

## Jomsky, Mark

---

**From:** Paul Little <Paul@pasadena-chamber.org>  
**Sent:** Friday, October 19, 2018 5:13 PM  
**To:** City\_Council  
**Cc:** Jomsky, Mark; Huang, William; Mermell, Steve  
**Subject:** Potential changes to tenant protection ordinance

**CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Good evening.

As you consider altering the current Tenant Protection Ordinance, please consider this:

1. Creating regulations in response to a single incident or action is not good policy. You may find that, in the future, the revisions are more onerous or have unintended consequences that are not easily reversed. Housing regulations need to be carefully considered, vetted by the public and your own staff and experts. Also, these 'one-off' responses have a tendency to pile up over time creating a tangling confusion of regulations that compound each other and confound your own staff and constituencies.
2. Making it more difficult to be a landlord will likely lead to the creation of fewer housing units when we need just the opposite. Housing markets are hot in our neighboring cities, as well. Why build in Pasadena if it is simpler, easier and more profitable to build in Glendale, Burbank or elsewhere.
3. Another regulation gives others the impression that Pasadena is not friendly or welcoming of new housing projects and could lead Sacramento to impose their own regulations, circumventing Pasadena's local land use and other regulations.

Thank you for your service to Pasadena and for considering our position on the Tenant Protection Ordinance.

Paul

*Paul Little*

Paul Little  
President and Chief Executive Officer  
Pasadena Chamber of Commerce  
44 North Mentor Avenue  
Pasadena, CA 91106  
626-795-3355  
[www.pasadena-chamber.org](http://www.pasadena-chamber.org)

**10/22/2018**  
**Item 9**

## Jomsky, Mark

---

**From:** McAustin, Margaret  
**Sent:** Monday, October 22, 2018 2:45 PM  
**To:** Robert Cato; janet@aagla.org  
**Cc:** Morales, Margo; Jomsky, Mark  
**Subject:** Re: Consideration of new ordinance

Thank you for taking the time to send in your comments. I will make sure they become part of the public record and are available to everyone around the dais.



*Councilmember Margaret McAustin*  
City of Pasadena, District 2  
[mmcaustin@cityofpasadena.net](mailto:mmcaustin@cityofpasadena.net)

---

**From:** Robert Cato <[cproperties@yahoo.com](mailto:cproperties@yahoo.com)>  
**Date:** Monday, October 22, 2018 at 2:07 PM  
**To:** Margaret McAustin <[mmcaustin@cityofpasadena.net](mailto:mmcaustin@cityofpasadena.net)>, "[janet@aagla.org](mailto:janet@aagla.org)" <[janet@aagla.org](mailto:janet@aagla.org)>  
**Subject:** Consideration of new ordinance

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Dear Council Member McAustin,

With regard to Agenda Item 9, I urge you not to force apartment owners to pay a blanket relocation allowance to every tenant whose tenancy is terminated. As owners, we want to keep good tenants as long as we can.

As owners, we have a responsibility to our other tenants to see that our buildings are managed properly. There are many legitimate reasons why we must sometimes end someone's tenancy. When tenants fail to pay rent, create serious nuisances, sell drugs/engage in criminal activities, fail to give us access to their unit to make repairs, etc., it becomes necessary to terminate their tenancy. I believe that if you owned a building you would feel the same way. In such cases, the uncooperative (or worse) tenant should have to take responsibility for making very poor choices, and pay their own relocation fees.

I also favor the proposal that promotes a fair way to address the relocation issue when property ownership changes hands, and the new owner wants to increase rents or terminate tenants. This would be to adopt an ordinance that allows tenants to remain in their units without a rent increase for up to 120 days while they find other housing. If they leave sooner than 120 days, the owner would be compelled to pay a reasonable relocation allowance to them.

I have been managing an apartment building in Pasadena for over 25 years. We owners try to cooperate with the City by paying building permits, health permits, inspection fees, utilities, and maintaining our buildings in good condition. Up to this point, the city fathers have been willing to balance our rights as business owners with the rights and needs of our tenants. I hope that you will continue to show respect for us and fairness in your consideration of this, and any other new ordinances.

Thank you!

Robert Cato