

This West Hollywood Rent Stabilization newsletter contains useful information and tips for tenants and landlords. If there is any section of this newsletter that you do not understand, please call Rent Stabilization at (323) 848-6450.

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 рент-контроля. Если вам нужен перевод на русский, пожалуйста, позвоните нам по телефону (323) 848-6450.

**City of West Hollywood
Rent Stabilization & Housing**



www.weho.org/rent

CalFresh puts more food on your table

A single person may qualify for up to \$197 in monthly benefits!

Only 16% of eligible residents are signed up; all SSI recipients can now apply

Benefits are automatically loaded onto your CalFresh card

Buy food at participating supermarkets and restaurants

How to apply and more info at www.weho.org/calfresh

CalFresh is California's food stamps (SNAP) program for families and individuals.

**2020 Free Workshops
Know Your Rights and
Responsibilities!**

A City of West Hollywood
Rent Stabilization Educational Series

**TENANT BASICS
October 6, 2020 | 7PM**

Gain a basic understanding of the RSO and tenant rights and responsibilities.

**TENANT ADVANCED
October 13, 2020 | 7PM**

Increase your knowledge of tenant protections and resources available.

Where: Workshops will be online. Visit the City Calendar at www.weho.org for details on how to log in to the workshops.

Register at: rvinalon@weho.org

Third Party Checks

State law requires landlords to accept rent payments made by a third party as long as a non-tenancy disclosure is signed.

There are agencies who can help pay rent for tenants who qualify.

www.weho.org/socialservices or call (323) 848-6510

**TENANTS,
KNOW YOUR RIGHTS!
Requirements for
Buy-Out Agreements**

Property owners must provide information about relocation fees and other tenant rights when offering a cash payment in exchange for a tenant moving out of their rent stabilized apartment.

Remember: you are not required to sign a buyout. For more information visit www.weho.org/rent.

Relocation Fees as of July 1, 2020

Unit Type	Amount
0 Bedroom	\$7,840
1 Bedroom	\$11,070
2 Bedrooms	\$14,911
3 or More Bedrooms	\$19,679
Qualified Tenant (62 or older, disabled, dependent minor child, terminally ill or moderate income)	\$20,753
Lower Income Tenant	\$26,133

Relocation fees for permanently displacing a tenant are adjusted annually based on the May Consumer Price Index

A tenant still in possession of his or her unit on July 1 is entitled to the higher relocation fee even if the move-out notice was served prior.

Understanding the City of West Hollywood

RESIDENTIAL EVICTION MORATORIUM

Related to COVID-19

Effective through July 31, 2020 Unless Extended

No landlord shall endeavor to evict a tenant if the tenant has demonstrated they have been financially impacted by COVID-19. Additionally, the eviction moratorium limits the grounds for eviction to the following 4 areas: **1)** nonpayment of rent NOT due to impacts of COVID-19; **2)** using the unit for an illegal purpose; **3)** creating a dangerous and unsanitary condition; and **4)** an imminent and objectively verifiable threat to the health and safety of someone in the tenant's household or in the property.

What a Residential Tenant Financially Impacted by COVID-19 Can Do

1. Notify landlord of inability to pay, in writing, within 30 days after rent is due
2. State financial impacts related to COVID-19
3. Support the claim with documentation or an explanation

Paying Rent Delayed

A tenant must pay any rent delayed during the emergency period within 12 months after the end of the local emergency. The landlord may not charge a late fee or interest on the rent during the emergency period or in the 12 months that follow.

Protection from Eviction

A landlord shall not serve a notice, prosecute an unlawful detainer action, or otherwise seek to evict a tenant for the stated reasons during the emergency period, or during the 12 months following

the emergency period. The urgency ordinance grants a defense in the event an unlawful detainer action is begun.

No Rent Increases for Rent Stabilized Housing

Beginning April 6, 2020, and through 60 days after the expiration of the local emergency period, rent shall not be increased for occupied units subject to the City of West Hollywood Rent Stabilization Annual General Adjustment. For resources and more information visit www.weho.org/coronavirus.

TENANT DEFENSE PROGRAM

The COVID-19 pandemic has led to an unprecedented rise in unemployment applications and business shutdowns. The City of West Hollywood is partnering with Bet Tzedek Legal Services to expand legal aid services in order to prevent evictions.

The Tenant Defense Program provides preventative services and full scope representation in eviction cases.

With early intervention, conflicts can be addressed sooner and resolved before the matter escalates into the filing of a court case.

Tenant Defense Program services include:

- Advice and Counsel
- Education
- Advocacy
- Letters to Landlords
- Representation in Court

Full scope representation is available to tenants who have unlawful detainer cases filed against them and who seek services at least three-days prior to their scheduled trial appearance. This representation would be provided through judgment, settlement or case dismissal.

Legal services are provided at no cost to individuals who live in the City of West Hollywood. Services are provided regardless of immigration status and accessible to tenants with physical disabilities and tenants who speak a language other than English.

Please call (323) 549-5841 to speak to a representative from Bet Tzedek Legal Services.

CENSUS
2020
✓
BE COUNTED
WEST HOLLYWOOD

BE COUNTED

Check this off your to-do list! The Census only happens 1 time every 10 years and determines how federal funds get allocated, among many other things!

It take 5 mins to complete! Do your part by visiting: www.weho.org/Census2020



Rebates for Annual Rent Stabilization Ordinance (RSO) Registration Fees

- The 3-year window for rebates now available begins September 2017 and ends August 2020. The filing deadline is August 31, 2021.
- 9/1/2020 - 8/31/2021 rent can be increased by 0.75%
- RSO Annual program fee pass-through \$6/month

Eligible for a Registration Rebate Fee?

If you live in a rent stabilized apartment, are at least 62 years old or are disabled, and meet HUD's very low income standards (one person household: \$36,550; two person household: \$41,800) you may be eligible for a fee rebate of your portion of the RSO annual program fee.

Rebates for each of the last 3 years will be issued to tenant households who paid the monthly fee to their landlords, and have filed an application establishing their eligibility.

Registration Fees and the Fee Pass-through

What is the RSO annual rent registration fee program?

It is a per unit fee billed to landlords of rent stabilized properties. It funds the administration of the Rent Stabilization Ordinance (RSO).

What is the registration fee pass-through?

The RSO allows one-half of a unit's registration fee to be passed through to its tenants as a rent surcharge. The tenants' portion must be prorated over 12 months. It cannot be charged as a lump sum. Section 8 units are not billed the tenant portion of the fee; therefore no tenant portion can be passed through.

How much is the fee?

The fee is \$144 per unit. The \$72 tenant portion is pro-rated so that landlords can collect a \$6 rent surcharge every month. The registration fee for Section 8 tenancies is \$60 per unit, no part is passed-through to tenants.

Does Collecting the Pass-through Limit Rent Increases?

No. The fee pass-through is not rent. It is a surcharge that is applied after the rent increase is calculated.

Landlords may increase rent by the Annual General Adjustment and then add the \$6 monthly pass-through.

FOR THE LATEST INFORMATION about how the City of West Hollywood is currently responding to the unprecedented Coronavirus (COVID-19) pandemic please visit: weho.org/coronavirus.

For updates and guidance from the LA County Department of Public Health: Visit publichealth.lacounty.gov | Call 2-1-1

To report public health concerns, contact the customer call center: (888) 700-9995 | eh@ph.lacounty.gov

Tenant Habitability Plan Required for Seismic Retrofitting

Before a landlord can receive a building permit for seismic retrofitting work in an occupied residential building, they must submit a plan that discloses impacts to occupants and how they will mitigate that impact.

Tenant Habitability Plans assist contractors design and complete work in a manner least impactful to occupants. Depending on the work proposed, a plan could include best practices, temporary relocation, or other actions to reduce impacts while completing the work.

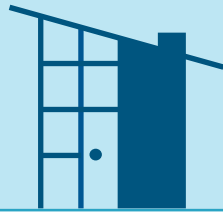
More Information is available at: www.weho.org/rent

Interested in Climate Change? Want to Share your Feedback?

The City of West Hollywood is updating its Climate Action Plan (CAP) – a document that outlines strategies to reduce its carbon footprint and prepare for future events such as drought, heat waves, extreme wind, and power outages.

The update aims to be a people-centered effort and will prioritize equity and inclusion. We are interested in feedback from everyone (seniors, families, persons with disabilities, tenants, landlords, etc.) on how the city should approach the changing climate.

Please contact Robyn Eason, the City's Senior Sustainability Planner, for more information at: (323) 848-6558 or reason@weho.org. Translation services available for Russian speakers and Spanish speakers.



8300 Santa Monica Boulevard
West Hollywood, CA 90069

www.weho.org/rent

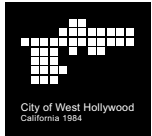
City of West Hollywood facilities are currently closed to in-person services but virtual operations are up and running.

Hours

Mon – Fri, 8AM to 5PM

contact

(323) 848-6450
RSH@weho.org



www.weho.org/rent

Annual General Adjustment for Sept. 1, 2020 - Aug. 31, 2021 is 0.75%

Rent Increases cannot be applied through 60 days after the expiration of the local emergency period

The Annual General Adjustment (AGA) for dwellings on properties with two or more units first occupied or receiving certificate of occupancy prior to July 2, 1979 is 0.75% beginning September 1, 2020.

The AGA is 75% of the rise in the Consumer Price Index for Los Angeles-Long Beach-Anaheim all Urban Consumers from May to May rounded to the nearest one-quarter of one percent.

For May 2020 the CPI-U, which is determined by the Department of Labor's Bureau of Statistics, increased 0.861% over May 2019. 75% of the May CPI-U is 0.646%.

Rounding to the nearest one-quarter of one percent results in an AGA of 0.75%.

Property Owners may increase rent after the first year, and then once every 12 months after the prior increase. Tenants must be given a written 30-day notice, or 60-day for Section 8.

This year the AGA cannot be applied through 60 days after the expiration of the local emergency period declared on March 16, 2020.

Download the City's Rent Stabilization Guide
www.weho.org/rent

Rent Can Be Increased Once a Year Up to the Annual General Adjustment

- **30-Day Notice must be given in writing**
- **Cannot afford rent this month?** The City of West Hollywood contracts with agencies that can offer zero interest loans or grants to help make rent one month. Learn more at www.weho.org/social-services, or call (323) 848-6510
- **Check if you are Eligible for CalFresh.** You could receive \$197 or more in monthly benefits to buy food. How to apply and more info at www.weho.org/calfresh or call the West Hollywood Comprehensive Services Center at (323) 876-1717

НОВОЕ: ПРОГРАММА ЗАЩИТЫ АРЕНДАТОРОВ

Пандемия COVID-19 привела к беспрецедентному росту числа заявок по безработице и закрытию бизнеса. Город Уэст-Голливуд вступает в сотрудничество с юридической компанией Bet Tzedek Legal Services, чтобы расширить услуги по юридической помощи для предотвращения выселения.

Программа защиты арендаторов предоставляет услуги по предотвращению судебных исков, а также полное представительство в делах по выселению.

При раннем вмешательстве конфликты могут быть разрешены раньше и до того, как дело передается в суд.

Услуги программы защиты арендаторов включают:

- Консультации и советы
- Образование
- Представительство
- Письма арендодателям
- Представительство в суде

Полное представительство доступно для жильцов, против которых были

открыты дела о незаконном завладении имуществом, и которым требуется помощь не позже трех дней до даты суда. Данное представительство будет предложено в форме судебного решения, урегулирования, или отмены дела.

Юридические услуги предоставляются бесплатно для жителей города Уэст-Голливуд. Эти услуги предоставляются независимо от иммиграционного статуса и доступны для жильцов с физическими недостатками и жильцов, которые не разговаривают по-английски.

Пожалуйста, позвоните по телефону (323) 549-5841, чтобы поговорить с представителем юридической службы Bet Tzedek.

Что значит МОРАТОРИЙ НА ВЫСЕЛЕНИЕ ИЗ в городе Уэст-Голливуд в связи с COVID - 19

16 марта 2020 года городской совет Уэст-Голливуда провозгласил местное чрезвычайное положение и принял временный мораторий на выселение из жилых домов.

Действительно на период с 16 марта по 31 июля 2020 года, если чрезвычайное положение не будет продлено дополнительно **ВЫСЕЛЕНИЯ ЗАПРЕЩЕНЫ.**

Арендодателям воспрещаются попытки выселить арендаторов, если арендатор демонстрирует неспособность платить арендную плату из-за финансовых последствий, вызванных COVID-19, или у которого есть несанкционированные жильцы в связи с COVID-19.

Что может сделать арендатор жилья, испытывающий финансовые трудности из-за COVID-19?

1. Сообщить арендодателю о невозможности оплатить аренду в письменном виде в течение 30 дней после наступления срока оплаты.
2. Указать финансовое воздействие, вызванное COVID-19.
3. Предоставить документальные подтверждения или объяснение.

Оплата задержанной арендной платы

Арендатор должен оплатить всю арендную плату, отсроченную на период действия чрезвычайного положения, в течение 12 месяцев после окончания местного чрезвычайного положения. Арендодатель не может взимать плату за просрочку или проценты по арендной плате в течение чрезвычайного периода или в течение последующих 12 месяцев.

Защита от выселения

Арендодатель не должен подавать

уведомление, преследовать в судебном порядке за незаконное завладение жильем, или иным образом добиваться выселения арендатора по указанным причинам в течение чрезвычайного положения или в течение 12 месяцев после чрезвычайного положения. Постановление о чрезвычайном положении предоставляет защиту в случае начала судебного дела о незаконном завладении жилья.

Запрет на повышение арендной платы за аренду стабилизированного жилья

Начиная с 6 апреля 2020 года и на 60 дней после истечения срока местного чрезвычайного положения, арендная плата не может быть увеличена для жилья, цена аренды которого регулируется ежегодной общей корректировкой по городу Уэст-Голливуд.

Для получения более подробной информации посетите интернет сайт: www.weho.org/coronavirus.

R S O БЕСПЛАТНЫЕ СЕМИНАРЫ В 2020Г.

Узнайте о своих правах и обязанностях
Город Уэст-Голливуд

Серия образовательных семинаров о стабилизации арендной платы

ОСНОВЫ ДЛЯ АРЕНДАТОРА

6 октября 2020 г. 19:00

Получите базовые знания об Указе о стабилизации арендной платы, правах и обязанностях арендатора.

ПРОДВИНУТЫЙ КУРС ДЛЯ АРЕНДАТОРА

13 октября 2020 г. 19:00

Усовершенствуйте свои знания о защите арендаторов и доступных ресурсах.

Где: Семинар проводится онлайн.

Посетите городской календарь на сайте www.weho.org для получения информации о доступе к семинару.

rvinalon@weho.org

NUEVO: PROGRAMA DE DEFENSA DE DESALOJOS PARA INQUILINOS

La pandemia de COVID-19 ha llevado a un aumento en las solicitudes de desempleo y a cierres de negocios sin precedentes. La Ciudad de West Hollywood se está asociando con Bet Tzedek Legal Services para expandir los servicios de ayuda legal para evitar los desalojos.

El Programa de Defensa de Inquilinos proporciona servicios preventivos y representación de alcance completo en los casos de desalojo.

Con la intervención temprana, los conflictos pueden ser abordados antes y resueltos antes que el asunto escale a la presentación de un caso en la corte.

Servicios del Programa de Defensa de Inquilinos:

- Consejo y representación
- Educación
- Defensoría
- Cartas a Propietarios
- Representación en la Corte

Hay representación de alcance completo disponible para inquilinos con casos de detención ilegal presentados en su contra y que buscan servicios al menos tres días antes de su comparecencia programada. Esta representación se proporcionará mediante sentencia, acuerdo o desestimación del caso.

Los servicios legales se brindan sin costo para las personas que viven en la Ciudad de West Hollywood. Los servicios se brindan independientemente del estatus de inmigración y son accesibles para inquilinos con discapacidades físicas y que hablen un idioma que no es inglés.

Por favor llame al (323) 549-5841 para hablar con un representante de Bet Tzedek Legal Services.

Entendiendo la MORATORIA DE DESALOJO RESIDENCIAL de la Ciudad de West Hollywood relacionada con el COVID-19

El 16 de marzo de 2020, el Consejo de la Ciudad de West Hollywood proclamó un Estado de Emergencia Local y adoptó una moratoria temporal de desalojo residencial.

Efectivo del 16 de marzo al 31 de julio de 2020 a menos de que se extienda. **NO DESALOJOS.** Ningún propietario se esforzará por desalojar a un inquilino si el inquilino demuestra una incapacidad de pagar la renta debido al impacto financiero relacionado con el COVID-19 o tiene ocupantes no autorizados relacionados con el COVID-19.

Qué Puede Hacer un Inquilino Residencial Impactado Financieramente por el COVID-19

1. Notificar al propietario la incapacidad de pagar, por escrito, dentro de los siguientes 30 días después de la fecha de pago de la renta
2. Indicar los impactos financieros relacionados con el COVID-19

Apojar el reclamo con documentación o una explicación

Pagar la Renta Retrasada

Un inquilino debe pagar cualquier renta retrasada durante el período de emergencia dentro de los siguientes 12 meses después del final de la emergencia local. El propietario no puede cobrar un cargo por mora o intereses sobre la renta durante el período de emergencia o en los 12 meses que le siguen.

Protección Contra el Desalojo

Un propietario no deberá entregar un aviso, procesar una acción de retención ilegal o buscar desalojar de cualquier otra manera a un inquilino por las razones indicadas durante el periodo de emergencia o durante los 12 meses siguientes al período de emergencia. La ordenanza de urgencia concede una defensa en el caso de que se inicie una acción de retención ilegal.

No hay Incrementos en la Renta para las Viviendas de Renta Controlada

A partir del 6 de abril de 2020 y hasta 60 días después de la expiración del periodo de emergencia local, no se debe incrementar la renta de las unidades ocupadas sujetas al Ajuste General Anual del Control de Rentas de la Ciudad de West Hollywood.

Para obtener recursos y más información visite www.weho.org/coronavirus.
www.weho.org/coronavirus.



RSO TALLERES GRATUITOS 2020

¡Conozca sus derechos y responsabilidades!

Una serie educativa de Control de Rentas de la Ciudad de West Hollywood

BÁSICO PARA INQUILINOS

6 de octubre de 2020 | 7:00 pm

Obtenga un entendimiento básico de la RSO y los derechos y responsabilidades de los inquilinos.

AVANZADO PARA INQUILINOS

13 de octubre de 2020 | 7:00 pm

Incrementa sus conocimientos sobre las protecciones y recursos disponibles para los inquilinos.

Dónde:

Los talleres serán virtuales.

Visite el calendario de la ciudad en www.weho.org para obtener detalles sobre cómo iniciar sesión en los talleres.

Regístrese:

rvinalon@weho.org