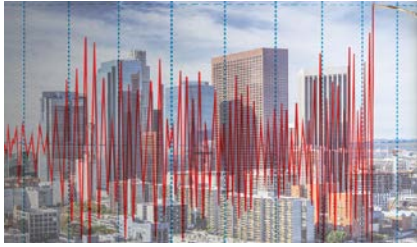


JULY 2016



SEISMIC RETROFIT PROGRAM

The Los Angeles City Council adopted the Seismic Retrofit Work Ordinance which became effective on February 12, 2016. This Ordinance limits the proportion of costs related to mandatory seismic retrofitting that can be passed from owners to their tenants to 50% of the total cost of the work required by the Earthquake Hazard Reduction Ordinance (EHRO) effective November 22, 2015.

Since renovation work may result in temporary or permanent displacement of tenants, the Los Angeles Department of Building & Safety's plan check process requires a Tenant Habitability Plan (THP). A THP or THP Waiver is required to file an application for cost recovery of up to 50% of the total seismic retrofit work cost. Landlords may increase tenant rent up to \$38 per month for 120 months upon approval by the Los Angeles Housing + Community Investment Department (HCIDLA).

Additional information regarding the Seismic Retrofit Ordinance:

	<p>For the necessary steps to obtain permits including clearances and required documentation to initiate the retrofit, contact the Los Angeles Department of Building & Safety:</p>		
	<p>Soft-Story Retrofit Unit</p>	<p>Office Hours</p>	
	<p>201 N. Figueroa St., Suite 890 (213) 482-SOFT (7638)</p>	<p>7:30 AM - 4:30 PM - Mon, Tues, Thu, Fri 9:00 AM - 4:30 PM - Wed</p>	
	<p>Soft-storyretrofit@lacity.org</p>	<p>http://ladbs.org/soft-story</p>	
	<p>For Tenant Habitability Plan and cost recovery applications, contact the Housing and Community Investment Department (HCIDLA):</p>		
	<p>Tenant Habitability Program Unit</p>	<p>Cost Recovery Applications & RSO Information:</p>	
	<p>(213) 252-1464</p>	<p>(866) 557-RENT (7368)</p>	
	<p>hcidla.code.seismic@lacity.org</p>	<p>hcidla.rso@lacity.org</p>	
	<p>http://hcidla.lacity.org/tenant-habitability-program</p>	<p>http://hcidla.lacity.org</p>	

ANNUAL ALLOWABLE RENT ADJUSTMENT

The annual allowable rent increase for rental units subject to the Rent Stabilization Ordinance (RSO) for fiscal year from July 1, 2016 through June 30, 2017 is **3%**. (LAMC 151.07A.6)

TENANT RELOCATION ASSISTANCE AMOUNTS

No-fault evictions under the RSO require the payment of relocation assistance. The amount of relocation assistance depends on whether the tenant is an Eligible or Qualified tenant, the length of tenancy, and the tenant's income.

Relocation Assistance Amounts - July 1, 2016 through June 30, 2017

	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	\$ 7,900	\$ 10,400	\$ 10,400	\$ 7,600
Qualified Tenant	\$ 16,650	\$ 19,700	\$ 19,700	\$ 15,300

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

2016 HUD Low Income Limits for Los Angeles

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$48,650	\$55,600	\$62,550	\$69,450	\$75,050	\$80,600	\$86,150	\$91,700



A lower relocation assistance payment 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)

TENANT RELOCATION ASSISTANCE FEES

The following fees must be paid by landlords seeking to evict tenants from RSO units for no-fault reasons, as well as landlords who issue a Notice to Terminate Tenancy for any rental unit in the City of Los Angeles for a condo conversion or demolition. Through the Tenant Relocation Assistance Program, the HCIDLA contracts with a relocation services consultant to assist displaced tenants in relocating to new housing. No-fault evictions in RSO units also require the filing of a Landlord Declaration of Intent to Evict with the HCIDLA.

TENANT RELOCATION ASSISTANCE PROGRAM FEES EFFECTIVE JULY 1, 2016			
TYPE OF FEE	AMOUNT PER UNIT	REQUIRED FOR	TYPE OF EVICTION
Relocation Services Application Fee (\$447)	$\$447 + \$62 = \$509$	Mandatory Relocation Services in Order to evict an “Eligible” tenant for no-fault reasons.	No-fault evictions in RSO units.
Administrative Fee (\$62)			Evictions from ANY Los Angeles rental unit for condo conversions or demolitions, regardless of the rental unit’s RSO status.
Relocation Services Application Fee (\$718)	$\$718 + \$62 = \$780$	Mandatory Relocation Services in order to evict a “Qualified” tenant for no-fault reasons.	No-fault evictions in RSO units.
Administrative Fee (\$62)			Evictions from ANY Los Angeles rental unit for condo conversions or demolitions, regardless of the rental unit’s RSO status.
Demolition Monitoring Administrative Fee	\$45	Clearance of a demolition permit.	Evictions from ANY Los Angeles rental unit for condo conversions or demolitions, regardless of the rental unit’s RSO status or whether the unit is occupied.
Relocation Assistance Dispute Resolution Fee	\$200	Appeal of tenant relocation amount in order to have the matter adjudicated by a Hearing Officer.	No-fault evictions in RSO units.
			Evictions from ANY Los Angeles rental unit for condo conversions or demolitions, regardless of the rental unit’s RSO status.
Owner Occupancy and Resident Manager Eviction Administrative Fee	\$75	Filing Landlord Declaration in order to evict tenants in RSO units.	Eviction for occupancy by owner, family or a resident manager in RSO units.



FREE LANDLORD/TENANT WORKSHOPS

Don't miss this year's FREE landlord/tenant workshops. A different topic is offered each month, and workshops are presented at several times and locations throughout the City.

2016 LANDLORD-TENANT INFORMATIONAL WORKSHOP SCHEDULE & TOPICS PLEASE CALL (213) 928-9075 TO RSVP.	WILSHIRE 3550 WILSHIRE BL. 15 TH FLOOR 2 ND WEDNESDAY 2:00 PM	SOUTH 690 KNOX ST. 2 ND TUESDAY 10:00 AM	GARLAND 1200 W. 7 TH ST. 3 RD WEDNESDAY 6:30 PM	VALLEY 6640 VAN NUYS BL. 3 RD THURSDAY 10:30 AM	WEST L.A. 1645 CORINTH AV. ROOM 200 4 TH TUESDAY 10:30 AM	EN ESPAÑOL GARLAND 1200 W. 7 TH ST. LAST THURSDAY 6:30 PM
JULY: RSO BASICS & UPDATES	JULY 13	JULY 12	JULY 20	JULY 21	JULY 26	JULY 28
AUGUST: OVERVIEW OF RSO ALLOWABLE RENT INCREASES & ADJUSTING LOW RENTS	AUG. 10	AUG. 9	AUG. 17	AUG. 18	AUG. 23	AUG. 25
SEPTEMBER: "ELLIS" EVICTIONS & REQUIREMENTS FOR REMOVING RENTAL UNITS FROM THE HOUSING MARKET	SEPT. 14	SEPT. 13	SEPT. 21	SEPT. 15	SEPT. 27	SEPT. 29
OCTOBER: SEMINAR ON FAIR HOUSING & PETS IN RENTAL HOUSING	OCT. 12	OCT. 11	OCT. 19	OCT. 20	OCT. 25	OCT. 27
NOVEMBER: SEISMIC RETROFIT PASS-THROUGHS	Nov. 9	Nov. 8	Nov. 16	Nov. 17	Nov. 22	-----
SPECIAL DECEMBER SCHEDULE	WISHIRE 3550 WILSHIRE BL. 15 TH FLOOR 2 ND THURSDAY 2:00 PM	SOUTH 690 KNOX ST. 1 ST TUESDAY 10:30 AM	GARLAND 1200 W. 7 TH ST. 1 ST THURSDAY 6:30 PM	VALLEY 6640 VAN NUYS BL. 2 ND TUESDAY 10:30 AM	-----	-----
DECEMBER: RSO & SCEP EXEMPTIONS	DEC. 8	DEC. 6	DEC 1	DEC. 13	-----	-----

"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, assisting with questions 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. To reserve, please call (213) 928-9075 at least one day in advance and let us know the issue you need help with.

FAIR HOUSING RIGHTS CLINICS

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-9 Office located at 4301 Central Ave., Los Angeles 90011 every Tuesday and Thursday 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/newsletter/signup>. A variety of RSO bulletins and are available for download at <http://hcidla.lacity.org>.

<p><u>Central (Wilshire) Regional Office</u> 3550 WILSHIRE BLVD., 15TH Floor LOS ANGELES, CA 90010</p>	<p><u>East Regional Office</u> 2215 N. BROADWAY LOS ANGELES, CA 90031</p>	<p><u>South Regional Office</u> 690 KNOX ST., Suite 125 LOS ANGELES, CA 90502</p>	 <p>Eric Garcetti, Mayor Rushmore D. Cervantes, General Manager</p>
<p><u>CD-8 Satellite Office</u> 8475 S. VERMONT AVE., 2ND Floor LOS ANGELES, CA 90044</p>	<p><u>West Regional Office</u> 1645 CORINTH AVE., Suite 104 LOS ANGELES, CA 90025</p>	<p><u>North (Valley) Regional Office</u> 6640 VAN NUYS BLVD. VAN NUYS, CA 91406</p>	
<p>P.O. BOX 17280. LOS ANGELES. CA 90017-0280 - (866) 557-RENT - (866) 557-7368 - HTTP://HCIDLA.LACITY.ORG</p>			