

Rent Stabilization Update

January 2014



Effective January 1, 2014, Rushmore Cervantes has been appointed by Mayor Eric Garcetti to serve as the Interim General Manager of the Los Angeles Housing and Community Investment Department (HCIDLA).

INTEREST ON SECURITY DEPOSITS

The interest rate for tenant security deposits in 2014 is **.18%**. Alternatively, the landlord may provide the tenant a copy of the bank statement and pay the actual rate of interest earned.

ANNUAL ALLOWABLE RENT ADJUSTMENT

The annual allowable rent increase for rental units subject to the Rent Stabilization Ordinance (RSO) for the fiscal year from July 1, 2013 through June 30, 2014 is **3%**. (LAMC 151.07A.6)

RSO REGISTRATION PAYMENTS DUE NOW

Landlords have until the end of January to pay their annual Rental Unit Registration fees online, by mail or at any HCIDLA Public Information Counter. The billing payments portal link is www.HCIDLABill.org. Online payments are convenient and allow landlords to immediately obtain and print their annual Registration Certificates.

TENANT RELOCATION ASSISTANCE AMOUNTS FOR 2014

The amount of required relocation assistance due for no-fault evictions depends on whether the tenant is an Eligible or Qualified tenant, the length of tenancy, and the tenant's income. In accordance with Sections 151.09.G and 151.06.D of the RSO, the required relocation assistance amounts effective July 1, 2013 through June 30, 2014 are:

| | Tenants with Less Than 3 Years | Tenants with 3 or More Years | Income Below 80% of Area Median Income* | Evictions for Owner Occupancy in "Mom & Pop" Properties |
|-------------------------|--------------------------------|------------------------------|---|---|
| Eligible Tenant | \$ 7,600 | \$ 10,050 | \$ 10,050 | \$ 7,350 |
| Qualified Tenant | \$ 16,100 | \$ 19,000 | \$ 19,000 | \$ 14,750 |

Note: "Qualified tenants" include senior citizens and disabled tenants as well as households with a minor dependent child. All other tenants are "Eligible" tenants.

2014 HUD Low Income Limits for Los Angeles

| 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| \$46,650 | \$52,200 | \$58,700 | \$65,200 | \$70,450 | \$75,650 | \$80,850 | \$86,100 |

6640 VAN NUYS BLVD.
VAN NUYS, CA 91405

2215 N. BROADWAY AVE.
LOS ANGELES, CA 90031

690 KNOX ST., SUITE 125
LOS ANGELES, CA 90502

3550 WILSHIRE BLVD.
15TH FLOOR
LOS ANGELES, CA 90010

8475 S. VERMONT AVE.
2ND FLOOR
LOS ANGELES, CA 90044

1645 CORINTH AVE.
SUITE 104
LOS ANGELES, CA 90025



Eric Garcetti, Mayor
Rushmore Cervantes, Interim General Manager

A lower amount of relocation assistance is required for evictions for owner occupancy for **“Mom and Pop” properties**. “Mom and Pop” landlords may own no more than four residential units and a single-family house in the City of Los Angeles. (LAMC 151.30.E) These landlords may pay a lower amount in order to evict for occupancy by the landlord, or the landlord’s spouse, children, parents, grandparents, or grandchildren. Use of this provision is limited to once every three years.

A landlord may appeal a tenant’s eligibility for higher levels of relocation assistance based on the tenant’s income, age, length of tenancy, family status or disability. The fee to file an appeal is \$200 per rental unit to cover the administrative costs of the appeal hearing. (Ordinance 181744)

LANDLORD-TENANT INFORMATION WORKSHOPS CONTINUE!



To kick off the New Year, the HCIDLA invites the public to attend the **FREE RSO Basics and Updates Workshop** this month! Come learn about the Los Angeles Rent Stabilization Ordinance (RSO). RSVP online at www.hcidla.lacity.org/RSOworkshops or call (213) 928-9075. Monthly workshops will be scheduled throughout the year. Please check out our website for our full 2014 schedule at www.hcidla.lacity.org.

Tuesday, January 14th @ 2:00PM

1200 W. 7th Street, LA 90017

Thursday, January 16th @ 10:30AM

6640 Van Nuys Blvd, Van Nuys 91405

Tuesday, January 21st @ 10:00AM

690 Knox Street, Suite 125, Torrance
90502

Tuesday, January 23rd @ 2:00PM

1645 Corinth Avenue, Room 200, LA 90025

Wednesday, January 29th @ 6:30PM

1200 W. 7th Street, LA 90017

(This Session will be in Spanish/Español)

“DROP-IN” SESSIONS OFFERED MONTHLY

“Drop-In” sessions to help landlords and tenants with applications and RSO questions are offered on the first Tuesday of the month, to help with issues such as calculating the annual allowable rent increase, interest on tenants’ security deposits, filing Declarations of Intent to Evict, removing properties from the rental housing market, or filing complaints. The first drop-in session is Tuesday, January 7th from 2:00 to 4:00PM at 1200 W. 7th Street, LA 90017. All workshops are free of charge; however, to ensure adequate seating, participants should reserve a space at least one week in advance by calling (213) 928-9075 or online at www.hcidla.lacity.org/rsoworkshops.

FAIR HOUSING RIGHTS CLINICS to assist with questions regarding disability and housing discrimination in rental property are held at HCIDLA’s West Regional Office on the 2nd Tuesday of every month from 10:00 a.m. to 12:00 noon and at the CD-8 Constituent Center every Monday from 9:00 a.m. to 12:00 noon.

JOIN OUR E-MAIL LIST - To sign up for our e-newsletter mailing list, enter your email address at <http://hcidla.lacity.org/lahdnewsletter>. A variety of RSO bulletins and forms including, an interactive Capital Improvement Application form, are available for download at <http://hcidla.lacity.org>.