



Got Bulky Items?

Large trash items, which are too big to fit into your usual trash container, are called "bulky items". It is important that West Hollywood residents take responsibility to dispose of these items properly – not simply abandon them at the curb. As a courtesy, the City offers FREE bulky item pick-up to all WeHo residents – year round.

To schedule your bulky item pick-up, please call Athens Services directly at (888) 336-6100 or email cs@athensservices.com, detailing your request to include the street address and item description. You may also complete an online form at http://www.athensservices.com/bulky_item.html Please make sure to place your item at the curb, either the night before or the morning of (prior to 7am) your regular trash day.



Know What 2 Flush!



Human waste and toilet paper should be the only thing going down the toilet. Many new products, such as baby or disinfectant wipes and cleaning cloths claim to be flushable. However, they do not break-down quickly enough and can get caught in the sewer pipes.

The fact is, some things should NEVER be flushed down the toilet or washed down the drain. Items to not put down the toilet or drain include cotton products like cotton balls, q-tips, and feminine hygiene products, diapers, bandages, dental floss, paper towels, condoms, cat litter, and medications. Dispose of these items in the garbage.

No Wipes in the Pipes!

For more information, please call West Hollywood Environmental Services at (323) 848-6404.

**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**

**Looking to Finance
Building Upgrades?**

The Property Assessed Clean Energy (PACE) program is available as an alternative financing source for residential, commercial, and multifamily property owners in Los Angeles County.

PACE can be used to fund energy efficiency upgrades, renewable energy, and water-saving improvements. A few examples of eligible upgrades include installation of solar panels, charging stations, air conditioning and heating systems, efficient windows, elevator modernization, and smart irrigation systems.

PACE allows property owners to finance up to 100% of project costs and pay the financing back over time through an assessment on the property tax bill. For more information, visit www.lapace.org.



Remember to Re-Register New Tenancies

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

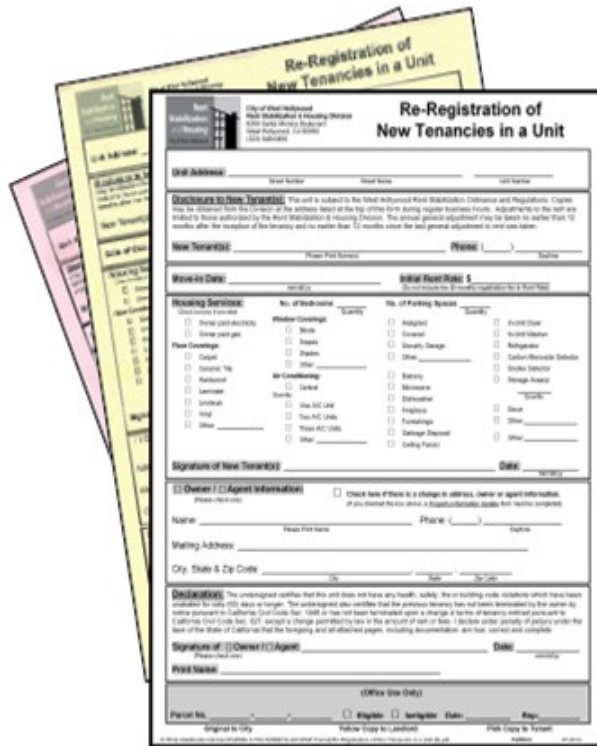
West Hollywood Municipal Code §17.28.020(b) states: "When a rental unit is vacated and re-rented on or after January 1, 1996, the landlord must, within thirty days of the re-rental, reregister the unit by filing a completed reregistration on a form provided by the city."

Landlords who fail to reregister are precluded from raising the rent for that unit until the unit re-registration 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."

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.

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.



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.