

**McMillan, Acquanette (Netta)**

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**From:** Christle Balvin  
**Sent:** Monday, April 04, 2022 10:52 AM  
**To:** PublicComment-AutoResponse; Victor Gordo; James Macpherson  
**Subject:** Affordable Housing

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To the City Council:

Pasadena was once called the City of Gardens. That is long past. But it is important that we achieve a balance between valuable open space and affordable housing. That balance is now being altered as more and more high-end developments are being built with only a small amount of affordable housing and open space. Small homes are now being torn down at a rapid rate to make room for multi-level developments with hardly any trees or garden space. We need to insist that the balance be changed. Otherwise we will be another Los Angeles of crammed in apartments and condos with no space for children to play or for people to contemplate the nature that brought us all to California.

As Pasadena residents, let's work out an increased statistical balance that insists on a certain amount of open space for every new development before it is too late. What we have worked out so far is not working. Right now the developers, using the need for more housing, are winning the war and we are losing it tree by tree. Let's present our own platform and develop a relationship with developers that can work better for all of us.

Christle Balvin

**04/04/2022**  
**Item 10**

## McMillan, Acquanette (Netta)

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**From:** Allison Henry <  
**Sent:** Monday, April 04, 2022 6:27 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Comments 4-4-22 Council Meeting Item 10

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Dear Council,

I submit these comments and questions for Agenda item 10. These are comments/responses to the staff report. The city has greater need than expressed in these reports. Community Services has been assisting tenants experiencing issues around fair housing such as discrimination, habitability issues, harassment.

In trying to reach fair housing goals, I ask that a fuller picture of the city's housing landscape be arrived at by working with Community Services to gather information. I have a list below of specific information questions.

In short my comments are that the city can certainly provide more funding to support tenants. Community Services does a lot for tenants in our city that is usually thought to be done by the housing department. This is not an attack on the housing department, but rather an acknowledgement that the housing needs and support data also comes from work Community Services does. Last year, over 4,100 residents were assisted by Community Services in filing forms for unemployment, immigration, and many housing related issues such as unlawful detainers (most of which are illegal under Pasadena's current eviction moratorium), letters to landlords about illegal rent increases in violation of the Tenant Protection Act, and landlord harassment. Recently some neighbors in my Garfield Heights Neighborhood got help from Community Services in filing a restraining order against their landlord.

### **Requests of Pasadena City Council:**

Residential inspections not happening like they should, habitability issues and then properties need renovation. Market rate till they renovate.

Close renovation loophole of state's Tenant Protection Act (though tenants are still protected with Pasadena moratorium). Currently, there is no requirement for a permit, no tenant impact report is done, there is relocation and moving money for most.

Penalties for bad actors, especially repeat offenders—fines, reduced rent for tenants.

A rental registry to keep track of code complaints, habitability issues, rent increases.

Pasadena-specific rent stabilization that is lower than 5%+CPI. Draft housing element calls for a study by 2026. Current cap for most tenants right now in LA County cities without rent stabilization is 8.6%. Culver City, Baldwin Park, Santa Ana all have rent control. Ventura, Pomona, Santa Barbara, Oxnard are all exploring it. Alhambra had it on a January council agenda as an informational item. There is a petition circulating, but the ballot is a risky way to get policy for 56% of the city (and rising).

### **Information requests from Community Services:**

Number of Pasadena tenants Community Services has assisted with unlawful detainers in 2020, 2021, and 2022.

Number of Pasadena tenants Community Services has assisted with unlawful rent increases in 2020, 2021, and 2022.

Number of Pasadena tenants Community Services has assisted with restraining orders against landlords in 2020, 2021, and 2022.

Number of Pasadena tenants Community Services has assisted with habitability issues/code violations in 2020, 2021, and 2022.

### **Tenant stories from XXXX N Marengo Ave and N Los Robles Ave:**

Tenants at an older building with 6 units, 2 of which have been vacant for two years. Tenants given illegal notice to vacate for renovation. Community Services Officer Nancy Guitierrez has done letters for the tenants. The landlord has been harassing them. He came to the property twice in the last few days to remove items that are not his. The tenants are filing restraining orders (with the help of Community Services) against him. The landlord came on 3-21-22 and despite being told not to, the landlord broke one of the

tenants' door locks to enter her unit, and attempted to enter other units without notice. The police were called on both occasions—3-21-22 and 3-18-22. Tenant MI is raising her granddaughter and she is on section 8. She is struggling to find another place with her voucher. She is stressed. She mentioned that her other neighbors were not able to attend, but that it was Tenant S. who had her doorlock broken by the landlord.

The tenants are worried about the end of the month—the landlord sent a letter saying he would return to clear out the garages. The landlord is Ron Tanzman of Rodeo Property.

The N Marengo Ave tenants have actually received support from Pasadena Community Services office with items such as the letter to the landlord stating the initial notice to vacate was invalid due to the Pasadena Eviction Moratorium. The landlord harassment seemed to intensify when he was presented with the cost per tenant per the Tenant Protection Ordinance that he would have to pay when the moratorium eventually expires. Housing Rights Center is great, and they have been contracted to take on some of StayhousedLA.org's legal referrals and other local tenants are working with HRC on local illegal evictions. But they cannot represent in court, only help with preparing and filing paperwork.

The eviction paperwork delivered to N Los Robles tenants was done by attorney Dennis Block, who in the past has been a key note speaker at a housing providers conference at the Pasadena Convention Center, and the city puts the event on the Housing Department website, like a co-sponsor. Can Pasadena remind lawyers like Dennis Block, apartment/landlord associations like California Apartment Association, and tenants that Pasadena's eviction moratorium is still in place? The city has relationships with these groups.

Community Services department is critical for tenant support, it should be funded properly, and they have a lot of knowledge about bad actors and repeat offenders. Some of these are local people with prominent names/businesses.

Thank you considering my comments.

Sincerely,

Allison Henry

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SGV Tenants' Alliance