

December 2024 | Issue No. 4

RENTAL RIGHTS NEWSLETTER

City of Glendale



Welcome to the December Edition of the Rental Rights Newsletter!

Happy Holidays from all of us at the City of Glendale! This season is a time for togetherness, reflection, and planning for the future. As we celebrate the year's accomplishments, we're excited to share updates, resources, and helpful tips to keep your home safe and warm this winter.

Whether you're a tenant or landlord, we're here to support you and make the holiday season bright. Best wishes for a joyful, peaceful, and prosperous New Year!

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.

Հայերեն

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Հայերեն

Español

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

Español

RECENT UPDATES

As we wrap up 2024, we're looking at key developments that shaped housing policies across California. From decisions at the ballot box to new state laws and investigations, these updates underscore the ongoing efforts to address housing affordability.

Proposition 33

On **November 5, 2024**, California voters rejected **Proposition 33**, a measure that sought to expand local governments' authority to enact rent control on residential properties. The proposition failed with **62% voting against it**, maintaining the current limitations on rent control policies.

Housing Law Enforcement

In **September 2024**, Governor **Gavin Newsom** signed a package of **32 housing bills** aimed at strengthening enforcement of state housing laws. One significant aspect empowers the **California Attorney General** to impose civil penalties of up to **\$50,000 per month** on cities or counties that fail to meet housing plan requirements. Other significant changes include **Assembly Bill 2747** and **Assembly Bill 2801**, introducing key protections for tenants:

- **AB 2747**: Requires landlords to offer tenants the option to report positive rental payments to credit agencies, helping tenants build credit.
- **AB 2801**: Enhances transparency in security deposit use, mandating photo documentation of unit conditions and limiting deductions only deduct amounts necessary to restore a unit to its original condition, excluding normal wear and tear.

Section 8 Voucher Discrimination Investigations

A recent undercover investigation uncovered widespread **discrimination against Section 8 housing voucher holders** by more than **200 landlords** in California, including prominent real estate firms. The findings prompted the filing of complaints

with the **California Civil Rights Department**, seeking penalties for violations of state laws prohibiting such discriminatory practices.

Holiday Tree Lighting Ceremony



Join us for this year's City Hall Tree Lighting, a festive evening of holiday cheer, community spirit, dazzling lights, local performances, and a special visit from Santa! Bring a new, unwrapped toy for the Cram-A-Classic Toy Drive to brighten the holidays for underserved children. Celebrate the season and spread joy together!

December 4, 2024 6:00 PM
City Hall Perkins Plaza
613 E. Broadway
Glendale, CA 91206

SPOTLIGHT

MAKING YOUR HOME HOLIDAY-READY

The holiday season is a time to create warm and welcoming spaces, whether you're hosting gatherings or enjoying quiet nights in. Here are some tips to ensure your home is festive, functional, and safe:

For Tenants:

- **Decorate Safely:** Use damage-free hooks or adhesive strips to hang decorations and avoid nails or tape that could harm walls.
- **Energy Efficiency:** Opt for LED holiday lights to save energy and reduce fire risks. Remember to turn off lights when not in use.
- **Be Neighborly:** Keep music and gatherings at a reasonable volume to maintain good relations with neighbors.

For Landlords:

- **Inspect Common Areas:** Ensure hallways, entryways, and other shared spaces are well-lit and clear of holiday clutter to prevent accidents.
- **Seasonal Maintenance:** Check outdoor lights and pathways for safety, especially if holiday decorations are used.
- **Encourage Communication:** Remind tenants to report any maintenance needs ahead of holiday gatherings.

A little planning and attention to detail can make the holiday season enjoyable for everyone in the community!



Question of the Month



What should you do if your heating system isn't working during the winter?

A functioning heating system is essential during the colder months. If your heater stops working, here are the steps you can take to address the issue:

1. **Notify Your Landlord:** Report the problem in writing immediately, detailing the issue and its impact. Email or a written letter is best for keeping a record of the communication.
2. **Understand Your Rights:** California law requires landlords to maintain safe and habitable living conditions, including providing adequate heating.
3. **Temporary Solutions:** While waiting for repairs, use safe heating alternatives such as space heaters or extra blankets. Avoid unsafe practices like using an oven for heat.
4. **Contact Code Compliance:** If your landlord refuses to address the problem or delays repairs unreasonably, you can report the issue to Glendale's Code Compliance division by calling **818-548-3700**. They can enforce local housing standards and ensure landlords meet their legal obligations.

RESOURCES & SUPPORT

Resource Highlight

This month, we're highlighting Project New Hope, a nonprofit organization dedicated to providing safe, affordable housing and supportive services to low-income individuals and families. Based in Glendale, Project New Hope works to

promote self-sufficiency and dignity through a range of programs tailored to meet the unique needs of its residents.

Services Offered:

- **Affordable Housing:** Permanent and transitional housing options designed to foster stability and independence.
- **Supportive Programs:** Services include vocational training, personal development opportunities, and wellness programs.

For more information on services contact their Glendale office at **818-546-8929**.

[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.

City of Glendale - Community Development Department

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