

Martinez, Ruben

From: City Web
Sent: Friday, May 01, 2020 7:41 PM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 16 & 17

Name mei

Email

Phone

Address

City Pasadena

State CA

Zip Code 91006

Meeting Date May 4, 2020

Agenda Item Number 16 & 17

Comments

As one of the owners of the an apartment building in downtown Pasadena, we are providing housings to low to medium income people with paid gas and water .
If the rent repayment period is extended to 12 months, we will struggle with the average \$20.650 monthly operating expense to cover essential services such as onsite management fee, utilities, janitorial, disposal, plumbing, gardening, insurance, property tax, elevator maintenance, pest control, etc. On top of all these, we are experiencing long vacancies due to the Covid-19 crisis. Our rental receipts have already been impacted with surging vacancy and delinquent rents. Extending rent repayment for another 6 months will severely impede our ability to serve our tenants with basic maintenance and other services.

For landlords, losing our rents is equivalent to losing our jobs. Small property owners depend entirely on the net proceeds from rental operation for their livelihoods. They also have families to feed and expenses to cover, yet during the Covid-19 crisis, landlords have not received ANY assistance from the stimulus packages but are instead saddled with new regulations and unrecoverable economic losses. To prevent further harm to small property owners, the government should issue rent vouchers to qualified tenants.

I consent to have my comment read out Yes

loud during the
meeting.

IP Address 107.184.73.186

**User-Agent
(Browser/OS)** Google Chrome 81.0.4044.129 / Windows

Referrer <https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Saturday, May 02, 2020 3:31 PM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 16 and 17

Name Peter Ronay

Email

Phone

Address

City Pasadena

State CA

Zip Code 91101

Meeting Date May 4, 2020

Agenda Item Number 16 and 17

Comments

I strongly urge the proposed enactment be denied.
It is not a "measured response. The "cure" is worse than the disease.

1. The City is assuming significant liability if its actions are challenged on the basis of illegality.
2. It unilaterally and retroactively alters the contractual terms of all lease agreements.
3. It motivates Tenants to live virtually rent free for a minimum of 12 months plus the additional time period necessary for the landlord to seek judicial relief to regain possession. The landlord is very unlikely to ever receive the deferred rent.
4. It allows up to 12 months after the "emergency" to pay the deferred rent forcing the landlord to "fund" this deferral interest free.
5. Rent is a property right in exchange for use of the property. So the effect of the Moratorium is to take the property right of a landlord without due process while leaving Tenant in possession.
6. The intent of the proposal is to assist Tenants.
7. The long term effect is to drive landlords out of the market. This is detrimental to all Tenants as reduced supply harms all.

**I consent to have my
comment read out loud
during the meeting.** Yes

IP Address 71.93.99.131

User-Agent (Browser/OS) Google Chrome 81.0.4044.129 / Windows

Referrer <https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Saturday, May 02, 2020 5:48 PM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item Item 17

Name Ahni Dodge

Email

Phone

Address

City Pasadena

State CA

Zip Code 91104

Meeting Date May 4, 2020

Agenda Item Number Item 17

Comments

Dear Honorable Pasadena City Council. My name is Ahni Dodge, a Pasadena business teacher and landlord of 7 units. One of my tenants has been unable to pay the rent for 2 months, but they have 6 months to repay. I doubt I'll ever see a penny, but it's 6 months. Like many small businesses, I still pay the mortgage, water, gas, gardener, maintenance like new water heaters, and take care of the property for them. When they choose to respond to my emails, I learn more about their situation. I took them an Arby's roast beef lunch last week. What I ask is for the repayment period to remain at 6 months, removal of the self certification clause and for the City to bear the burden of tenant notification. Notification could be an online statement written by the City and easily accessed by the public. I appreciate your consideration. Thank you, Ahni Dodge

I consent to have my comment read out loud during the meeting.

Yes

IP Address 71.83.153.124

User-Agent (Browser/OS) Apple Safari 13.1 / OS X

Referrer <https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Sunday, May 03, 2020 6:01 PM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 16

Name James Shea

Email

Phone

Address

City Duarte

State CA

Zip Code 91010

Meeting Date May 4, 2020

Agenda Item Number 16

Comments

Dear Council members,

I am a public school teacher. My parents and I rent a few condominiums to support our retirement and children's college. We are alarmed at the proposed "Eviction Moratorium". This bill would create severe hardships for already struggling small, "mom and pop" housing providers like us. It would extend the current repayment period for past-due rent from six (6) months of the expiration of the local emergency to twelve (12) months. It would also prohibit owners from imposing any new pass-throughs or charging interest or late fees for unpaid rent during the moratorium period.

It would also halt the already lengthy eviction process for nuisance tenants, including tenants who may be conducting criminal activities at a property or are disturbing the quiet enjoyment of a property for other residents.

We, on the other hand, still have all our expenses: utilities, insurance (home, fire, EQ), HOA dues, maintenance, taxes, mortgages.

If anti-housing measures continue, people like us will have to sell out, taking our units off the market. This REDUCES the affordable housing available.

Please instead establish an emergency rental assistance fund to provide essential financial support to all affected residents struggling during these uncertain and turbulent times.

Please vote NO on the Pasadena proposed Eviction Moratorium.

**I consent to have my
comment read out
loud during the
meeting.**

No

IP Address 97.90.25.197

**User-Agent
(Browser/OS)** Google Chrome 81.0.4044.129 / Windows

Referrer <https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Sunday, May 03, 2020 6:19 PM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item Item 17

Name Helen Bunt Smith

Email

Phone

Address

City Pasadena

State CA

Zip Code 91101

Meeting Date May 4, 2020

Agenda Item Number Item 17

Comments Please vote against superseding ordinance 7359 Chapter 9.76. as this penalizes good landlords who are working with their tenants who were financially injured by the virus. I live in Pasadena and am a commercial landlord and rent one apartment. Also do not make landlords notify tenants about a possible change in the law. Not all tenants are financially effected by the virus. The ones who are injured should notify the landlord as my tenants did. I have worked with those tenants financially injured by the virus by forgiving some part of their rent as needed, and by giving all the money received from the city utilities rebate to the tenants as a credit, in part as per their need. Tenants should not be given additional ways to take advantage of their landlords, especially if they are not really financially injured. The current ordinance is sufficient to protect financially injured tenants. I am sure I am not the only landlord to voluntarily help their tenants.
Sincerely Helen Bunt Smith

I consent to have my comment read out loud during the meeting. Yes

IP Address 99.121.215.57

User-Agent (Browser/OS) Apple Safari 13.0.5 / OS X

Referrer

<https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Sunday, May 03, 2020 7:23 PM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 17

Name Simon Gibbons

Email

Phone

Address

City Pasadena

State CA

Zip Code 91107

Meeting Date May 4, 2020

Agenda Item Number 17

Comments We own 12 rental units in Pasadena, and manage other rental units in the LA County area for other owners. We understand that we all need to work together in this unprecedented situation. As you consider the proposed update to the eviction moratorium, please keep in mind that every change in legislation is a major burden on small landlords, so try to make this the last change.

The majority of our tenants have been keen to work with us, and appreciated it when we offered a 20% reduction in April's rent to help with the initial economic shock. However, we are very concerned that you propose to allow self-certification of economic impact. It doesn't seem like an unreasonable burden for a tenant to show evidence of their changed situation. Government bodies, banks and cities all require evidence, so it seems unfair that landlords have to prove their own problems, but have to accept their tenants' difficulties on trust.

I consent to have my comment read out loud during the meeting. Yes

IP Address 97.90.44.80

User-Agent (Browser/OS) Google Chrome 81.0.4044.129 / Windows

Referrer

<https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Monday, May 04, 2020 12:19 AM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 1.16

Name ShengTeh Hsieh

Email

Phone

Address

City San Gabriel

State California

Zip Code 91776

Meeting Date May 4, 2020

Agenda Item Number 1.16

Comments I own an apartment building in city of Pasadena and like to comment on proposed eviction moratorium.

I am in support of eviction moratorium during pandemic emergency shutdown. I believe it is necessary to avoid social violence. However, I also believe a balance between Landlord and Tenant's must be maintained.

We will probably facing 20% unemployment. However, with government's relief program, people unable to pay rent will drop to less then 5%. This number would be tolerable to Landlord.

However what I really concern is that if government imposes too much restriction to property owner, and gives too much incentives to tenant, tenant will be given idea that as long as he states he is affected by COVID-19, he will not need to pay rent even if he can afford to pay.

Therefore I am against the following idea in proposed ordinance:

1. Defer payment from 6 months to 12 months: It is too early to extend payment time. It would not be late if city adopts this 3 months later.
2. Requirement to modify renter document.
3. Impose owner notice requirement.

If above 3 items imposed, many tenants will be encouraged not to pay even he is able to pay.
Many Landlord could be forced out business due to serious loss of rent.

**I consent to have my
comment read out loud
during the meeting.** Yes

IP Address 107.184.73.186

User-Agent (Browser/OS) Google Chrome 81.0.4044.129 / Windows

Referrer <https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Monday, May 04, 2020 8:08 AM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item Agenda #17

Name Chuck Dunn

Email

Phone

Address

City Pasadena

State California

Zip Code 91107

Meeting Date May 4, 2020

Agenda Item Number Agenda #17

Comments Council members..The covid -19 Eviction Moratorium: Our apartment owners do not push or abuse tenants tenants into paying rent. we have instructed them into obeying the current law you passed. Please vote NO on the agenda item 17 . eviction moratorium extension. Let us all get well and or stay well.
Chuck Dunn
Vice president
Foothill Apartment Association

I consent to have my comment read out loud during the meeting. Yes

IP Address 76.174.254.162

User-Agent (Browser/OS) Google Chrome 81.0.4044.129 / Windows

Referrer <https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Sunday, May 03, 2020 4:03 PM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item New Chapter 9.76 Proposal

Name	Larry Louie
City	Pasadena
State	CA
Zip Code	91106
Meeting Date	May 4, 2020
Agenda Item Number	New Chapter 9.76 Proposal
Comments	<p>City Council.</p> <p>A tenant informed me on March 31 that they will not be paying April rent due to spouse losing her part time job as a nanny. On April 7. I did send them a letter and forms relating to Tenant Relief Measures. Notice regarding non-payment due to COVID-19 (to clarify how COVID-19 affected their payment of rent) with instructions to help clarify their situation and set up a payment plan if possible. They have not responded in any manner (May 3, 2020,) nor have I sent the any additional correspondence/requests.. Tenants also have a responsibility to respond in a timely and respectful manner. I feel that repayment should remain at 6 months and that the City of Pasadena should send out the tenant notification officially on-line and I would then send to the involved tenants as it may provide more attention/response from tenants. If you have a remedy to non-responsive tenants for support for non payment of rent. please share as I have a mortgage and expenses like many small apartment owners. Thank you for listening and responding..</p>
I consent to have my comment read out loud during the meeting.	Yes
IP Address	71.83.165.34
User-Agent (Browser/OS)	Google Chrome 81.0.4044.129 / Windows
Referrer	https://www.cityofpasadena.net/city-clerk/public-comment/

Martinez, Ruben

From: City Web
Sent: Monday, May 04, 2020 9:27 AM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 17

Name Marianne Payne

Email

City Pasadena

State CA

Zip Code 91106

Meeting Date May 4, 2020

Agenda Item Number 17

Comments Dear Council Members.

As a property owner in Pasadena for many years I want to be clear that newly proposed approaches to tenant support simply are not feasible to withstand as a property owner. We are not large landlords with hundreds or thousands of units. We are small business people who as property owners have monthly fixed obligations which cannot be met without revenue from rents.

As small property owners, we are not the government or receiving any assistance from the CARES Act programs and it is NOT right or feasible that the City of Pasadena should shift the burden from rent payers, who are receiving assistance from COVID related programs, to business people like us who are receiving no support at all. It just doesn't work.

My family has had three cases of COVID-19 directly affecting us as owners- and yet we are not eligible for any government support. The City or Federal government should provide assistance directly to rent payers and not look to self-employed property owners who are simply trying to pay their bills and CAN NOT afford to absorb the burden or these proposed obligations.

Thank you,

Marianne Dick

**I consent to have my
comment read out
loud during the
meeting.**

Yes

IP Address

204.89.11.24

**User-Agent
(Browser/OS)**

Google Chrome 81.0.4044.92 / Windows

Referrer

<https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Monday, May 04, 2020 9:47 AM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 16

Name Todd Hays

Email

Phone 717

Address

City Pasadena

State CA

Zip Code 91104

Meeting Date May 4, 2020

Agenda Item Number 16

Comments When did it become acceptable to put the entire housing burden on the backs of vulnerable senior, veteran, retired and hardworking mom-and-pop landlords? How are they going to pay for shelter, medicine, food and health insurance when their income goes away for 12 months? The people at greatest risk during this pandemic – older Americans – are being asked to sacrifice the most. How is this fair? Shame on those who take from those most vulnerable when this should be a shared solution. Vulnerable and hardworking Americans are being forced to house those in need without compensation when those more able to help are forced to do nothing. Why? Rather than helping this high-risk group in their time of need, the rental-housing burden is being placed solely on the backs of small landlords, and their backs alone. Why? Small landlords may live check to check just like tenants. To vilify and sacrifice a vulnerable segment of the American population is wrong. The sacrifice of one to save another is not a solution, it's heartless. The 5th Amendment of the U.S. Constitution prevents the government from taking private property without just compensation. Where does this all stop?

I consent to have my comment read out loud during the meeting. Yes

IP Address 174.193.195.103

User-Agent Mozilla Firefox 75.0 / OS X
(Browser/OS)

Referrer <https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Monday, May 04, 2020 10:14 AM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 17

Name	Laura Olhasso
Email	-
City	Pasadena
State	CA
Zip Code	91109
Meeting Date	May 4, 2020
Agenda Item Number	17
Comments	<p>The Pasadena-Foothills Association of Realtors strongly objects to items in the proposed changes to the current eviction moratorium.</p> <p>In these unprecedented times, we understand the need to give tenants who have truly been affected by COVID-19 protection. In fact, they have already been granted extensive protection under existing state, county and local proclamations. At the same time, there has been no consideration of the impact of the crisis on income property owners. We urge you to leave in place the 6 month, after the lifting of the emergency, repayment requirement. If the emergency continues longer than we all hope, then increase that repayment period in 30 day increments as needed. We urge to keep in place the requirement for tenants to show proof of COVID-related reasons to not pay their rent. Providers of housing are hurting too. And have bills to pay too. Keep a balance for all parts of our community.</p>
I consent to have my comment read out loud during the meeting.	Yes
IP Address	204.89.11.24
User-Agent (Browser/OS)	Google Chrome 81.0.4044.92 / Windows
Referrer	https://www.cityofpasadena.net/city-clerk/public-comment/

Martinez, Ruben

From: City Web
Sent: Monday, May 04, 2020 10:14 AM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 17

Name Leon Khachooni, Director, Foothill Apartment Association

Email

Phone

Address

City Pasadena

State CA

Zip Code 91107

Meeting Date May 4, 2020

Agenda Item Number 17

Comments Honorable Mayor Tornek and Pasadena City Council Members,
As Director of the Foothill Apartment Association my duties include answering questions for our members as well as the public. I also gather and share all relevant information, best business practices, legal ordinances, etc.
Since the stay-at-home order went into effect, I have received over a hundred calls relating to the Pasadena and State of California eviction moratorium ordinances. I interpreted both ordinances to mean that a written statement on the part of the tenant was enough proof, for the time being, to move forward deferring rents. In not one instance was there any question or complaint regarding either ordinance. I can also report that some of our members actually forgave rents in the month of April.
It is very unfortunate that a handful of landlords have misunderstood or decided to ignore the city and state ordinances. But this is no reason to implement a confusing self-certification program. Moreover, we feel the city should provide the language for tenant notification and post it publicly. Finally, we are also concerned with the unintended consequences to small business landlords if the 6-month term of repayment is extended to 12 months.

I consent to have my comment read aloud during the meeting. Yes

IP Address 24.205.174.176

User-Agent Mozilla Firefox 75.0 / Windows
(Browser/OS)

Referrer <https://www.cityofpasadena.net/city-clerk/public-comment/>

Martinez, Ruben

From: City Web
Sent: Monday, May 04, 2020 11:43 AM
To: Public Comment; City_Council
Subject: Public Comment for Meeting on May 4, 2020 about Agenda Item 17

Name Brian Abernathy

Email

Phone

Address

City Pasadena

State CA

Zip Code 91101

Meeting Date May 4, 2020

Agenda Item Number 17

Comments

I am a residential landlord, and I oppose Chapter 9.76 of the Pasadena Municipal Code entitled "COVID-19 Eviction Moratorium".

Increasing the rent repayment period from 6 to 12 months would create a hardship paying my November 2020 and February 2021 property tax installments. Last year, I experienced negative cash flow with my rental properties, and I continue to experience negative cash flow this year. I cannot imagine deferring the collection of several month's rent for one year instead of the current 6 months.

I also disagree with any self-certification of financial hardship. Self-certification offers no accountability to landlords who are already struggling to pay the expenses related to operating and keeping their rental properties. It's reasonable to require renters to prove their financial hardship.

In closing, I am fair and understanding with my residents, and they know that I'm committed to helping them stay in their apartments both now and in the future. However, expansion of the COVID-19 Eviction Moratorium is not a balanced approach to resolving the tough financial challenges we're facing in our community. Thank you.

I consent to have my comment read out loud during the meeting.

Yes

05/04/2020
Item 16 & 17

IP Address 198.101.115.146

**User-Agent
(Browser/OS)** Google Chrome 81.0.4044.129 / Windows

Referrer <https://www.cityofpasadena.net/city-clerk/public-comment/>
