2020 BUILDING BLOCKS

SECURITY DEPOSIT INTEREST RATE IS 0%

The RSO requires tenants be paid interest on security deposits by January 31 of each year in an amount based on the interest rate paid by local banks for regular savings accounts. The Rent Stabilization Regulations determined 0% to be the 2019-2020 interest rate for landlord-held deposits. No interest payments must be made on security deposits held during 2019.

Annual Community Conversations on Housing

The City hosts two annual community conversations on housing to provide information on current housing programs and listen to community members’ thoughts and concerns. All are invited to the conversations taking place on:

FEB. 5, 2020 | 7PM
West Hollywood Library Community Meeting Room
625 N. San Vicente Blvd.

FEB. 19, 2020 | 7PM
Plummer Park CommunityCtr. Rms. 5 & 6
7377 Santa Monica Blvd.

THE EVENTS ARE FREE. Light refreshments will be provided.

Eligible for a Registration Fee Rebate?

If you live in a rent stabilized apartment, are at least 62 years old or disabled, and meet HUD’s very low income standards (one person household: $33,950; two person household: $38,800) you may be eligible for a rebate of your portion of the RSO annual program fee.

Currently, the RSO fee is $144 per unit per year. Landlords are allowed to pass through one-half of the fee ($72) to each tenant household. The $72 is pro-rated over 12 months, resulting in a $6 monthly rent surcharge per unit. The annual program fee is not considered rent, and must be subtracted from the monthly charge for the unit before applying a rent increase.

For more information on the annual fee and applying rent increases visit the City’s website.

(continued on Page 2)

FIRE SAFETY: Property Owners Must Inspect Fire Alarms Each Year

State law requires every rental unit to have a working smoke alarm. Landlords, or their agents, are allowed to enter your rental unit for the purpose of installing, repairing, testing, or maintaining a smoke alarm.

Tenants must allow entry with 24 hour written notice. Tenants are responsible for notifying landlords of an inoperable smoke alarm and for allowing a landlord entry to their unit when requesting to enter for this purpose.

For more information: contact the Rent Stabilization Division at (323) 848-6450.
City Exploring Proactive Code Enforcement of RSO Properties

SEPTEMBER 23, 2019

City Council directed staff to develop regular inspections of common areas at buildings built before July 2, 1979, including building exteriors, garages, hallways, lobbies, and rooftops.

This coming year, staff will present recommendations to the Rent Stabilization Commission before returning to City Council with a proposed program, including a proposed budget and staffing plan.

New Property Maintenance Standards

DECEMBER 16, 2019

City Council adopted new property maintenance and vacant property requirements.

New Requirements:

• Providing safe and adequate heating in every dwelling;
• Deeming units uninhabitable if lacking potable water, hot water, heat source, electricity or gas for more than 72 hours; and
• Adoption of the California Health and Safety Code as it relates to substandard building conditions.

For more information contact the Code Compliance Division at (323) 848-6375.

Registration Fee Rebate

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.

The 3-year window for rebates now available begins September 2016 and ends August 2019. The filing deadline is August 31, 2020.

How does the Californian Tenant Protection Act apply in West Hollywood?

On January 1, 2020, AB1482, the “California Tenant Protection Act,” took effect creating a statewide rent cap and providing tenant protections in properties built 15 years ago or older.

This new law does not apply to any rentals subject to the West Hollywood Rent Stabilization Program. Further, the tenant protections in the West Hollywood RSO apply to all rentals in West Hollywood regardless of when the property was built or how many units are on the property.

Remember ALL rental units in West Hollywood are subject to the Just-Cause Eviction, Tenant Harassment, and Relocation fees for No-Fault Eviction protections. For more information visit www.weho.org/rent.

For more information visit www.weho.org/rent
Community Announcements

Census 2020: BE COUNTED!

The next census will take place on April 1, 2020, and the United States Constitution mandates every person living in the City be counted!

Counting everyone is important! The United States government allocates funds based on total population count. Not counting everyone in West Hollywood will reduce the amount of federal funding allocated in the community. Undercounting the number of people in West Hollywood could lead to less funding for education, mental health, services for seniors and other important community resources. Thus, it is imperative each one of us get counted.

In 2020, express yourself and BE COUNTED!

There is, however, an additional impact from an improper count. Population counts are also used to determine the number of Congressional seats a state is assigned. As Americans, we enjoy freedoms, rights and responsibilities that are the envy of many citizens around the world. Our republican system of government and democracy, while imperfect, are great examples of civic maturity. Completing the census survey, which will be available online March 13, 2020 is a great opportunity to tell the federal government who we are and what we look like.

Please take a moment and visit the City of West Hollywood’s Census 2020 initiative at www.weho.org/census 2020.

Be part of this exciting initiative and become a City Census 2020 Ambassador.

Coming Soon: New Proof of Residency Requirements for Parking Permits

The City of West Hollywood is in the process of updating its proof-of-residency requirements for parking permits. To receive a Resident Annual, Guest Annual, and Visitor Pass parking permit, residents will need to provide the following:

(1) form of Photo Identification
   • Current Driver License, California Identification Card, or US Passport
(2) Proof of Residency (one A and one B)
   • A: Residential Proof of Residency Current lease or rental agreement (must be fully executed and signed by landlord and tenant); or title, deed, or escrow documents.
   • B: Utility Bill from last 30 days
     Gas, electric, water, internet, cable, or home security service. Mobile (cell) phone bills are not accepted.

In addition to the above, Resident Annual parking permits require proof of current California vehicle registration.

Contact Parking Services at permitparking@weho.org or visit City Hall during regular business hours for permits and questions.

CalFresh puts food on your table

CalFresh is a monthly benefit helping buy food. Use CalFresh at over 60 grocery stores, food retailers, restaurants and farmers markets in and around West Hollywood:
- A single person may qualify for up to $192 monthly
- SSI recipients can now apply
- Benefits automatically load onto CalFresh card
- Use at supermarkets and restaurants

TO APPLY call the West Hollywood Comprehensive Service Center/JFS at (323-851-8202) or visit:
- Plummer Park: Tues, 10am - 12pm, Thurs, 1pm - 4pm
- West Hollywood Library / JVS: Mon 2-4pm, Wed 2-4pm

www.weho.org/calfresh
Third-Party Checks and Section 8

The Rent Stabilization Ordinance requires landlords accept third-party checks from agencies receiving funds from the City. State law now expands this requirement to include the Housing Choice Voucher (Section 8) Program.

California AB 2219 requires landlords accept rent payments from a third-party, if the payor provides a signed acknowledgment they are not currently a tenant at the property and acceptance of the rent does not create a new tenancy with the third-party.

Effective January 1, 2020, SB 329 prohibits discrimination against tenants using Section 8 housing vouchers. State fair housing law had prohibited discrimination based on source of income, but until SB 329 this did not include Section 8 vouchers.

To report discrimination, contact the discrimination, contact the Housing Rights Center at (800) 477-5977 or the California Department of Fair Employment and Housing at (800) 884-1684 or www.dfeh.ca.gov.

For other questions contact the Rent Stabilization office at (323) 848-6450.

Tenant Habitability Plan Required for Seismic (Earthquake) Retrofitting

Before a building permit for seismic (earthquake) retrofitting can be issued for an occupied residential building, property owners must demonstrate how tenants will not be impacted during construction.

The first step is to determine if a full THP is needed. To do this, the building permit applicant must fill out a THP Checklist. Based on the checklist, if no additional information is required, the applicant signs agreeing to abide by the habitability conditions of construction, and a building permit can be issued. If a THP is required, the applicant must submit all required documentation to the Rent Stabilization and Housing Division. Tenants will receive a copy of the approved THP.

A THP helps ensure building renovations are done in ways minimizing disturbances to in-place tenants; however, construction work will always have some disruption. Depending on the work proposed, the THP could require tenants to be temporarily located to a hotel or other housing, and other actions limiting impacts. More information on THPs is available at www.weho.org/rent.