

April 2, 2017

232 Avenue 64  
Pasadena, CA 91105

RE: Tenant Protection Ordinance on April 3 agenda (item 7)

Honorable Mayor and Members of the City Council:

It is with great pleasure and relief that I read the staff report on this effort ten days ago and saw the EdTech Committee recommend its approval. I was also pleased that the representative of the apartment owners association also recommended approval.

It has been two years since we, members of the Greater Pasadena Affordable Housing Group, were informed by Fuller staff and students that they were not receiving the relocation payments promised in the City's Tenant Protection Ordinance. It was astonishing to learn from the Housing Staff that Fuller was fully within their rights to evict their without payments because of an innocent-sounding sentence in the 2004 ordinance that landlords forced into the ordinance at the last minute (the City Council meeting.) (This understanding of the matter came to us from the Housing Department staff back in 2015.) Due to that sentence, we understand there have been less than a half-dozen relocation payments in thirteen years of this ordinance.

When we told Council members our concerns about a "Tenant Protection Ordinance" having virtually no benefits to tenants, City Council members also expressed shock at the time. Council reacted promptly to our protests at a public comment portion of a Council agenda in August 2015 and directed staff to fix the ordinance in September 2015. In April 2016, staff came back with a proposal to repair the ordinance; but a landlord asked what if a member of the landlord's family needs that apartment? Council asked staff to consider that concern. Now, after 12 months of study and canceled EdTech meetings, we are asking for this ordinance to be fixed again by Council's approval of the staff's recommendation.

Any additional concerns that you or landlords might have should not override the needs of low- and moderate-income tenants. Please know that the Tenant Protection Ordinance is still slated for a full review, according to the Housing Element, in the very near future (Housing Element program 16, which has a target date of 2016). The Housing Element program should include concerns that the relocation payments are much less than those in Los Angeles, concerns that tenants can be evicted without just cause, whether landlords can raise rents 50% or more, and any other matters that you uncover as part of this matter.

Low- and moderate-income tenants are being displaced by landlords who are making tremendous profits from new construction. We all thought that landlords had to help their tenants in these instances; but they have not been so required. Please show your concern for our less advantaged citizens, as you did when this came to you in September 2015, and pass this ordinance on April 3. Thank you.

Sincerely,

Darrell Cozen

04/03/2017  
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