



Este boletín de noticias del Control de Rentas de West Hollywood contiene información y consejos útiles para inquilinos y propietarios. Si hay alguna sección de este boletín que usted no entiende, por favor llame al Departamento de Control de Rentas al 323-848-6450. Pida hablar con un intérprete en español.

В данном бюллетене содержится полезная информация и советы владельцам домов и жильцам по вопросам жилья и рента-контроля. Если вам нужен перевод на русский, пожалуйста, позвоните нам по телефону 323-848-6450.

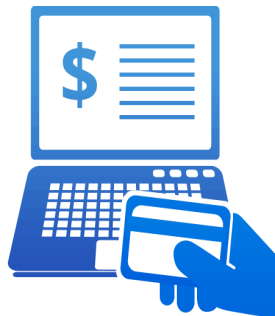
## **Security Deposit Interest Rate Is 0%**

Based on the interest rate paid by local banks for savings accounts, the Rent Stabilization Regulations determined 0% to be the 2016 interest rate for landlord-held deposits. No interest payments must be made.

For further details, contact an Information Coordinator (323) 848-6450.

## **Rent Registration Fee Pass-Through Will Increase by \$1**

Beginning with your July, 2017 rent payment, the amount your landlord can pass-through to you for the tenant portion of the rent registration fee will increase by \$1, from \$5 to \$6 per month,



The registration fee, at \$120 a year since 1993, increases to \$144 in July. The Rent Stabilization Ordinance allows landlords to pass-through one-half of the fee to tenants, prorated over twelve months. To collect the higher pass-through, landlords must give tenants a 30-day written notice.

The fee pass-through is not considered rent under the Ordinance, so increasing it has no effect on the landlord's ability to take the annual general adjustment.

Note: Section 8 tenants do not pay the fee pass-through.

## **Unit Transfers Possible for Mobility Impaired Tenants**

Mobility impaired tenants who find accessing an upper floor rental unit difficult due to their disability have the right to ask the landlord for a "reasonable accommodation" under Federal and State Fair Housing Law so they can move to a more accessible unit when one becomes available.

According to a statement issued by HUD and the Dept. of Justice, landlords are obligated to grant the reasonable accommodation request unless it would impose an undue financial and administrative burden.

For more information, contact the Housing Rights Center at 800-477-5977.

## **City Launches Homeless Initiative**

In September of 2016, the West Hollywood City Council approved Guiding Principles for the City's response to homelessness and formed a City Council subcommittee to address these issues.

For more information, visit [www.weho.org/homeless](http://www.weho.org/homeless).

If you have concerns about a homeless community member, please call our Homeless Initiative Concern Line at 323-848-6590.

## **Emergency Preparedness**

You can better cope with a disaster if you are prepared.

After a major disaster, electricity, gas, water, and telephones will not be working.

City services will be impacted. Residents and businesses should prepare to be self-sufficient for at least three days.

Here are some tips to help you prepare.

**See Disaster, Page 2**



## Need Help With a Rent Payment?

The Rental Assistance Loan Program can provide an interest-free loan to West Hollywood residents at risk of losing their housing. Administered by the Jewish Free Loan Association (JFLA), the loan can cover a maximum of one month's rent.

Loan repayment plans are set according to your income and can be repaid in small increments over time. The ability to borrow a second time depends on repayment of the first loan. JFLA staff may also be able to suggest other community resources to help you make rent in the future.

The program is available to you if you live in the City of West Hollywood and can demonstrate a

significant financial need. A West Hollywood street list is available at [www.weho.org](http://www.weho.org).

The requirements for the JFLA Rental Assistance Loan Program are:

- Proof of West Hollywood residency
- Loan co-signer with steady income/good credit
- Loan repayment
- Lease Agreement stating monthly rent
- In person appointment with JFLA

To apply please visit: [www.jfla.org/apply](http://www.jfla.org/apply)  
For questions please contact Shelly Meyers at JFLA: [shelly@jfla.org](mailto:shelly@jfla.org) or (323) 761-8830 ext. 107.

## Disaster

### Continued from Page 1

Create an emergency supply kit. Store supplies in a plastic container or in a backpack. Check once a year for expired items.

Suggested supplies:

- Food – at least for 3 days, preferably for 7-10 days; ready to eat canned food
- Water – at least for 3 days, preferably for 7-10 days; one gallon per person, per day
- First Aid Kit
- ABC type fire extinguisher
- Flashlight with extra batteries; and be very careful with candles and matches
- Portable radio with extra batteries or crank/solar powered
- Extra blankets, clothing, shoes
- Some cash
- Special items – medication, eyeglasses, etc.
- Tools, non-electric can opener
- Whistle
- Map of the area
- Sanitation supplies
- Important documents
- store items for your pets

Create a disaster plan:

1. Pick a meeting place for yourself, family, roommates, or friends in case you are separated during a disaster
2. Choose an out-of-state contact as a “check-in contact”
3. Discuss the types of disasters that could occur and how to be prepared
4. Discuss what to do if advised to evacuate
5. Practice what you have discussed
6. Plan how the neighborhood could work together after a disaster
7. Consider how you could help neighbors who have special needs, such as elderly or disabled persons
8. Make plans for child care in case parents can't get home
9. Post emergency telephone numbers by every phone

For more information:

Public Safety Division: (323) 848-6414

TTY (323) 848-6496

Sheriff's Station: (310) 855-8850

FEMA: 1 (800) 480-2520 or [www.fema.gov](http://www.fema.gov)

American Red Cross: (310) 445-9900 or [www.redcross.org](http://www.redcross.org)



## Short Term Rentals Are Not Allowed

Tenants should be aware they risk eviction if they rent out their entire apartment, a room, or even their couch as a short-term vacation rental.

While some tenants might view these rentals as an easy and harmless way to earn extra money, short-term rentals are prohibited by law. Not only is the activity illegal, it can be disruptive and possibly dangerous.

**Residential rental properties are not hotels** and are not equipped to deal with non-residents entering and exiting premises twenty-four hours a day, seven days a week.

Unlike short-term vacation rental operators in residential properties, those operating hotels, motels, urban inns and bed & breakfasts have gone through an extensive planning and review process to demonstrate the ability to safely and competently operate a business catering to transient guests at properties specifically established for that purpose.

**The prohibition against short-term vacation rentals has been long-standing in West Hollywood.** In order to further clarify the law, the City Council recently adopted Ordinance No. 15-958. Specifically, Ordinance No. 15-958 prohibits the renting of an apartment, or any part of an apartment, for a period of 30 days or less.

This prohibition applies to landlords, tenants, and their agents. Anyone engaged in such activity is subject to administrative fines and possible criminal prosecution.

**Generally, lease agreements prohibit unauthorized tenants from occupying an apartment.** On that basis alone, a landlord may lawfully evict a tenant regardless of the length of the stay.

In addition to violating the lease, a tenant may be evicted for engaging in short-term vacation rental activity because it is illegal under the West Hollywood Municipal Code, and a landlord is permitted to initiate eviction proceedings against a tenant for engaging in an illegal use of their rental unit. Since a landlord can be held liable for illegal activity at

his or her property, there is a strong incentive to discourage such activity.

**Not being able to make the rent is not a defense to a violation** of the ban against short-term vacation rentals. A tenant is better off discussing with his or her landlord the possibility of getting a long-term, bona fide roommate/co-tenant. Additionally, JFLA may be able to help. See Page 2.

**Permission for a roommate should always be sought**, along with written approval for a specific co-tenant. If the original lease or rental agreement specifies that two or more persons may occupy a unit, the landlord may not unreasonably withhold consent for replacement tenants when an original tenant under the lease remains in the unit, and one or more authorized co-tenants or subtenants vacate the unit.

The landlord may limit the number of replacement tenants to the number of authorized occupants on the original lease or rental agreement, and the landlord may require basic background information for replacement tenants, but only such information which is required to verify creditworthiness with credit reporting agencies and is consistent with rental business practices.

**Additional information regarding the prohibition against short-term vacation rentals may be found online at [www.weho.org/residents/shortterm](http://www.weho.org/residents/shortterm).**

For further information regarding eviction protections under the Rent Stabilization Ordinance, please see Chapter 17.52 of the West Hollywood Municipal Code at <http://qcode.us/codes/westhollywood/>

### How to Report a Short Term Rental

- Call Code Compliance at 323-848-6516
- Email [ServiceRequest@weho.org](mailto:ServiceRequest@weho.org)
- Send service request with WeHo's Mobile App

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

## Eligible for a Registration Fee Rebate?

If you

- Live in a rent stabilized apartment
- Are at least 62 years old, or are disabled, **and**
- Meet the income standards below:

**2015 Maximum Income**

1-person household	\$28,550
2-person household	\$32,600
3-person household	\$36,700
4-person household	\$40,750
5-person household	\$44,050



You may be eligible for a rebate of your portion of the registration fee.

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 that Landlords can collect from you with your rent payment.

Rebates of up to \$60 annually for each of the last 3 years will be issued to tenants who paid the \$5 monthly fee to their landlords and file an application establishing their eligibility.

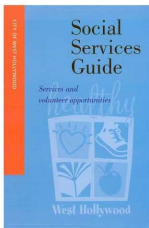
Rebate Applications are available at West Hollywood City Hall or online at [www.weho.org/rsh](http://www.weho.org/rsh)

**The 3-year window for rebates now available begins September 2013 and ends August 2016. The filing deadline is August 31, 2017.**

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 are mailed in October to the list of current rebate recipients. Returning the questionnaire promptly enables your rebate check to be issued as early as mid-December.

For additional information, please contact 323-848-6450.

**Please note:** Tenants who receive Section 8, tenants in non-profit housing, and tenants in units with a certificate of occupancy dated July 1, 1979, or more recent, are not eligible for the rebate. Their landlords do not charge the \$5.



**Social Services Division**  
West Hollywood City Hall  
8300 Santa Monica Blvd.  
West Hollywood, CA 90069  
(323) 848-6510  
[weho.org/socialservices](http://weho.org/socialservices)

*The Social Services Division can help provide assistance with a variety of services including the following:*

- CHILDREN/YOUTH \* DISABILITY
- EMPLOYMENT \* FOOD
- HIV/AIDS \* HOMELESS
- LGBT \* LEGAL \* MEDICAL
- MENTAL HEALTH \* SENIORS
- SUBSTANCE USE \* TRANSIT

