



CITY OF PASADENA APPLICATION FOR APPOINTMENT TO THE PASADENA RENTAL HOUSING BOARD FORM RHB-001

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications will be purged from the City's files January 31 of each year. If you have not been appointed to the Rental Housing Board and still desire to be considered for appointment, please resubmit an updated application, or advise City staff in writing that the initial form is still current and can be used for an additional year.

Applicant Name: Penny L. Carter
Home Address: REDACTED REDACTED
Mailing Address: Same
Email Address: REDACTED REDACTED
Business Phone: Same Date Available to Start: Now
Home Phone: Same Cell Phone: REDACTED REDACTED

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)
Representing City Council District * 1

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in, what city.

Pasadena NAACP community group

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

Past: * Office of The Governor - State Capital - Sacramento CA.
Deputy Director of Advance
* California Exposition and State Fair (Cal-EXPO)
Assistant General Manager for Programs - Program Manager

Education – Include professional or vocational licenses or certificates.

California State Senior Management - Leadership - Conflict Resolution Strategies

1. Have you ever worked for the City of Pasadena? (If yes, please list dates/department) YES NO
-
2. Are you related to any employee, appointed or elected official of the City of Pasadena? (If yes, please indicate name and relationship) YES NO
-
3. Are you aware that financial disclosure is required annually? (e.g., sources of income, loans and gifts, investments, interests in real property) YES NO
4. Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board? (If yes, please indicate any potential conflicts) YES NO
-
5. Do you, or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years? YES NO
6. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO
7. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO
8. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO

9. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board?

YES NO

10. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

* Please see attached page *

11. How would you add value to the Pasadena Rental Housing Board?

12. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

* Please see attached page *

13. How would you help to achieve these objectives and goals?

Please see attached page

I, Penny Carter (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 21st day of March, 2023.

Signed: Penny Carter

Printed Name: Penny Carter

10. Describing your relevant life experience, professional training and/or education in the following areas: Housing/ Housing Justice/ Landlord Tenant Relationships/ Real Estate:

I have relevant experience primarily working in California state government. As a public facing staffer for the Governor, I engaged with constituents at public events where I heard their concerns on a multitude of issues. I was responsible for establishing budgets and managing budgets for my department, ensuring all resources were utilized appropriately. I had been blessed to enjoy homeownership for over a decade. I have also had more than 20 years' experience being a renter. Over those twenty years I have walked a fine line in Landlord Tenant relationships having experienced both the good and bad aspects of renting.

I participated in a real estate education course and am familiar with current events related to the real estate market and industry.

11. How would you add value to the Pasadena Rental Housing Board?

I have had the honor of being both a renter and homeowner. I bring a unique perspective to the Board as I can see both sides of this delicate issue. As a single divorced mother, I had to become an expert in landlord tenant issues/ rights. As a staffer in the Governor's office, I became well versed in conflict resolution hearing from the most at-risk and vocal community members in the state. As a senior citizen that lives in a multi-generational household where I neither rent nor own, I bring years of life experience that allows me to bring a fair and honest opinion to the board.

12. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

The primary objectives of the board should be to bring fairness and balance to both tenants and landlord concerns. The Housing Board will hopefully provide stability to both groups and set reasonable protections for both parties taking into account all circumstances that impact them.

13. How would you achieve these objectives and goals?

Listening- This is the first step to success for the Housing Board. Having patience and grace to hear everyone's concerns on rent increases while looking at current market forecasts. We have to take into account current cost of living expenses, the consumer price index and market forecasts in the rental market to accurately set rental adjustments for the city as well as a case by case basis. We will do outreach to hear concerns from both landlords and tenants. This can't be a one size fits all solution to an overwhelming issue. We have to have and honest conversations with both parties to see what is best for the community as a whole.

Biography- Penny Carter

Penny Carter first began her career with MGM studios where she received more than two decades of experience working in the film and television industry. She focused her work on urban dramas; most significant being the cult classic, *Menace II Society*. She previously won critical acclaim at the Cannes Film Festival for her work on the art house masterpiece, *To Sleep with Anger*. Ms. Carter was later nominated for an Emmy for her talented design skills on the Robert Townsend Variety Show.

In the mid -90's Ms. Carter became actively involved in state politics. Using her knowledge of stage crafting she participated on Gray Davis' successful Get Out the Vote Campaign in 1998, she would join his staff as Deputy Director of Advance. Throughout her time in the Governor's office, she gained a broad knowledge of political protocol and worked extensively with community outreach programs. Organizing town hall and community outreach events with senior centers, schools, medical facilities and the homeless across California. As a trusted advisor, Ms. Carter traveled with Governor Davis across the state, nation and abroad. Most notable was the 1999 European and Middle East Business Development mission which was designed to develop partnerships with other nations and increase California's trade opportunities. She would go on to receive recognition for her role as a key leader at the 2000 Western Board of Conference.

Governor Davis appointed Ms. Carter to the position of Assistant General Manager for Programs, California Exposition and State Fair (Cal Expo). She was presented with the task of bringing cultural diversity to the California State Fair. Ms. Carter worked extensively with individual cultural groups, most importantly, acting as a Liaison between the African American Community and Cal Expo, supporting the State Fair's efforts to improve communication and enhance their working relationship. Her responsibilities included community outreach with varied cultural groups, overseeing of the production, planning, coordinating and design of programs, shows and events at Cal Expo. She also administered the California State Fair Scholarship programs.

Before taking an extended family leave Ms. Carter would go on to serve as Director of Advance for California Gubernatorial Candidate and California State Controller, Steve Westly. She was appointed to the position of Northern California Director of African American Community Outreach, where she worked diligently to do outreach to elected officials and community leaders offering insight on proposed Assembly and Senate bills and propositions that affected their communities.

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CITY OF PASADENA
Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment (Measure H). Proof of residency may be established by either of the following:

1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 1 of the City of Pasadena

I reside at REDACTED REDACTED (street), Pasadena, CA 91103 (zip code).

Signed: Penny Carter
Printed Name: Penny Carter

2. If you are not a registered voter, please provide clear, readable two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (Measure H) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose, but Measure H requires information about interests in rental property in Los Angeles County for three years, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

Measure H's Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

Material Interest in Rental Property: an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)).

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Penny Carter (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 21st day of March, 20 23.

Signed: Penny Carter

Printed Name: Penny Carter



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, Penny Carter (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: **REDACTED** **REDACTED** (street), Pasadena, California 91103 (zip code)

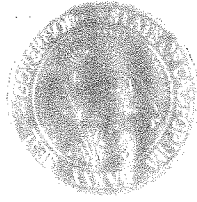
OR

This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 21st day of March, 2023.

Signed: Penny Carter Penny Carter

Printed Name: Penny Carter



GOVERNOR GRAY DAVIS

July 7, 2000

Ms. Penny Carter
Advance Office
Governor's Advance Office
State Capitol
Sacramento, California 95814

Dear Penny:

I want to express my thanks and deep appreciation to you for your contribution to the success of the 18th Border Governors Conference.

The conference brought together the governors of the 10 states of the U.S. and Mexico that make up the border region. Bound by common challenges and common goals we reaffirmed our uncommon commitment to a brighter future for all the citizens of the region. Assisted by the participation of citizens like you, I am determined to make the border a place of regional cooperation and mutual economic wellbeing.

As you know, the resolution the participating governors issued jointly at the end of the conference addressed a variety of issues vital to such cooperation and wellbeing: education, commerce, border crossings, health and environmental protection.

I am proud of what was accomplished through the conference and through the ongoing relationship that California has established with Mexico and our neighboring Mexican State of Baja California. Once again, thank you for the time and effort you devoted toward making this event a positive step forward for the border region and for the U.S. and Mexico.

Sincerely,

A handwritten signature in black ink that reads "Gray Davis". The signature is written in a cursive, slightly stylized font.

GRAY DAVIS



GOVERNOR GRAY DAVIS

November 2003

To Whom It May Concern:

it is my pleasure to write this letter of recommendation for Penny L. Carter. During my Administration she served as Deputy Director for Advance and was an invaluable, trusted and reliable member of my staff. She worked with great skill as part of my Communications Department by assisting the Scheduling, Speechwriting and Press units in framing the picture that characterized the theme of my public events. She used her extensive background in production and set design gained during her work in the movie and television industries to assist me in getting my Administration's message out to the general public.

In the process, she displayed a high degree of professionalism and self-confidence during her interaction with the media, event sponsors, members of the general public as well as her co-workers and dignitary protection detail. I have seen her grow and excel in every aspect of her duties since her appointment in June 1999. Her unique skills and tremendous dedication to the people of California illustrate why I am confident that she will be a valued asset in her future endeavors.

Penny has an abiding and sincere commitment to public service. A career in public service requires dedication, diplomacy, initiative, and a keen sense of responsibility. Penny possesses these traits plus the production skills, intelligence, judgment, personal drive, and analytical skills to excel in whatever she sets out to do in the future.

It has been an honor and a pleasure to serve the citizens of California. I could not have done it without the help of my loyal staff. As the 31st Governor of the great state of California, I give my highest recommendation to Penny L. Carter.

Sincerely,


GRAY DAVIS

STATE CAPITOL • SACRAMENTO, CALIFORNIA 95814 • (916) 445-2841

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Penny Carter

(Name of Candidate)

PRHB District 1

(Office and District or Seat)

Total Signatures 37

Total OK 25

Date: 3/23/23

Checked by: An.



**CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE
PASADENA RENTAL HOUSING BOARD
FORM RHB-001**

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications will be purged from the City's files January 31 of each year. If you have not been appointed to the Rental Housing Board and still desire to be considered for appointment, please resubmit an updated application, or advise City staff in writing that the initial form is still current and can be used for an additional year.

Applicant Name: Aaron Markowitz

Home Address: REDACTED

Mailing Address: REDACTED

Email Address: REDACTED

Business Phone: --- Date Available to Start: 4/17/23

Home Phone: --- Cell Phone: REDACTED

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)

Representing City Council District 1

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

See attached

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

see attached

Education – Include professional or vocational licenses or certificates.

See attached

1. **Have you ever worked for the City of Pasadena?** *(If yes, please list dates/department)* YES NO

2. **Are you related to any employee, appointed or elected official of the City of Pasadena?** *(If yes, please indicate name and relationship)* YES NO

3. **Are you aware that financial disclosure is required annually?** *(e.g., sources of income, loans and gifts, investments, interests in real property)* YES NO

4. **Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board?** *(If yes, please indicate any potential conflicts)* YES NO

5. **Do you, or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years?** YES NO

6. **Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property?** YES NO

7. **Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board?** YES NO

8. **Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board?** YES NO

¹ Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Charter Section 1803(g)).

9. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board?

YES NO

10. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

see attached

11. How would you add value to the Pasadena Rental Housing Board?

see attached

12. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

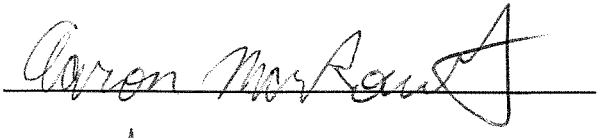
see attached

13. How would you help to achieve these objectives and goals?

see attached

I, Aaron Markowitz (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 23 day of March, 2023.

Signed: 

Printed Name: Aaron Markowitz

Supplemental Responses to Pasadena Rental Housing Board Application

Question 10

I have been a member of the Pasadena Tenants' Union for over 5 years. During that time, I was an organizer with the PTU's solidarity team. We assist tenants to assert their rights to safe, dignified housing in Pasadena. I've been trained several times in various areas of tenant and housing law through Tenants Together, a statewide organization for tenants' rights. I've helped tenants in Pasadena document and report habitability violations; apply for employment, housing, and rental assistance programs; respond to notices of eviction or rent increase; talk with their neighbors, often in multiple languages, to build community networks and negotiate with landlords on equal footing; and bring public attention to morally outrageous living conditions or behavior by landlords, such as elder abuse, disability-based discrimination, and harassment.

I also studied housing law and economics related to renter-landlord relations as a member of the policy committee that drafted Article XVIII in 2018-2019. I read and debated the rent control laws in many other municipalities in CA and nationwide, as well as related case law. I analyzed demographic and housing trends through census data and economic literature. I know Article XVIII inside and out both textually and with regards to authorial intent, and I have answered countless questions and calls for justification over its contents.

Question 11

I can contribute the deepest possible understanding of Article XVIII, since I've been involved in its entire lifecycle: conception, qualification, passage, and ongoing litigation. During the petition drive and election campaign for Measure H, I personally collected over 500 petition signatures from registered voters, delivered over 300 yard signs, completed thousands of phone calls, and knocked thousands of doors in every corner of Pasadena. I heard firsthand from my neighbors why Pasadena needs this law, why tenants and homeowners alike voted for it, and importantly what were the concerns of those on the fence or opposed.

The campaign for Measure H was most successful when it was unifying. I helped draft the Memorandum of Understanding to form the Pasadena Tenant Justice Coalition (PTJC). Our coalition brought together the Pasadena Tenants' Union, Democratic Socialists of America, League of Women Voters, American Civil Liberties Union, Affordable Housing Services, and Pasadenans Organizing for Progress. Our process of coalition building across tenant, homeowner, and landlord communities would eventually lead to over 60 community organizations and over 40 individual leaders endorsing Measure H. I know how to listen, discuss, and reach an agreement across disparate communities and interests.

Aaron Markowitz

I would also contribute my skills as an organizer and team leader. During the signature gathering campaign, I was one of two “field coordinators.” I determined who would go where to canvass for signatures and received report backs. I enjoyed developing relationships with our over 600 volunteers, and after qualifying for the ballot I was the one calling up volunteers to assemble a team of canvass captains. Within our campaign committee, I handled hiring, HR conversations, and monitoring staff and volunteer workload. And in my professional life, I have experience mentoring and supervising young researchers in laboratory settings.

Lastly, I’m good with numbers (I’m a PhD candidate in physics), finances (I’ve been treasurer of several small organizations), and data privacy (as an amateur sysadmin). All will serve me well as the rental board manages its fiduciary responsibility and establishes a public rental housing database.

Question 12

The charter amendment says it best: the goal of Article XVIII (and by extension the rental housing board) is to “promote neighborhood and community stability, healthy housing, and affordability for renters in Pasadena by regulating excessive rent increases and arbitrary evictions to the maximum extent permitted under California law, while ensuring Landlords a fair return on their investment and guaranteeing fair protections for renters, homeowners, and businesses.” The board’s duties are specified in 1811.e and elsewhere in Article XVIII.

On the campaign trail, I heard from homeowners with a single rental unit concerned that they would be paralyzed by bureaucracy under Article XVIII. The board should strive for the opposite to be true. The board should make it easier for any resident (landlord or tenant) to understand their rights and obligations in a tenant-landlord relationship, and provide a low-cost, low-hassle, speedy process for rent adjustment petitions and other proceedings. The board can be a resource for residents, in contrast to the status quo where access to the judicial system is easiest for corporate landlords with expensive legal teams.

Every tenant knows the catch 22: do I live with mold, lack of heat, and other habitability violations, or request a repair and risk rent increases or worse? The problem is especially acute for undocumented and other at-risk tenants who cannot easily access judicial oversight. The objective of the board should be to end this painstaking decision by providing a clear and accessible path to addressing habitability violations.

The board must deftly balance its mandate to penalize lawbreaking with practicalities that improve Pasadena’s housing stock. For example, the board can impose a downward adjustment of rent to penalize failure to maintain habitable premises. But it must do so carefully to ensure the downward adjustment does not deprive the landlord of the very funds required to complete an expensive repair.

Aaron Markowitz

I want for Pasadena residents to love having a rental housing board! It should bring transparency to our rental market, equity in tenant-landlord relations, and peace of mind.

Question 13

Over the past five years and especially during the Measure H petition drive and campaign, I have demonstrated that advancing tenants' rights is my top priority. I will devote more than the necessary time and care to be an excellent board member. I will also remain keenly aware of developing challenges faced by tenants in Pasadena through my ongoing involvement with the Pasadena Tenants' Union.

I know some of the other board applicants through our work in the PTU or Affordable Pasadena. Others I know as prominent opponents of Measure H or as landlords whose tenants have joined the PTU. Regardless of who is appointed, I would "reach across the aisle" and develop a positive working relationship with each of my colleagues. I would attempt to set up individual face-to-face meetings with any board members I don't know to develop trust and mutual understanding (taking care not to discuss matters that would violate the Brown Act).

I would like the board to hold multiple meetings each week for at least the first month. Within the first month of appointment we need to begin hiring staff; announce the general adjustment of rent from May 2021 to present; establish certain rules, procedures, and timelines in many areas including rent adjustment, eviction, petition hearings, penalties, and more; establish a budget. I would push the board to develop a clear and concise guide for tenants and landlords on the legal rent level and eviction requirements, to be distributed to every tenant and landlord in the city by mail within the first month.

I would ensure the board hires an adequate number of hearing officers to ensure tenants and landlords have their petitions addressed speedily. When setting timelines for handling petitions, I would carefully consider the impact of delays on tenants' housing stability. I would also make use of the board's enforcement powers under 1817.f to ensure underserved tenants have equitable access to their legal rights. I would strive to be more active than reactive to addressing Pasadena's rental housing needs, especially around longstanding habitability violations.

I believe that taxpayers should not pay for regulating the highly profitable rental industry in Pasadena. If appointed, I would support the rental housing board reimbursing the city's advance of initial funds preferably within the first year of collecting the rental housing fee. I would work with colleagues and staff to set a rental housing fee appropriate to that goal, adequate to cover the board's other objectives mentioned above, and fair to landlords. I would further request a study into reducing the burden on small landlords by setting a different rental housing fee on units partially exempt by Article XVIII, per 1811.1.1.

Community Service

- 2023 **Member**, *Stakeholder Technical Advisory Committee*, Pasadena Water and Power Department representing residential sector for the Integrated Resource Plan process
- 2022-2023 **President and Co-Founder**, *Affordable Pasadena*, a California Public Benefit Corporation
Won Nov 2022 electoral campaign to establish rent control and eviction protections in Pasadena
- Hired and managed three campaign staffers
 - Organized 20 canvass captains and 600 total volunteers using Action Network CRM
- 2021-2022 **Field Coordinator**, *Pasadena Tenant Justice Coalition*
Qualified Pasadena city charter amendment for ballot with 15,101 valid signatures
- Ran dispatch for 2x/week canvasses and assigned doorknocking "turfs" using Universe app
 - Tracked and analyzed weekly canvassing results in a custom Google Sheet
 - Collected >500 petition signatures and turned out volunteers for 10 canvass shifts/week
- 2018-2021 **Campaign Liaison**, *Pasadena Tenants Union*
- Drafted MOU between 5 partner organizations establishing Pasadena Tenant Justice Coalition
 - Co-authored Article XVIII of Pasadena city charter
 - Coordinated between PTU and coalition committee to launch campaign
- 2018-2019 **Solidarity team organizer**, *Pasadena Tenants Union*
- Trained by Tenants Together on CA tenants' rights and counseling through crises
 - Systematized case management for tenants calling or emailing PTU hotline
 - Assisted tenants asserting their rights to dignified housing while building union capacity
- 2018-2019 **Food Pantry Volunteer**, *Friends in Deed*
helped sort and pack food on weekday mornings
- 2013-2016 **Harvard Mountaineering Club**
Librarian, Treasurer, Gear Manager
- 2012-2016 **Harvard Dharma**, *Hindu Student Association*
Co-President, Treasurer, Discussion Chair, Freshman Representative

Education

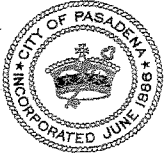
- 2016-2023 **Ph.D.**, *Physics*, Caltech, 4.000
Expected June 2023. Thesis on quantum measurement, laser interferometry, and silicon optomechanics for gravitational wave observation
- 2012-2016 **B.A.**, *cum laude*, Harvard, 3.786
Major in Physics and Mathematics, Minor in Astrophysics

Employment

- 2016-2023 **Graduate Research Assistant**, *Rana Adhikari Group*, Caltech
Thesis Research

REDACTED

- Pasadena 91104



CITY OF PASADENA
Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment (Measure H). Proof of residency may be established by either of the following:

1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 1 of the City of Pasadena

I reside at REDACTED CTED (street), Pasadena,
CA 91104 (zip code).

Signed: Aaron Markowitz

Printed Name: Aaron Markowitz

52801325934

2. If you are not a registered voter, please provide clear, readable two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (Measure H) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose, but Measure H requires information about interests in rental property in Los Angeles County for three years, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

Measure H's Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

Material Interest in Rental Property: an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)).

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Aaron Markowitz (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 23 day of March, 2023.

Signed: Aaron Markowitz

Printed Name: Aaron Markowitz



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, Aaron Markowitz (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address [REDACTED] (street), Pasadena, California 91104 (zip code)

OR

 This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 23 day of March, 2023.

Signed: Aaron Markowitz

Printed Name: Aaron Markowitz

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Aaron Markowitz

(Name of Candidate)


Pasadena Housing Board District 1

(Office and District or Seat)

Total Signatures 40

Total OK 27

Date: 3/23/23

Checked by: 



**CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE
PASADENA RENTAL HOUSING BOARD
FORM RHB-001**

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications will be purged from the City's files January 31 of each year. If you have not been appointed to the Rental Housing Board and still desire to be considered for appointment, please resubmit an updated application, or advise City staff in writing that the initial form is still current and can be used for an additional year.

Applicant Name: Emanuel Najera

Home Address: REDACTED REDACTED PASADENA CA 91103

Mailing Address: REDACTED REDACTED

Email Address: REDACTED REDACTED

Business Phone: — Date Available to Start: A.S.A.P

Home Phone: — Cell Phone: REDACTED

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)

Representing City Council District 1

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

PALL - LITTLE LEAGUE COACH

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

HIGH SCHOOL BASEBALL COACH

Education – Include professional or vocational licenses or certificates.

BA HISTORY CSULA

AA./A.S PASADENA CITY COLLEGE

1. Have you ever worked for the City of Pasadena? (If yes, please list dates/department)

YES NO

2. Are you related to any employee, appointed or elected official of the City of Pasadena? (If yes, please indicate name and relationship)

YES NO

RODELGO NATERA

3. Are you aware that financial disclosure is required annually? (e.g., sources of income, loans and gifts, investments, interests in real property)

YES NO

4. Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board? (If yes, please indicate any potential conflicts)

YES NO

5. Do you, or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years?

YES NO

6. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property?

YES NO

7. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board?

YES NO

8. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board?

YES NO

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Charter Section 1803(g)).

9. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board?

YES NO

10. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

I AM A RENTER FOR ALL MY LIFE. BEEN LIVING IN DISTRICT 1 FOR 35 YEARS.

11. How would you add value to the Pasadena Rental Housing Board?

I HAVE SERVED AS A JUROR AND KNOW HOW TO LOOK AT THE FACT OBJECTIVELY

12. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

KEEP CORPORATE LANDLORDS HONEST.

13. How would you help to achieve these objectives and goals?

LISTEN AND WEIGH THE TESTIMONY OF EACH SPEAKER.

I, Emanuel Najera (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 10 day of APRIL, 2023.

Signed: _____

Printed Name: Emanuel Najera



CITY OF PASADENA
Residency Verification – MANDATORY

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1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 1 of the City of Pasadena

I reside at **REDACTED** **REDACTED** (street), Pasadena, CA 91103 (zip code).

Signed: _____

Printed Name: Emanuel Najera

2. If you are not a registered voter, please provide clear, readable two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

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- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
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- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
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- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
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- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (Measure H) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose, but Measure H requires information about interests in rental property in Los Angeles County for three years, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

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Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Emanuel Najera (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 11 day of APRIL, 2023.

Signed: [Signature]

Printed Name: EMANUEL NAJERA



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, Emanuel Najera (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: 1410 EL SERENO #1 (street), Pasadena, California 91103 (zip code)

OR

_____ This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 11 day of APRIL, 2023.

Signed: 

Printed Name: EMANUEL NAJERA

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Emanuel Najera

(Name of Candidate)

District 1

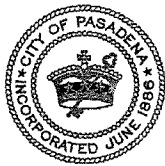
(Office and District or Seat)

Total Signatures 32

Total OK 20 25 SSR.

Date: 4-12-2023

Checked by: (am) 15



CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE
PASADENA RENTAL HOUSING BOARD
FORM RHB-001

RECEIVED

2023 MAR 20 AM 10:11

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications will be purged from the City's files January 31 of each year. If you have not been appointed to the Rental Housing Board and still desire to be considered for appointment, please resubmit an updated application, or advise City staff in writing that the initial form is still current and can be used for an additional year.

Applicant Name: ARNOLD I. SIGGEL

Home Address: REDACTED EDACED PASADENA CA 91103

Mailing Address: _____

Email Address: REDACTED REDACTED

Business Phone: _____ Date Available to Start: _____

Home Phone: REDACTED Cell Phone: REDACTED

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)

Representing City Council District _____

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

SEE ATTACHED RESUME

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

SEE ATTACHED RESUME

Education – Include professional or vocational licenses or certificates.

SEE ATTACHED RESUME

-
-
1. **Have you ever worked for the City of Pasadena?** (If yes, please list dates/department) YES NO
-
2. **Are you related to any employee, appointed or elected official of the City of Pasadena?** (If yes, please indicate name and relationship) YES NO
-
3. **Are you aware that financial disclosure is required annually?** (e.g., sources of income, loans and gifts, investments, interests in real property) YES NO
4. **Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board?** (If yes, please indicate any potential conflicts) YES NO
-
5. **Do you, or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years?** YES NO
6. **Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property?** YES NO
7. **Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board?** YES NO
8. **Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board?** YES NO

¹ Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Charter Section 1803(g)).

9. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board?

YES NO

10. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

SEE ATTACHED RESPONSES

11. How would you add value to the Pasadena Rental Housing Board?

SEE ATTACHED RESPONSE

12. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

SEE ATTACHED RESPONSE 2

13. How would you help to achieve these objectives and goals?

SEE ATTACHED RESPONSES

I, ARNOLD I SIEGEL (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 20 day of MARCH, 20 23

Signed: *Arnold I Siegel*

Printed Name: ARNOLD I SIEGEL

City of Pasadena
Application for Appointment to the
Pasadena Rental Housing Board
Form RHB-001

RECEIVED
2023 MAR 20 AM 10:11
CITY OF PASADENA

Arnold I. Siegel

10. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

I received a law degree from Stanford Law School in 1971 and took property law as a required course. My first position was with the Legal Aid of Pasadena where I represented many tenants in eviction and other housing related matters.

I served on the Pasadena Planning Commission for 7 years including one year as chair. I also served on the Design and Urban Forestry Advisory Commission. I served on the board and was the president of the Pacific Housing Alliance and Union Station Homeless Services. I was heavily involved with the funding, construction and operation of Euclid Villa, an affordable housing development.

I served on the board and was the president of the East Arroyo Residents Association, a neighborhood association, and Pasadena Heritage, the most important historic preservation organization in Pasadena.

My wife and I own a rental house in Santa Monica Canyon (not subject to rent control) that she inherited from her mother. We also have an ADU, currently occupied by our daughter, at our house in Pasadena.

11. How would you add value to the Pasadena Rental Housing Board?

My legal training and experience would be valuable in understanding, interpreting and applying the provisions of the charter provisions. My previous experience as a member of various Pasadena commissions would help me understand my role as a commissioner. My life experience enables me to look at the rental board issues from both sides. From my involvement in Union Station and the Pacific Housing Alliance and experience as a legal services lawyer, I am familiar with the housing problems of the most marginalized members of our city. Finally, as an

owner of rental property I am familiar with the advantages and disadvantages of being a landlord.

12. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

The primary objectives and goals are to administer the Charter Amendment fairly and equitably to achieve the purposes set forth in Section 1801 of the Charter Amendment. This will require the Board to balance the interests of the community, renters and landlords. The community's primary interests are to have stable communities and affordable sanitary housing. The renters need protection from arbitrary and excessive rent increases and evictions. Landlords deserve a fair return on their investment and the ability to manage their property.

The Board must establish clear and equitable procedures that are understood by all effected parties. Since the majority of Pasadena residents are renters, but have minimal representation on the city council, the Board should provide a forum for renters and landlords. Since the Charter Amendment is now law, the Board must work to make it effective and accepted throughout the community.

Homelessness and lack of affordable housing are two major issues confronting Pasadena and the entire region. The Board's work can help minimize those problems by decreasing housing insecurity.

13. How would you help to achieve these objectives and goals?

Achieving these goals requires collaboration with other board members and the staff to draft and administer policies and procedures. My legal training and experience on city commissions and non-profit boards would be very helpful in this effort. I believe we could look to the rules and policies of other cities that have rent control to see how they have gone about developing their rules. The Board needs to understand and follow state law that governs in this area, either statutes or case decision. The Board must hire staff and hearing officers who will carefully and fairly follow the provisions of the Charter Amendment and the rules, policies, and procedures adopted by the Board.



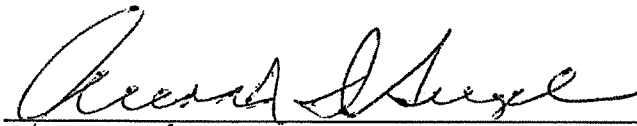
CITY OF PASADENA
Residency Verification – MANDATORY

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1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 1 of the City of Pasadena

I reside at REDACTED REDACTED (street), Pasadena, CA 91103

Signed: 

Printed Name: ARNOLD I SIEGEL

339343949
SV

2. If you are not a registered voter, please provide clear, readable two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

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- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
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- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
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- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
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 (Form RHB-002)**

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (Measure H) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose, but Measure H requires information about interests in rental property in Los Angeles County for three years, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

Measure H's Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

• **Material Interest in Rental Property:** an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)).

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).

**CITY OF PASADENA
 Economic Interests Affidavit - MANDATORY**

I, ARNOLD Siegel (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 20 day of MARCH, 2023

Signed: *Arnold Siegel*

Printed Name: ARNOLD I Siegel



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, _____ (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: _____ (street),
Pasadena, California _____ (zip code)

OR

AS This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 20 day of MARCH, 2023

Signed: ARNOLDO J. SIEGAL

Printed Name: ARNOLDO J SIEGAL

ARNOLD I. SIEGEL

RECEIVED
2023 MAR 20 AM 10:11

City of Pasadena

COMMUNITY

ACTIVITIES: City of Pasadena Library Commission, (2013-2019, chair 2018-2018)
La Pintoresca Library Associates (2014-present)
Pasadena Central Library Community Programming Committee (2022-present)
PUSD Law and Public Service Pathway Advisory Committee (2016-2022)
City of Pasadena Planning Commission (1999-2005; secretary, July 2001-02; vice chair, 02-2003, chair, 2003-04)
City of Pasadena Board of Zoning Appeals (chair 2002-03)
City of Pasadena Design Commission (2000-02; chair 2000-01)
City of Pasadena Civic Center Task Force (1999-2004)
Pacific Housing Alliance, Board of Directors and President (1994-2000)
Pasadena Heritage, Board of Directors (1988-94) and Chair (1989-91)
Community Development Committee, City of Pasadena (1991-93)
Mayor's and Council's Task Force on the Pasadena Civic Center (1997-98)
Pasadena Jewish Temple and Center, Board of Trustees (1996-97); Rabbi Search Committee (2001-02), Social Action Committee (2003-05)
Union Station Homeless Services Board of Directors (2007-14 and 2017-2020) (Chair 2011-13)

EXPERIENCE: Loyola Law School (1977-1990, 1996-2012)

Clinical Professor and Director of Legal Writing (1995-2012)
Coordinator, Ethical Lawyering (1999-2012t)
Associate Professor (1983-1991)
Assistant Dean for Student Affairs (1982-1984)
Director of Clinical Programs (1979-1982)
Acting Associate Dean (summer, 1981)
Clinical Professor (1977-1984)
Supervising Attorney, Loyola Law Clinics (1977-1979)

Subjects taught: Ethical Lawyering; Legal Writing; Negotiation; Remedies; Contracts; Criminal Law

Publications:

Evaluating Negotiation Behavior and Results: Can We Identify What We Say We Know? (with M. L. Fisher), 36 Cath. U. L. Rev. 395 (1987)

Abandoning the Agency Model of the Lawyer-Client Relationship, 69 Neb. L. Rev. 474 (1990)

ARNOLD I. SIEGEL

Other legal experience:

Private Practice (1975-77, 1990-1995)

Legal Aid Society of Pasadena

16 N. Marengo Avenue, Suite 703

Pasadena, California 91101

Staff Attorney (1972-1974)

EDUCATION:

Stanford Law School

Stanford, CA 94305

J.D., 1971

Cornell University

Ithaca, New York 14853

A.B. 1967 (History)

PROFESSIONAL ACTIVITIES:

Member, ABA Site Inspection Teams, Southern University Law Center (2001), University of South Carolina (2002), University of Connecticut (2004), and University of St. Thomas (2005)

Program Committee, Association of Legal Writing Directors Conference, July, 1999

Panelist, Association of Legal Writing Directors Conferences, July, 1997, 2001, 2003

Panelist, "Evaluation of Clinical Learning," UCLA-Warwick International Clinical Conference, October, 1986

Panelist, Symposium on Clinical Legal Education, Catholic University, October, 1986

AALS Clinical Section Committee on Nominations, Awards, Regional Training Programs

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Arnold Siegel
(Name of Candidate)

PRHB District 1
(Office and District or Seat)

Total Signatures 29

Total OK 25

Date: 3/23/23

Checked by: GS



CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE PASADENA RENTAL HOUSING BOARD
FORM RHB-001

2023 MAR 22 PM 12:08

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications will be purged from the City's files January 31 of each year. If you have not been appointed to the Rental Housing Board and still desire to be considered for appointment, please resubmit an updated application, or advise City staff in writing that the initial form is still current and can be used for an additional year.

Applicant Name: Tyler Weirrin

Home Address: REDACTED REDACTED

Mailing Address: REDACTED REDACTED

Email Address: REDACTED REDACTED

Business Phone: REDACTED Date Available to Start: ASAP

Home Phone: REDACTED Cell Phone: REDACTED

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)
 Representing City Council District _____

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

None

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

see attachment

Education – Include professional or vocational licenses or certificates.

Bachelor of Arts, UCSB 2006
Film Studies & History

1. Have you ever worked for the City of Pasadena? (If yes, please list dates/department) YES NO

2. Are you related to any employee, appointed or elected official of the City of Pasadena? (If yes, please indicate name and relationship) YES NO

3. Are you aware that financial disclosure is required annually? (e.g., sources of income, loans and gifts, investments, interests in real property) YES NO

4. Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board? (If yes, please indicate any potential conflicts) YES NO

I am a landlord - owner occupied duplex

5. Do you, or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years? YES NO

6. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO

7. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO

8. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO

¹ Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Charter Section 1803(g)).

9. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board?

YES NO

10. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

I am a landlord - owner occupied duplex. Familiar with all recent legislative and legal developments. Deep comprehensive understanding of Measure H and other similar Rent control Boards within California.

11. How would you add value to the Pasadena Rental Housing Board?

Personal experience as both a tenant and as a landlord. Close working relationship w/ existing tenant. Engaged with numerous organizations facilitating fair housing practices - CAA, AAGLA, AOA

12. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

Fairly and equally apply the rules & regulations passed by voters to disputes between tenants and landlords. Ensure fair outcomes for both parties and positive resolutions.

13. How would you help to achieve these objectives and goals?

Being continually engaged in the process - keeping up to date with state and local developments. Utilizing personal experience to navigate difficult situations and communicating with the other board members.

I, Tyler Werrin (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 22 day of MARCH, 2023.

Signed: 

Printed Name: Tyler Werrin



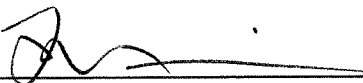
CITY OF PASADENA
Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment (Measure H). Proof of residency may be established by either of the following:

1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 1 of the City of Pasadena

I reside at REDACTED REDACTED (street), Pasadena, CA 91104 (zip code).

Signed: 

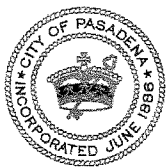
Printed Name: Tyler Wearin

2. If you are not a registered voter, please provide clear, readable two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

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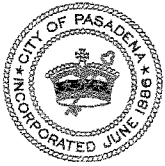
CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

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Signed this 22 day of MARCH, 2023.

Signed: 

Printed Name: Tyler WERRIN



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

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2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
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Signed this 22 day of MARCH, 2023.

Signed: 

Printed Name: Tyler Wearin

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Tyler Werrin

(Name of Candidate)

PRHB At Large Member

(Office and District or Seat)

Total Signatures 32

Total OK 27

Date: 3/23/23

Checked by: GS