

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:33 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Oppose Rent Control

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 4:53 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Oppose Rent Control

From: Marquis Apts
Sent: Monday, August 8, 2022 8:55 AM
To: Gordo, Victor <vgordo@cityofpasadena.net>
Subject: Oppose Rent Control

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Mayor Gordo and council members,

I urge the council to oppose the rent control ballot measure. The City of Pasadena is already covered by the state rent control law AB 1482. A ballot initiative would bind the city with policies that will make housing more expensive and harder to find.

The staff study highlights numerous issues, pitfalls and questions that voters will reject. Strict price controls are not a new concept. Study upon study has shown rent controls do not work and have counterproductive consequences.

It is important you take a stand and oppose this awful housing policy.

Thank you for your consideration.

08/08/2022
Item 11, 12, 13

Sincerely,

Marquis Management

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:15 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Please Oppose

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 4:59 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Please Oppose

From: Ronald Siewert
Sent: Monday, August 8, 2022 8:17 AM
To: Williams, Felicia <fwilliams@cityofpasadena.net>
Subject: Please Oppose

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Dear Mayor Gordo and council members,

I urge the council to oppose the rent control ballot measure. The City of Pasadena is already covered by the state rent control law AB 1482. A ballot initiative would bind the city with housing policies that will make housing more expensive and harder to find.

The staff study highlights numerous issues, pitfalls and questions that voters will reject. Strict price controls are not a new concept. Study upon study has shown rent controls do not work and have counterproductive consequences.

It is important you take a stand and oppose this awful housing policy.

Thank you for your consideration

08/08/2022
Item 11, 12, 13

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:15 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: The New Rent Control Ballot

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 5:00 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: The New Rent Control Ballot

From: Jerry Keuroghlian
Sent: Monday, August 8, 2022 8:12 AM
To: Gordo, Victor <vgordo@cityofpasadena.net>; district1 <district1@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>
Subject: The New Rent Control Ballot

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Dear Esteemed City Councilmen

I reside in the City of Pasadena as well as I own five rental units too. Few years ago we were subjected by the Governor of California to the Rent Stabilization Ordinance whereby we were limited up to 6% rent raise while our maintenance expenses (material & labor), insurance and utilities has gone up double digits if not more since the beginning of the Pandemic. Now there is this new Rent Control Ballot measure which is going to be proposed for vote in the November 2022 Ballots. I am totally opposed to any new law, ordinance or measure which will add to more rent control in the City of Pasadena if we were to be able to maintain our rental properties to the best comfort of our tenants. Thank you for your kind attention and understanding.

Best Regards.

Jirair Keuroghlian

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:15 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Opposition to Pasadena Rent Control

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 5:00 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Opposition to Pasadena Rent Control

From: Gerri Edson
Sent: Monday, August 8, 2022 7:43 AM
To: Gordo, Victor <vgordo@cityofpasadena.net>
Cc: Hampton, Tyron <THampton@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>
Subject: Opposition to Pasadena Rent Control

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Dear Mayor Gordo & Council Members:

We have been multi-family building owners in Northwest Pasadena since 1999. Prior to that time we owned units in the City of Los Angeles, but out of frustration transitioned to Pasadena. Rent control in Los Angeles made it impossible for us to run our business efficiently. Rent Control was detrimental to us, as well as our residents. Due to rent restrictions and just cause evictions, we were unable to maintain our properties to our satisfaction, and provide a peaceful and safe environment for residents.

We urge the council to oppose the rent control ballot measure. The City of Pasadena is already covered by the state rent control law AB 1482. A ballot initiative would bind the city with housing policies that will make housing more expensive and harder to find. In our current environment we are able to keep rents low for long-

time renters, and under market for new renters. New financial burden imposed by the rent control initiative would result in increased rents and a haven for undesirable tenants to disrupt the peaceful environment that residents are entitled to.

As studies have shown, rent control does not work and has counterproductive consequences. We urge you to take a stand against rent control in Pasadena, which would be a detriment to our community. Defeating the bill will enhance our city for decades to come.

Thank you for your consideration.

Sincerely,

W. Larry Edson
Geraldine Y. Edson

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:14 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Oppose rent control measure

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

-----Original Message-----

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 5:00 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Oppose rent control measure

-----Original Message-----

From: david thurman
Sent: Monday, August 8, 2022 6:54 AM
To: Williams, Felicia <fwilliams@cityofpasadena.net>
Subject: Oppose rent control measure

[You don't often get email from dthurman01@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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As a Pasadena resident and your constituent I am writing to strongly oppose the upcoming ballot rent control measure and request that you and the City of Pasadena oppose it.

Pasadena attracts many people because of its reputation for quality. As a small landlord for a single family home, I believe that a measure that creates an autonomous rental oversight body loaded with renters, with an unfair directive to limit the ability of landlords to stay current with the cpi and rents is inherently a poor solution.

I also believe it will cause many landlords such as me — who try to be fair, treat tenants well, and don't make a practice of imposing exorbitant regular increases — to withdraw our rentals from the market, actually worsening housing conditions. It's not a profitable undertaking as it is, but locking in low returns — if any — only worsens things.

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Landlords who do stay probably will undertake maintenance cost cutting, lowering the quality of housing that remains and turning the City into a contentious environment for both tenants and landlords. We already have rent control; rentals are already a difficult landlord proposition in California's high real estate cost market.

Don't turn our city into a punitive place that compromises landlords who have worked tirelessly to create quality rentals, and encourages more and more landlords to cut maintenance or move their investments to landlord-friendly states; many have already left.

Please stand up for the quality that differentiates Pasadena from so many contentious rent control cities. I strongly request you oppose this measure.

Thank you,
-David Thurman

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:14 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Opposing Rent Control in Pasadena

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 5:00 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Opposing Rent Control in Pasadena

From: John Celic
Sent: Sunday, August 7, 2022 7:38 PM
To: Gordo, Victor <vgordo@cityofpasadena.net>; district1 <district1@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>
Subject: Opposing Rent Control in Pasadena

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I would like to call on Pasadena City Council to oppose the rent control measure to go on the November ballot. California already has a state rent control, that has made it hard to keep up with expenses. Rent is a by-product of the value of home in the area. If the homes are at a high value in a certain area, then rents are higher in that area, as the opposite is also true.

I have worked very hard to have a few rental units for retirement. I have paid for contractors and endured the hardship of working with contractors, all to have a retirement someday. Now, that I am getting closer to retirement, I find it unconstitutional for people to vote against another's property rights. If there is a measure to cap the amount of rent, I can charge, should there not be a measure to cap the amount of my cost?

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I have so far been able to fix my properties and keep my tenants happy, however, if I am capped on what I can charge for rent, my properties will start devalue. My property was built in 1925, so you can imagine the cost to keep the property nice for tenants. I am just a small guy. I don't believe in rent control, but if there must be one, should it be on a property of 50 units or more, where the landlord is not so brutally hurt by it?

What is next? Do we vote on whether we will pay taxes? Do we vote on how much salary people can make? Do we put a cap on how much you can sell your home for? I think not.

Please realize we already have statewide rent control, and that for the small guy, stricter rent control will really hurt. I don't believe in any rent control for a property that I invested in to make it a nice place to live. It is called an investment property for a reason. However, I get that we have statewide rent control, let's leave it at that, before Pasadena becomes a place that good people no longer want to invest their hard-earned money in.

I could make this a lot longer, but I believe my point has been made, that no one should ever be able to vote against someone's rights.

Thank you for considering not allowing this ridiculous measure to even hit the ballot.

Respectfully,

John Celic

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:13 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Rent control

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 5:01 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Rent control

From: Joyce Friedericy
Sent: Sunday, August 7, 2022 1:55 PM
To: Gordo, Victor <vgordo@cityofpasadena.net>; district1 <district1@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>
Subject: Rent control

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I am opposed to any form of rent control!

08/08/2022
Item 11, 12, 13

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:13 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: PLEASE OPPOSE THE RENT CONTROL BALLOT MEASURE

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 5:01 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: PLEASE OPPOSE THE RENT CONTROL BALLOT MEASURE

From:
Sent: Sunday, August 7, 2022 11:31 AM
To: Gordo, Victor <vgordo@cityofpasadena.net>; district1 <district1@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>
Subject: PLEASE OPPOSE THE RENT CONTROL BALLOT MEASURE

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Dear Mayor Gordo and all Pasadena City Council members,

My husband and I urge the council to oppose the rent control ballot measure.

We have shared our concerns with you in the past and again we ask you not to support rent control in the City of Pasadena.

The City of Pasadena is already covered by the state rent control law AB 1482. A ballot initiative would bind the city with housing policies that will make housing more expensive and harder to find.

08/08/2022
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The staff study highlights numerous issues, pitfalls and questions that voters will reject. Strict price controls are not a new concept.

Study upon study has shown rent controls do not work and have counterproductive consequences.

It is important you take a stand and oppose this awful housing policy.

Thank you for your time and consideration.

Bill Galloway
Brenda Galloway

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:12 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Pasadena Rent Control Ballot Measure
Attachments: secondrentcontrollettertocity08062022.pdf

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 5:01 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Pasadena Rent Control Ballot Measure

From: Paul DeJoseph
Sent: Saturday, August 6, 2022 10:27 PM
To: Gordo, Victor <vgordo@cityofpasadena.net>; Hampton, Tyron <THampton@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>
Subject: Pasadena Rent Control Ballot Measure

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Dear Mayor and City Council Members,
Please oppose this rent control ballot measure.
Please see my attached comments.

Regards,

Paul DeJoseph

DRE #00498518

08/08/2022
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McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:12 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Ren Control

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 5:02 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Ren Control

From: David Bryant
Sent: Saturday, August 6, 2022 2:09 PM
To: Gordo, Victor <vgordo@cityofpasadena.net>; district1 <district1@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>
Cc:

Subject: Ren Control

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This is a bad measure. It pits the landlord against the tenant.

We made an investment in these buildings as you made investments. We should not be controlled by you on how to run our business.

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Item 11, 12, 13

Please vote NO.. People should go and live where they can afford
not let somebody else subsidize them.

Thank you for your consideration,

David W. Bryant

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:11 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Rent Control In Pasadena

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia <fwilliams@cityofpasadena.net>
Sent: Monday, August 8, 2022 5:02 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Rent Control In Pasadena

From: Larry Rubenstein >
Sent: Saturday, August 6, 2022 1:42 PM
To: Gordo, Victor <vgordo@cityofpasadena.net>; district1 <district1@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>
Subject: Rent Control In Pasadena

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Honorable Pasadena City Council Members and Mayor:

I am writing to ask for your support to prevent enacting Rent Control in the City of Pasadena. I own property in eight municipalities (Pasadena included) and can state without any question that those with Rent Control are cities that are out of control, and those without not.

The City of Los Angeles, in particular, has benefited how? Deferred maintenance leading to creation of yet another huge bureaucracy - Systematic Code Enforcement Program; unnecessary pressure on tenants to vacate; a bureaucratic nightmare and expense?

In Pasadena, a great number of units have been built because it is a well-run, non-interfering city. On the other hand, a city like Los Angeles has a severe housing shortage. Why?

Because investors no longer wish to buy there; thus builders can't build without investors to buy their buildings.

Owners nearly always want their residents to stay. Turnover is very expensive, both in lost rent during vacancy and rent ready expenses. It is rent controlled units where problems lie: where units have become shabby (not enough rent to support good care); belligerent tenants disrupting other peaceful residents, knowing it is difficult for disrupters to be asked to leave; and further laws to be passed because rent control laws that are passed need even more laws to enforce the first ones.

And then there is time and energy taken for compliance required by landlords. Time taken away from properly managing the property for the residents. And rent control creates further expenses in Rent Control bureaucracy fees and charges (the tenants pay for that ultimately), and more distractions operating this bureaucracy while trying to run the City.

There is simply no upside to having rent control in our great city of Pasadena.

Please take care of our town and block this exceptionally poor idea coming to fruition.

Many thanks for your support,

Larry Rubenstein,

Property owner (and resident) in Pasadena

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:11 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: OPPOSE RENT CONTROL

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

-----Original Message-----

From: Williams, Felicia et>
Sent: Monday, August 8, 2022 5:02 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: OPPOSE RENT CONTROL

-----Original Message-----

From: Michelle
Sent: Saturday, August 6, 2022 12:32 PM
To: Hampton, Tyron <THampton@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>
Subject: OPPOSE RENT CONTROL

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Hello

I would like to go on record that My Family and I are opposed to rent control in the city of Pasadena. As a Realtor and a home owner and rental unit owner, Rent Control is WRONG for the City of Pasadena.

Thank you
Michelle Schurer

Michelle Schurer
Platinum Realty Plus
Broker Owner

CA DRE# 01343084

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:11 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Oppose Pasadena Rent Control

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia
Sent: Monday, August 8, 2022 5:02 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Oppose Pasadena Rent Control

From: Jerry Jolton
Sent: Saturday, August 6, 2022 10:40 AM
To: Williams, Felicia <fwilliams@cityofpasadena.net>
Subject: Oppose Pasadena Rent Control

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Hi Felicia and council members,

I urge the council to oppose the rent control ballot measure. The City of Pasadena is already covered by the state rent control law AB 1482. A ballot initiative would bind the city with housing policies that will make housing more expensive and harder to find.

The staff study highlights numerous issues, pitfalls and questions that voters will reject. Strict price controls are not a new concept. Study upon study has shown rent controls do not work and have counterproductive consequences.

It is important you take a stand and oppose this awful housing policy.

Thank you for your consideration

Jerry Jolton

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:10 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Please vote NO rent control Ballot Measure

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia >
Sent: Monday, August 8, 2022 5:03 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Please vote NO rent control Ballot Measure

From: Ann-Marie
Sent: Saturday, August 6, 2022 8:01 AM
To: Gordo, Victor <vgordo@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>; Steve Madison <stevemadison@quinnemanuel.com>; Madison, Steve <smadison@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Hampton, Tyron <THampton@cityofpasadena.net>
Cc: Rian Barett <rian@pfar.org>; Greg Anderson <greg@gialaw.com>; Dr. Alex Villicana <dravillicana@hotmail.com>; Robin Salzer <robin.salzer@yahoo.com>
Subject: Please vote NO rent control Ballot Measure

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My family and I implore the City Council to formally oppose this ballot measure and ask that the Council submit written arguments against the measure.

Former city council member John Kennedy knew that this would be bad for Pasadena. We had such a friend and knowledgeable Councilmember in John Kennedy.

Our business is real estate. Just like some people are lawyers, some people are manufacturers, some people are in the medical field or service industry. We provide housing for people. We are not a large company, we are hands-on and do all the work ourselves. We enjoy good relationships with all of the people who rent from us. With one exception.

We have one resident who has not paid one single dollar since March 2020 and he has no intention of paying anything. We have tried to evict him on two occasions in the past 2 1/2 years but each time we have been unable to proceed due to eviction moratorium restrictions.

We provide good housing and maintain our properties well and provide reasonable rents with long term residents. It is rare for anyone to move in under 5 years. A significant percentage of our residents have been in their home for over 10 years and we have had renters for as long as 36 years, so rent control has never been a necessity at our property.

As a Realtor, I understand that most small operators do not raise rents regularly or sufficiently. Maybe you are confusing the high rents and problem situations with the new corporate owners and corporate builders of the high rise complexes. That is a vastly different situation compared to those of us who have owned small old housing stock in the city.

Please continue your stance and oppose this measure. Please support those of us who have supported the city for decades providing good housing with happy long term residents this is our livelihood and business. When you start controlling the price of groceries and legal fees, you will know that this price control began with rent control. Please be level headed.

Thank you for your consideration.
Ann-Marie Villicana
Dilbeck Estates
BRE 00974188
Sent from my iPhone

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:10 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Pasadena Rent Control

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia
Sent: Monday, August 8, 2022 5:03 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Pasadena Rent Control

From: Luther Tsinoglou
Sent: Friday, August 5, 2022 5:56 PM
To: Gordo, Victor <vgordo@cityofpasadena.net>; district1 <district1@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Rivas, Jose <jrivas@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>; Luther Tsinoglou
Subject: Pasadena Rent Control

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City Council members,

I want to urge you to take an opposition position on the ballot measure and to file written arguments against the measure. In my 25+ years in the local real estate industry, I cannot think of anything else that has caused more harm to tenants like rent control has. While many tenants are affected by the rising costs of rents, it is important to remember that many landlords that provide housing are also affected by the rising cost of doing business due to the current economic environment. Allowing rent control in Pasadena will only make matters worse for those that rely on rental housing. Many landlords will be disincentivized from investing and upkeeping rental properties in Pasadena. Any additional cost of operating will eventually be passed down to the end user... In this case, the tenants. PLEASE take the time to study the

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results of rent control in other cities. If any of you own rental properties, (and I know some of you are landlords) would you be OK with rent control? Would you benefit from rent control or would you be damaged by it? The past 2+ years have been extremely difficult on many mom & pop landlords, especially those that depend on their rental income in order to survive. Rent control will only add an additional burden on those that have chosen to invest in income properties in Pasadena.

Sincerely,

Luther Tsinoglou

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, August 08, 2022 5:09 PM
To: Iraheta, Alba; McMillan, Acquanette (Netta)
Subject: FW: Rent Control

Regards,

Mark Jomsky
City Clerk
City of Pasadena
(626) 744-4709 (Direct)
(626) 372-6769 (Cell)

From: Williams, Felicia
Sent: Monday, August 8, 2022 5:05 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: FW: Rent Control

From: _____
Sent: Monday, August 8, 2022 4:46 PM
To: Williams, Felicia <fwilliams@cityofpasadena.net>
Subject: Rent Control

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Hello,
I call in you and the entire city council to oppose further rent control in Pasadena.
Teresa Bingley

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