No Deposit Interest Payments Required In January; Rent Regulations Determine Rate To Be 0%

The City of West Hollywood requires landlords to pay tenants interest each year on security deposits. The percentage is based on the average interest paid by banks in West Hollywood. Interest is paid in January for the previous calendar year. For 2013, interest on security deposits is 0%. The deposit interest rate is determined by averaging the July 1 regular savings account rates paid by five local banks, and rounding that average to the nearest one-quarter of one percent. The five banks used for 2013 and their July 1, interest rates are provided in the chart above.

<table>
<thead>
<tr>
<th>Bank</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank of America</td>
<td>.01%</td>
</tr>
<tr>
<td>Wells Fargo Bank</td>
<td>.01%</td>
</tr>
<tr>
<td>Citibank</td>
<td>.01%</td>
</tr>
<tr>
<td>One West Bank</td>
<td>.15%</td>
</tr>
<tr>
<td>US Bank</td>
<td>.01%</td>
</tr>
</tbody>
</table>

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 at (323) 848-6450 or rsd@weho.org for additional information on interest rates and the City’s Rent Regulations.

Legal Services Referrals for Persons with HIV/AIDS

The Los Angeles HIV Law and Policy Project (LA HLPP) is a new centralized legal intake and education program for people living with HIV/AIDS in the Los Angeles area.

Individuals with HIV/AIDS who need help with legal matters related to employment, housing, health care, debt, estate planning among others may contact LA HLPP for a referral to direct legal assistance.

LA HLPP also partners with various social service organizations to provide HIV-related legal trainings for HIV/AIDS services providers and persons with HIV/AIDS.

Recently funded by the West Hollywood City Council to provide services for the city’s residents, the organization is a collaborative effort by the AIDS Legal Services Project of the LA County Bar Association, the Disability Rights Legal Center, the Inner City Law Center, and the UCLA School of Law to address an array of legal issues confronting persons living with HIV/AIDS.

To contact LA HLPP for help and information about upcoming events, call (855) 259-4364.
Tenants may be eligible for no-cost energy-saving rental unit improvements through the Energy Saving Assistance Program offered by the Southern California Gas Company (SoCalGas).

Weatherization and energy savings can include:

- Weather-stripping
- Caulking
- Faucet aerators
- Low-flow showerheads
- Window repair
- Attic insulation

To be eligible, renters must:
- Meet SoCal Gas Co. income guidelines,
- Have written permission from their landlords.

For program details, please call (800) 331-7593 or visit www.socalgas.com
Gay and Lesbian Seniors are welcome at the Los Angeles Gay and Lesbian Center.
The L. A. Gay and Lesbian Center has a robust senior program located at the Village at Ed Gould Plaza (Village).

The Village at Gould Plaza
1125 N McCadden Place
Los Angeles, CA  90038
(323) 860-7302

Each month, over 70 different events, classes, workshops and enrichment activities are available, and all are either free of charge or are for small contribution. No one is ever turned away for lack of funds.

Senior programs in 2014 include:
- Chair yoga,
- Movies,
- Stretch and balance class,
- Art lab,
- Reading Opens Minds book group,
- Comunidad Latina 50+,
- Men’s and women’s lunches,
- Brain power class and
- Much, much more.

Call to Receive a Newsletter. Each month the Center sends out a newsletter that provides an easy way to find out what programming is happening for seniors. It is also how you can decide what classes or events to RSVP for.

- To receive newsletters, call 323-860-7322.

The Center also have a variety of support and chat groups at the Village. For instance, each week men’s and women’s chat groups, an HIV 50+ support group and caregiver support group are offered.

The Seniors Services Department is now partnered with the City of West Hollywood and strives to create a safe, welcoming and respectful community where

Los Angeles Gay and Lesbian Center

Programs and Support To Help LGBT Seniors Thrive

lesbian, gay, bisexual and transgender seniors can learn, connect, build friendships, and thrive!

You are not alone. The Center also offers case managers who can help people connect to services or programs that will benefit them. Whether the person needs help finding a food program or getting connected to services at the Center case managers can help you.

- If you would like to talk to a case manager, please call Julia at: 323-860-7395.

The Center supports the Gay and Lesbian Community. The L.A. Gay & Lesbian Center (Center) provides a broad array of services for the lesbian, gay, bisexual, and transgender (LGBT) community, welcoming nearly a quarter-million client visits from ethnically diverse youth and adults each year. Established 43 years ago, the Center is the largest LGBT organization in the world with over 400 staff and five sites throughout Los Angeles.

The Center has an array of programs including: our health clinic now offers lesbian, transgender and general health care and continues to provide care for those living with HIV/AIDS, our SPIN program is actively preventing teen suicide in our local schools and our cultural arts department is winning awards with innovative plays and continues to exhibit cutting edge art in our gallery.
Eligible for a Rent Registration Fee Rebate?

Tenants in rent stabilized apartments could be eligible to receive a rebate for their portion of the annual rent registration fee.

Applicants must be:

- At least 62 years old, or disabled,
- Meet the income standards below:

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Maximum Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-person</td>
<td>$28,550</td>
</tr>
<tr>
<td>2-person</td>
<td>$32,600</td>
</tr>
<tr>
<td>3-person</td>
<td>$36,700</td>
</tr>
<tr>
<td>4-person</td>
<td>$40,750</td>
</tr>
<tr>
<td>5-person</td>
<td>$44,050</td>
</tr>
</tbody>
</table>

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 with the 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:

- www.weho.org/rsh
- West Hollywood City Hall
  Rent Stabilization Counter, 1st Floor
  8300 Santa Monica Boulevard
  West Hollywood, CA 90069

The 3-year window for which rebates are now available begins September 2010 and ends August 2013. The filing deadline for this time period is August 31, 2014.

If you received a rebate in the past, you do not need to submit a new application, but you must confirm your ongoing 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.

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 or other non-profit housing providers, and tenants in units with a certificate of occupancy dated July 1, 1979 or later are not eligible for the rebate. Their landlords do not charge them the $5, so the City cannot issue a rebate.