

November 2024 | Issue No. 3

RENTAL RIGHTS NEWSLETTER

City of Glendale



Welcome to the November Edition of the Rental Rights Newsletter!

As we embrace the season of gratitude and gather for Thanksgiving, we want to express our appreciation for the Glendale community's continued support and engagement with the Rental Rights Program. In this issue, we're sharing important updates from recent City Council discussions and reminders to help everyone prepare for the months ahead. We're grateful to be part of a community that values housing stability —wishing you all a warm, safe, and joyful holiday season.

For more information

As always, our team is here to answer your questions about renting in Glendale. You can call us at **818-548-3706** or email us at **Rent@GlendaleCA.gov**. We're here to help with anything related to renting and can connect you with other resources if needed.

Translations

For our non-English speaking community members, we offer resources in Armenian and Spanish.

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Español

Por favor, haga clic en el botón de abajo para acceder a la versión en español de este boletín.

Español

RECENT UPDATES

In this month's updates, we're focusing on recent adjustments to fair market rents (FMRs), which influence not only rental assistance levels for programs like Section 8 but also relocation fees for tenants. We encourage tenants and landlords to review these new rates, as they may affect program eligibility and the financial support available during relocation.

Fiscal Year 2025 Fair Market Rents

Fair Market Rents (FMRs) are rental rate benchmarks set by the U.S. Department of Housing and Urban Development (HUD) each year to reflect the cost of modest, non-luxury rental housing in different regions. These rates are crucial for determining eligibility and assistance levels for housing programs, including rental vouchers and relocation fees. Recently, HUD released the updated Fiscal Year 2025 FMRs for the Los Angeles-Long Beach-Glendale, CA Metro Area, which cover all bedroom sizes. These updates aim to match the current rental landscape, ensuring that assistance programs can better support tenants facing rising housing costs. The new FMRs play an important role in ensuring that housing assistance remains effective and responsive to local rental conditions.

Fiscal Year 2025 FMR Los Angeles

Year	Studio	1	2	3	4
2025	\$1,856	\$2,081	\$2,625	\$3,335	\$3,600

California Alternate Rates for Energy (CARE)

In recent updates, tenants and landlords are encouraged to explore the California Alternate Rates for Energy (CARE) program, which offers substantial savings on energy bills for eligible households. The CARE program provides a discount of up to 20% on monthly gas bills, making it an invaluable resource as energy usage increases in the colder months. To qualify, households must meet specific income requirements or be enrolled in certain public assistance programs. This program is open to both homeowners and renters, and it's especially beneficial for low-income residents, helping them manage energy costs while keeping their homes warm. Signing up is quick and easy, so if you or your tenants may qualify, now is a great time to take advantage of these savings.

To apply visit: <https://www.socalgas.com/billing-payment/assistance-programs/california-alternate-rates-for-energy>

For future updates and how these changes might affect you, please visit [GlendaleRentalRights.com/news](https://www.GlendaleRentalRights.com/news).

SPOTLIGHT

Winter-Ready Homes

As temperatures drop, preparing homes for winter becomes essential for both comfort and safety. For landlords, this season is the perfect time to inspect heating systems to ensure they're functioning efficiently, check windows and doors for drafts, and assess insulation to keep the cold out. Simple maintenance now can prevent more costly repairs later and keeps tenants safe and warm during the colder months.

For tenants, small adjustments can make a big difference. Lowering thermostat settings when away, sealing drafty areas with weather stripping, and using energy-efficient lighting can all help reduce energy bills while keeping the home cozy.

For Landlords:

- **Heating System Checkups:** Inspect and service heating systems to ensure they're operating safely and efficiently. A well-maintained furnace or boiler can help avoid mid-winter breakdowns and keep energy costs down.

For Tenants:

- **Reduce Heat Loss:** Use draft stoppers for doors and heavy curtains on windows to minimize heat loss. This can help keep your living space warm and cut down on energy costs without relying solely on the heating system.
- **Be Mindful of Thermostat Settings:** Lowering the thermostat a few degrees when away or at night can conserve energy while still keeping the home comfortable. Consider layering with blankets or warm clothing to reduce the need for high heat settings.

These winter preparation steps benefit both tenants and landlords by creating a more comfortable, efficient, and secure home environment. Proactive maintenance and small adjustments can go a long way in keeping homes warm and safe all winter long.



Question of the Month



¿Pueden los propietarios requerir que los inquilinos tengan seguro de arrendatario en Glendale?

In Glendale, landlords have the option to require renters insurance for tenants as a part of their lease agreement. Here's an overview of how this requirement typically works, including what renters insurance covers, how landlords can enforce it, and what tenants should know.

Renters Insurance Requirements: Landlords are legally permitted to include renters insurance as a lease requirement unless restricted by local ordinances, which is not currently the case in Glendale. If the lease specifies this requirement, tenants are obligated to obtain a policy that meets the coverage standards set by the landlord.

What Does Renters Insurance Cover?

- **Personal Property:** Renters insurance primarily protects a tenant's personal belongings against damage or loss due to events such as fire, theft, or water damage.
- **Liability Protection:** Many policies also include liability coverage, which can help protect tenants financially if someone is injured in their rental unit.
- **Additional Living Expenses:** Some policies cover temporary housing costs if a tenant's unit becomes uninhabitable.

Landlord's Disclosure Responsibilities: If a landlord requires renters insurance, they must:

- Clearly state the requirement and coverage minimums in the lease.
- Inform tenants of any deadlines for obtaining insurance and proof submission requirements, such as showing an active policy before moving in.

Enforcement and Lease Violations: If a tenant fails to obtain renters insurance when it is required by the lease, the landlord may:

- Issue a formal notice requesting compliance.
- Treat it as a lease violation, which could potentially lead to eviction if the tenant does not comply within a given period.

Benefits for Tenants: Renters insurance offers financial protection that can benefit tenants in the event of a covered incident. It provides a safeguard for personal belongings and liability that can help tenants avoid unexpected costs in emergencies.

Disclaimer: The information provided here is intended as a general guideline based on California law and is not a substitute for professional legal advice. Laws and regulations can vary by location and may change over time. It's important to conduct your own research or consult with a qualified attorney to understand the current laws applicable to your specific situation. This content is designed to serve as a starting point and should not be considered definitive legal guidance.

RESOURCES & SUPPORT

Resource Highlight

This month's resource highlight is **Catholic Charities of Los Angeles**, a nonprofit organization dedicated to serving vulnerable communities throughout Glendale and the greater Los Angeles area. Catholic Charities provides a range of support services, from emergency assistance with food and shelter to comprehensive case management for families and individuals facing housing instability. With a mission rooted in compassion and service, Catholic Charities offers resources that enhance self-sufficiency and improve quality of life for those in need.

One standout program is Catholic Charities' Emergency Assistance Program, which provides food, rent, and utility assistance for low-income families and individuals facing temporary hardships. They also offer immigration services, mental health counseling, and job training programs to help clients build a stable foundation for the future.

For more information on services, or to find out how you can support Catholic Charities' work, contact their Glendale office at **(213) 251-3400** or visit their website for additional resources.

Please use the link below for more valuable resources like Catholic Charities.

[Resources](#)

Stay Connected

This is an official publication of the City of Glendale Rental Rights Division.

For inquiries, comments and concerns regarding this Newsletter, please email **Rent@GlendaleCA.gov** or call **818-548-3926**.

Thank you for reading our newsletter! We appreciate your interest.

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