

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

2023 MAR 27 AM 11:14

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: Swany Barahona

Home Address: [REDACTED] Pasadena Ca 91106

Mailing Address: [REDACTED] Pasadena Ca 91106

Email Address: [REDACTED]

Business Phone: _____ Date Available to Start: _____

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 _____

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.

Voluntaria en Pasadena Community Job Center. (Pasadena).
Voluntaria. Programa Mano a Mano (Banco de Comida (Pasadena))

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

Asistente de Coordinacion en Pasadena Community Job Center
Asistente del Programa Mano A Mano (Medio Tiempo.
Database consultant Service (NDLON).

Education – Include professional or vocational licenses or certificates.

Bachillerato en Computacion y C.C.U. Honduras.
Pasante Universitario (Ing. Produccion Industrial, Honduras).
Estudiante de Ingles como segundo Idioma PCC.
Certificado OSHA Pasadena Community Job Center.

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:

- He participado en programa Radio "Jornalera" con Union de Vecinos
- Participando en marchas por el control de renta Pasadena.
- Informar a la comunidad de sus derechos como inquilino durante la pandemia dado en el Centro de Jornaleros de Pasadena

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

Siendo representante de la comunidad inquilina de Pasadena por ser un residente inmigrante e inquilino conozco de cerca el esfuerzo y trabajo que aporta cada inquilino a que la ciudad de Pasadena sea una ciudad bella y segura.

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

1. Velar que el control de renta se cumpla según ley.
2. Asegurar que los inquilinos tengan una vivienda digna.
3. Ser la voz representante y hablante de las necesidades de los inquilinos.

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

Supervisando que el control de renta sea ejecutado según ley.
Buscando el medio para beneficio de los inquilinos obtener una vivienda digna con precios justos.

I, Swany Barahona (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: Swany Barahona



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. 2 of the City of Pasadena

I reside at **REDACTED** **REDACTED** (street), Pasadena, CA 91106 (zip code).

Signed: 

Printed Name: Swany Barahona.

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)).

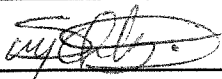
Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected 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, Swany Barahona (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 22 day of March, 2023.

Signed: 

Printed Name: Swany Barahona



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

I, Swany Barahona (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 91106 (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 22 day of March, 2023.

Signed: 

Printed Name: Swany Barahona

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

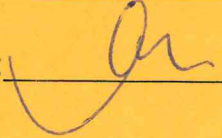
Swamy Barahona
(Name of Candidate)

PRHB District 2
(Office and District or Seat)

Total Signatures 55

Total OK 27

Date: 3/29/23

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: Dianne Romero Chavez
Home Address: **REDACTED** **REDACTED** Pasadena Ca 91104
Mailing Address: **REDACTED** **REDACTED**
Email Address: _____
Business Phone: _____ Date Available to Start: 04/1/23
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 2

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 Tenants Union

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

Certified Life Coach

Education – Include professional or vocational licenses or certificates.

BA Child development (San Jose State University)
Certified Life Coach (Life Purpose Institute)

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:

I have a personal experience that I encountered this last year that led me to educate myself regarding landlord tenant relationships and housing

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

I am trained in effective communication skills and conflict resolution

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


The rental housing board is not only a soundboard for the implementation of Measure H but also has a goal of educating both landlords and tenants.

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

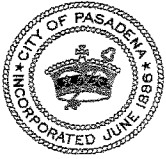
I would be passionate about educating both landlords and tenants regarding the Measure and also able to listen objectively regarding questions both landlords and tenants could have

I, diane Romero Chavez (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: diane Romero Chavez



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. 2 of the City of Pasadena

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

Signed: 

Printed Name: Diane Romero Chavez

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, dianne Romero Chavez (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: 

Printed Name: Dianne Romero Chavez



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

I, Dianne Romero Chavez (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 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: 

Printed Name: Dianne Romero Chavez

CITY OF PASADENA
NOMINATION PETITION - WORKSHEET

Dianne Romero Chavez Not in Vims
(Name of Candidate)

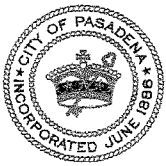
PRHB District 2
(Office and District or Seat)

Total Signatures 28 ~~28~~

Total OK 26 ^{3/31} ~~25~~ ^{SSK} ~~23~~

Date: 3/28/23

Checked by: Jr



**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: Peter Dreier
Home Address: REDACTED REDACTED REDACTED Pas, CA 91104
Mailing Address: same
Email Address: REDACTED REDACTED
Business Phone: REDACTED REDACTED Date Available to Start: immediately
Home Phone: REDACTED 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 _____

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

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/Housing/Landlord Tenant Relationships/Real Estate:

I have taught housing policy at the college level for 40 years. I have written extensively about housing, housing justice, landlord-tenant relations, rent control, housing development, and related topics for 40 years. I have served on the boards of organizations that develop affordable rental and homeownership housing as well as transitional housing for the homeless. I was responsible for revising Boston's rent control law as part of my job as chief housing policy advisor to Boston's mayor. I have been invited to give talks to many real estate and housing groups around the country on issues of housing development, policy, and regulation, including rent control. I have served on the boards of organizations that provide services to the homeless and, counseling to would-be homeowners. I have helped create new organizations that involve hiring staff, adopting rules and protocols, and adopting budgets. I have done research and written about Pasadena's housing issues.

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

I understand the economics of rental housing. I am familiar with Pasadena's housing stock. I can serve as a mediator and bridge-builder between board members with different points-of-view. I am familiar with the operation of rent boards in other California cities and can help create a new agency (the Pasadena Rental Housing Board) from scratch, learning from the experiences of similar agencies in other cities, including budgets, hiring staff, rules and protocols, educating tenants and landlords about their rights and responsibilities under the new law. I am semi-retired and have the time to devote to helping establish and oversee the Rental Housing Board.

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

Primary objectives and goals include implementing Measure H in a fair, efficient, and transparent way, helping educate landlords and tenants about their rights and responsibilities under the new law, and informing the public, including the City Council, of the Board's activities through regular reports.

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

The Board's first most important task is to hire an experienced and competent Executive Director, who in turn will hire staff, to carry out the Board's objectives and goals. During the first phase of establishing the Board's rules, protocols, and budget, I would invite people who have run similar agencies in California to meet with the Board and discuss the operation of those agencies, which we can learn from rather than re-inventing the wheel, but also make accommodations based on Pasadena's unique conditions and the specifics of Measure H. I would encourage the Board to hold a series of public forums with landlords and tenants to get their feedback and ideas about the agency's operations.

I, Peter Dreier (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, 2023.

Signed: *Peter Dreier*

Printed Name: Peter Dreier



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. 7 of the City of Pasadena

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

Signed: _____

Printed Name: Peter Dreer

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, Peter Dreier (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: Peter Dreier

Printed Name: Peter Dreier



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

PD 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: Peter Dreier

Printed Name: Peter Dreier

Peter Dreier

Pasadena, CA 91104

REDACTED

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REDACTED

REDACTED

I have lived in, and owned a home in, Pasadena since 1993. My wife Terry is a nurse practitioner who has worked for over 25 years at the AMG Clinic in northwest Pasadena, focusing on pediatrics. Our two daughters attended PUSD schools. I have been actively involved in Pasadena civic life since we moved here. I am on the faculty of Occidental College, where I teach about housing and urban policy. My expertise is in housing policy, with a particular focus on the relationship between income inequality, racial inequality, and housing conditions. I have extensive experience as a practitioner, government official, and scholar dealing with housing policy.

Education

Ph.D., University of Chicago, 1977

B.A., Syracuse University, 1970

Current Employment

E.P. Clapp Distinguished Professor of Politics, Occidental College
(Rank: Full Professor with endowed chair) 1993-present

Founding Chair, Urban & Environmental Policy Department, Occidental College 1996-present

I teach courses on urban policy, housing policy, and public policy analysis. I founded the Urban & Environmental Policy Department to teach students the nuts-and-bolts of policy research and analysis.

Previous Relevant Work Experience

Deputy for Housing Policy, Office of Mayor Raymond L. Flynn, City of Boston (1984-92)

Director of Housing, Boston Redevelopment Authority (1984-92)

I was the chief housing policy advisor to Boston Mayor Raymond Flynn. My responsibilities included dealing with development, zoning, and regulation. I was responsible for revising Boston's rent control law, selecting the appointments to the Rent Equity Board, and working with the Boston City Council to fund and implement the rent control and eviction laws.

Relevant Civic Engagement

I was appointed by the Pasadena City Council to the Pasadena Charter Reform Task Force (1997-98). Among other things, we recommended that the mayor be elected citywide by the voters rather than appointed by the City Council and reaffirmed that the City Council be elected by districts.

I was a member of the steering committee of Citizens for Quality Schools that sponsored Measure CC, the parcel tax ballot measure to raise funds for PUSD (2009-2010)

I helped organize and lead the successful campaign to get the Pasadena City Council to adopt a municipal minimum wage and a subsequent campaign to extend the minimum wage (2015-2016)

I served on the board of directors of the Pasadena Education Foundation for ten years. (2006-2016)

I founded Invest in Kids, a grassroots organization of parents with students in PUSD. I helped organize and served on the founding board of Pasadenans Organized for Progress (POP)

I was a member of the board of directors of the Pacific Housing Alliance, a non-profit that sponsored transitional housing for homeless people in Pasadena (1995-98)

I was a member of the board of directors of the Southern California Association of Non-Profit Housing, the umbrella group for developers of affordable housing in the region (1996-2006)

I was a member of the Community Investment Task Force of the United Way of Greater Los Angeles (1999-2001)

From 2020-22, I helped organize the coalition that sponsored a successful ballot measure campaign (winning 58% of the vote in November 2022) in Los Angeles (Measure ULA) to raise close to \$1 billion a year to expand affordable housing and to reduce homelessness through an increase in the real estate transfer tax on the sale of properties over \$5 million. I coauthored the report that provided the analysis of the Measure ULA campaign: ***“An Analysis of Measure ULA: A Ballot Measure to Reform Real Estate Transfer Taxes and Address LA’s Housing and Homelessness Crisis,”*** <https://www.lewis.ucla.edu/wp-content/uploads/sites/17/2022/09/ULA-White-Paper.pdf>

I was appointed by Mayor Eric Garcetti to the City of Los Angeles' Revenue Commission to identify new sources of revenue for municipal services (2018-2020)

I have testified several times before the California State Legislature as an expert on housing issues, including rent control.

I was appointed by the LA City Council to its Housing Crisis Task Force (1999-2000)

I served on the board of directors of Boston Neighborhood Housing Services, a nonprofit that provides housing counseling for would-be homeowners (1984-1992)
I served on the governing board of the Health Care for the Homeless Program a nonprofit (funded by Robert Wood Johnson Foundation) that provided health services to homeless persons (1984-1992).

I served on the advisory committee of Urban Edge Housing Development Corporation, a neighborhood-based non-profit community development corporation that build and rehabilitated affordable rental housing (1988-1992).

I served on the advisory committee of the Boston Foundation's Fund for the Homeless (1989-1992).

I have frequently been quoted by the news media - including the *Wall Street Journal*, *New York Times*, *Washington Post*, *Los Angeles Times*, *Pasadena Star-News*, and others - about municipal policy, housing issues and rent control.

Relevant Articles and Reports about Housing, Rent Control, and Economic Development

"Homeownership Policy" in Daniel Béland, Christopher Howard, and Kimberly Morgan, editors, Oxford Handbook of U.S. Social Policy, New York: Oxford University Press, 2014. (with Alex Schwartz)

"U.S. Housing Policy at the Crossroads," Journal of Urban Affairs, Vol. 18, No. 4, 1997, pp. 341-370

"Pulling Apart: Economic Segregation Among Suburbs and Central Cities in Major Metropolitan Areas, 1980-2000," in Alan Berube, Bruce Katz, and Robert E. Lang, editors, Redefining Urban and Suburban America, Volume 3, Washington, D.C.: Brookings Institution Press, 2006 (with Todd Swanstrom, Colleen Casey, and Robert Flack)

"Making Southern California: Public Policy, Markets, and the Dynamics of Growth," in Jennifer Wolch, Manuel Pastor, and Peter Dreier, editors, **Up Against the Sprawl: Public Policy and the Making of Southern California**, Minneapolis: University of Minnesota Press, 2004, pages 1-41 (with Jennifer Wolch and Manuel Pastor).

"Philanthropy and the Housing Crisis: The Dilemmas of Private Charity and Public Policy," **Housing Policy Debate**, Vol. 8, Issue 1, 1997, pp. 235-293.

"*Pasadena's Tale of Two Cities*," Urban & Environmental Policy Institute, Occidental College, January 2019 (with Mark Maier) <http://www.peterdreier.com/wp-content/uploads/2019/01/Pasadenas-Tale-of-Two-Cities-2019-final-pdf-version.pdf>
(This is an update of similar reports for 2010 and 2016)

Housing in Los Angeles: Policy Options. Report for the Economic Summit sponsored by the Catholic Archdiocese of Los Angeles, Los Angeles County Federation of Labor, and Greater Los Angeles Chamber of Commerce, March 2001.

"Redlining Cities: How Banks Color Community Development," ***Challenge: The Magazine of Economic Affairs***, Vol. 34, No. 6, November/December 1991

"Redlining, Not Red Tape" ***New York Times***, November 25, 1995. <https://www.nytimes.com/1995/11/25/opinion/redlining-not-red-tape.html>

"How to Expand Homeownership for Americans," ***Challenge: The Magazine of Economic Affairs***, Vol. 35, No. 2, March/April 1992

"Why Measure H - and Rent Control - is Good for Business," ***Pasadena Now***, November 1, 2022 <https://www.pasadenanow.com/main/guest-opinion-peter-dreier-why-measure-h-and-rent-control-is-good-for-business>

"Tenants and Homeowners Agree: Pasadena Needs Rent Control," ***Pasadena Weekly*** August 1, 2019

"Rent Control Myths" ***Los Angeles Times***, June 17, 1994

"Scapegoating Rent Control: Masking the Causes of Homelessness," ***Journal of the American Planning Association***, Vol. 57, No. 2, Spring 1991

"The New Politics of Housing: How to Rebuild the Constituency for a Progressive Federal Housing Policy," ***Journal of the American Planning Association***, Vol. 63, No. 1, Winter 1997

"Housing Policy's Moment of Truth," ***The American Prospect***, Summer 1995

“Housing and the Working Poor,” *Democracy: A Journal of Ideas*, March 29, 2016
<http://democracyjournal.org/arguments/housing-and-the-working-poor/>

“Fair Lending, Foreclosure Relief and Financial Reform,” in Chester Hartman and Gregory Squires, eds., *From Foreclosure to Fair Lending: Advocacy, Organizing, Occupy, and the Pursuit of Equitable Credit*, Oakland, CA: New Village Press, 2013.

Rent Deregulation in Massachusetts and California: Politics, Policy and Impacts, Center for Real Estate and Urban Policy, New York University, May 1997.

Relevant Books

Place Matters: Metropolitcs for the 21st Century, Lawrence: University Press of Kansas, 2001; 2nd edition, 2005. 3rd edition, 2014. 4th edition under contract and forthcoming in 2024. Coauthor with John Mollenkopf and Todd Swanstrom.

The Next Los Angeles: The Struggle for a Livable City, Berkeley: University of California Press, 2005; 2nd edition, 2006. Coauthor with Regina Freer, Robert Gottlieb and Mark Vallianatos.

Up Against the Sprawl: Public Policy and the Making of Southern California Minneapolis: University of Minnesota Press, 2004. Coeditor with Jennifer Wolch and Manuel Pastor. Coauthor of Introduction.

Regions That Work: How Cities and Suburbs Can Grow Together. Minneapolis: University of Minnesota Press, 2000. Coauthor with Manuel Pastor, Eugene Grigsby, and Marta Lopez-Garza.

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Peter Dreier
(Name of Candidate)

PRHB At Large
(Office and District or Seat)

Total Signatures 41

Total OK 28

Date: 3/23/23

Checked by: GS



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

2023 MAR 20 AM 10:05

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.

Applicant Name: SIMON GIBBONS
Home Address: REDACTED REDACTED PASADENA CA 91107
Mailing Address: AS ABOVE
Email Address: REDACTED REDACTED
Business Phone: Date Available to Start: IMMEDIATELY
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

X 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)

X 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.

[Empty lines for community service information]

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

MANAGING OWNER AND FINANCE OFFICER, BT SHEPHERD LLC
- RESUME ATTACHED

Education – Include professional or vocational licenses or certificates.

BSC PHYSICS – UNIVERSITY OF LONDON (1994)

MBA – UNIVERSITY OF BRADFORD (2000)

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

¹Extended 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 OWN AND MANAGE 12 APARTMENTS IN PASADENA (HOUSING & RE)
I HAVE BUILT PROCESSES TO ENSURE CUSTOMERS ARE TREATED FAIRLY FOR MAJOR BANKS INCLUDING CITIBANK, AND CO-DEVELOPED DEBT MANAGEMENT PROCESSES WITH U.K. DEBT CHARITIES (JUSTICE & RELATIONSHIPS)

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

1) PROMOTING NEIGHBORHOOD STABILITY AND AFFORDABILITY
2) REGULATING RENT LEVELS AND EVICTIONS
3) PROVIDING EFFECTIVE AND TIMELY DISPUTE RESOLUTIONS FOR TENANTS AND LANDLORDS IN PASADENA

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

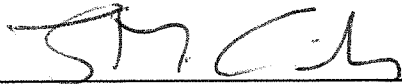
I WILL BRING EXPERIENCE IN BUILDING CONSENSUS AND MANAGING COMPLEX PROCESSES, A COMMITMENT TO JUSTICE, AND FINANCIAL EXPERTISE TO THE BOARD

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

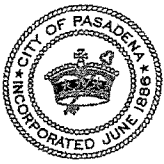
I WILL USE MY BUSINESS AND FINANCIAL ACUMEN TO HELP DRIVE ACCURATE AND FAIR ANALYSIS. I WILL USE MY EXPERIENCE TO HELP PROVIDE FAIR AND TIMELY DISPUTE RESOLUTIONS. I WILL REPRESENT THE INTERESTS OF TENANTS AND LANDLORDS FAIRLY.

I, SIMON GIBBONS (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 20TH day of MARCH, 2023.

Signed: 

Printed Name: SIMON GIBBONS



CITY OF PASADENA
Residency Verification – MANDATORY

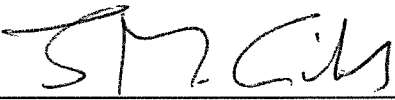
All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment (Measure H). Proof of residency may be established by either of the following:

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. 2 of the City of Pasadena

5301 03506 ✓

I reside at **REDACTED** **REDACTED** (street), Pasadena,
CA 91107 (zip code).

Signed: 

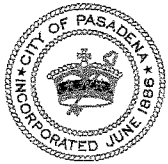
Printed Name: SIMON GIBBONS

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
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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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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, SIMON GIBBONS (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 20th day of MARCH, 2023.

Signed: 

Printed Name: SIMON GIBBONS



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

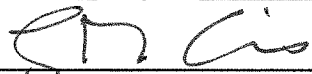
I, _____ (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

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

X 85 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: 

Printed Name: SIMON GIBBONS

Simon Gibbons

REDACTED

REDACTED

RECEIVED

KEY SKILLS

2023 MAR 20 AM 10:05

- Building and leading high-performing compliance and risk teams across multiple geographies
- Compliance and regulatory management
- Credit management and optimization in consumer and commercial spaces
- Risk management turnaround and reengineering, both domestically and globally
- Capital management and optimization

EXPERIENCE

BT SHEPHERD LLC, USA (2017-PRESENT)

Co-founder and CFO

- Managing \$4.5m Los Angeles-based property portfolio owned by BT Shepherd, and \$40m West Coast portfolio for clients. Responsibilities include borrowing facilities, financial management, customer/tenant management, and developing growth strategy.
- Acting as finance consultant during reengineering of family-owned business
- Delivered \$1.7m run-rate improvements in borrowing and operational costs in 2017-22

HSBC, UK AND GLOBAL (2015-2016)

Head of Collections Operational Strategy, Global Division

- Led senior team responsible for developing and promulgating best Collections Operations practices.
- Resolved Fraud and Treating Customers Fairly gaps across Latin American portfolios
- Delivered upgraded mortgage Collections policy in Australia, France, China and UK.
- Led design and implementation of cross-border Collections for international secured lending.
- Designed and drove implementation of customer forbearance capability in Middle East and France to bring customer treatment in line with HSBC corporate requirements and regulatory norms.
- Supported call center move in France, based on previous experience with French employment law.

LLOYDS BANKING GROUP, UK (2010-2015)

Head of Portfolio Management & Reporting, Wealth & International Risk (2013-2015)

- Led capital optimization and regulatory reporting across multiple high-profile portfolios.
- Delivered £35m+ RWA savings on Wealth portfolio through capital optimization of secured portfolio.
- Provided mortgage and regulatory expertise for multijurisdictional £1bn+ portfolio disposals including support for US REO management and cross-border Collections.
- Led side project for CRO to ensure regulatory compliance in Small Business Collections (2015).

Incorporating: Lloyds Netherlands Interim CRO role (2013-2014):

- Commuted to Amsterdam for nine months to rescue stalled Basel II implementation. Implemented Advanced IRB capital management for €7bn Dutch mortgage portfolio, leading to €1bn RWA benefit and related capital savings, while satisfying Dutch and British authorities.
- Coached and recruited Dutch risk team, while recruiting permanent successor to local CRO role.
- Drove improvements in mortgage servicing, capital reporting, and credit risk management to bring Lloyds NL in line with Bank of England and Dutch Central Bank regulatory norms.

Head of Collections and Recoveries Strategy, Current Accounts and Credit Cards (2010-2013)

- Led back-end risk management for UK's largest bank's credit card and overdraft portfolios.
- Took personal ownership of customer-focused work to ensure fair treatment of customers in financial difficulty, including representing Lloyds at consumer finance meetings and conferences.
- Developed UK industry-standard Income/Expenditure form with major debt charities.
- Designed and implemented Collections operational efficiencies leading to ~25% reduction in calls and 10% reduction in complaints with zero impact on losses, to help meet 2013 cost challenges.
- Created cross-portfolio team with diverse skillsets, including building an implementation sub-team.
- Managed mitigation of major UK regulatory changes to Collections offset processes. Mitigation of £5m in 2010, and £20m in 2011, with ongoing benefits in £10m+ range.
- Built new structure for Collections strategy and operations in 2012-13, with £35m annualized benefits.
- Drove new Recoveries policy, including new payment mechanism with £4m+ annualized benefits.
- Built new approach to PPI misselling issues, with £12m+ benefit and better customer outcomes.

Simon Gibbons

CITIGROUP NA, USA (2010-2015)

Director – Collections Policy, Citicards NA (2007-2010)

- Built senior risk team to lead all aspects of Collections policy for Citicards NA, including risk scorecard implementation, delinquent customer treatment, portfolio diagnostics, and pre-delinquency treatments.
- Worked with auditors, regulators and other key bodies to demonstrate Citicards' compliance with all internal and external requirements, including leading meetings with Office of the Comptroller of the Currency to defend forbearance policy, and to demonstrate legitimacy of online Collections channels.
- Worked closely with contact centers to optimize tools available to agents. Met frequently with portfolio partners (e.g. Sears, Home Depot) to agree performance metrics and policy.
- Results included implementation of \$80m Collections stratification system, successful development of new Collections customer channels with \$50m value, optimized data-led risk segmentation for \$65m run-rate, and managing transition to separate management of Partnership cards portfolio post-crisis.

Director – Analytics and Business Strategy, Citi Residential Lending/ACC Mortgage (2003-2007)

- Built and managed team of risk analysts responsible for optimizing performance in Loan Servicing, including scorecard development, call center strategy, and customer servicing.
- Implemented Champion/Challenger philosophy for optimizing Collections tactics and Dialler strategy. Achieved 25bp contribution to delinquency reduction, and cut REO timelines by 30 days.
- Managed risk forecasting for entire ACC family of companies, to assess projected volumes and losses
- Built new underwriting policies with Marketing to achieve 20% reduction in long term loss levels.
- Personally selected by CEO to join parent company's business re-engineering team in 2006, taking part in business redesign of centralized underwriting model leading to successful sale to Citigroup.

CAPITAL ONE, UK AND FRANCE (2000-03)

Group Manager – European Risk (2002-03)

- Based in Paris, leading risk turnaround team responsible for portfolios in France, Italy and Spain.
- Set up outsourcing for cards servicing in France.
- Led to successful sale of French cards portfolio to local bank.

Group Manager – Application Risk, Fraud, and European Risk (2002)

- Responsible for risk analysis, strategy and performance in these fields.
- Led risk due diligence for three partnerships in UK and Western Europe.
- Managed new authorizations system to maintain best-in-class fraud performance.

Group Manager – Risk Dynamic Systems (2001-02)

- Managed teams of analysts for Collections, Recoveries and Fraud.
- Responsible for risk performance, including charge-off figures and fraud levels.
- Led projects to deliver further Collections improvements through agent training, and implemented lessons learned from US operation on optimizing use of recoveries agencies.
- Worked with operational and technology teams to ensure smooth chip-and-pin implementation.

Senior Collections Analyst (2000-01)

- Managed team of risk analysts supporting Capital One's Collections department.
- Led projects to improve Collections performance through behavioral analysis and operational test-and-learn work, helping achieve best-in-class losses in UK subprime market.

EDUCATION & LANGUAGES

2007 KELLOGG BUSINESS SCHOOL, CHICAGO, USA – RENAISSANCE POST-MBA PROGRAM

2000 BRADFORD MANAGEMENT CENTRE, UK - MBA

1994 IMPERIAL COLLEGE, LONDON, UK - BSC IN PHYSICS (FIRST CLASS)

FLUENT FRENCH AND ITALIAN

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Simon Gibbons

(Name of Candidate)

PRHB District 2

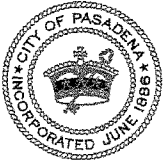
(Office and District or Seat)

Total Signatures 29

Total OK 26

Date: 3/23/23

Checked by: GS



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: CAROL HICKS
Home Address: REDACTED REDACTED 91104
Mailing Address: REDACTED REDACTED 91104
Email Address: REDACTED TED REDACTED
Business Phone: REDACTED Date Available to Start: 4-17-23
Home Phone: CTED REDACTED Cell Phone: REDA 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.

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

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 recently had a dispute with my landlady where I had to apply the Owner Move In Statute of Measure H. Most benefited me but I also had to look out for her interests within the law we resolved it

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

amirably I'm fair-minded. I've been negotiating with disparate entities my entire career balancing the needs of the customer with the reluctance of the engineers to get a working system in place

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

Disputes between tenants and landlords, establishing a database of rental properties, creating a website, educating the community on the benefits of Measure H

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

Creating databases and designing an easy to navigate system is right up my alley - it's what I do in my profession, one thing I would do is create flowcharts of the different sections instead of the confusing legalese

I, CAROL HICKS (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 17 day of April, 2023

Signed: Carol A. Hicks

Printed Name: CAROL HICKS

I'm enthusiastic about making this work for the benefit of Pasadena as a whole. I LOVE Pasadena - I want to LEAD THE BOARD



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. 2 of the City of Pasadena

I reside at **REDACTED** **REDACTED** (street), Pasadena, CA 91104

Signed: Carol A. Hicks

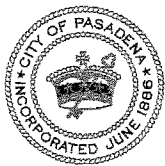
Printed Name: CAROL HICKS

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, CAROL HICKS (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 17 day of April, 2023

Signed: Carol A. Hicks

Printed Name: CAROL HICKS



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

I, CAROL HICKS (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 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 17 day of April, 2023.

Signed: Carol Hicks

Printed Name: CAROL HICKS

CAROL HICKS

REDACTED

Pasadena, CA

REDACTED

Industrious Technical Writer specializing in accessible end-user documentation and technical knowledge manuals. I am an engineer with a background in human behavior translating complex material into easy-to-understand language and layouts for all levels of use

Content Writing | Copywriting | Strategic Planning | Call Center Design | Editing | Critical Thinking | Active Listening | Technological Research | Telecom Engineering | UX Design | Team Collaboration | API | Client Management | Adobe Photoshop | Visio | Blog Writing | AP Style | Proofreading | Self-starter

Freelance

1995 to Present

Technical Writer/UX Designer/Telecom Engineer

- Content creation of all end-user facing documents. Including client presentations, instructor training materials, reference manuals, and help documents
- Call center design through all aspects of the SDLC. Including more efficient call flows through better conversation utilizing IVR, email, webchat, and website blurbs
- Composed, developed, and published new departmental standards and practices. Including deployment of more consistent nomenclature across the Cisco and Nortel telecom systems
- Liaison between stakeholders and the engineers. Including active listening and creative thinking to maximize user functionality and satisfaction
- Creation of manual for customers to make moves, adds, and changes to PBX software and voicemail. Including hardware overview, modem access and system login, software instruction, and system save
- Redesign of online help desk request process for department. Including easy-to-follow menus, auto fill fields, electronic approval, and streamlined hardware deployment
- PBX and VoIP system project management. Including post-sale software design and implementation of thousands of systems from the blank slate to the customer deliverables

B.S. in Business Administration, Oklahoma State University (Emphasis: Communication)

M.F.A, American Conservatory Theater (Emphasis: Human Psychology and Behavior)

(Sorry. I had a printer malfunction)

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET


Carol Hicks
(Name of Candidate)

D2
(Office and District or Seat)

Total Signatures 36

Total OK 30

Date: 4-17-2023

Checked by:  GS



**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: Marie McDonald

Home Address: **REDACTED** **REDACTED**

Mailing Address: **REDACTED** **REDACTED**

Email Address: **REDACTED** **REDACTED** **REDACTED** **REDACTED**

Business Phone: **REDACTED** Date Available to Start: 3/24/2023

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.

Tax Appeal ^{LA County} Hearing Board 4/2015 - 9/2021
Commissioner LA County Tax Appeal Board 9/2021 - present
Past President & Board member Boys Republic Women's Auxiliary

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

Marie McDonald Real Estate Broker/owner since 2000
see attached Resume

Education – Include professional or vocational licenses or certificates.

UC Berkeley 1984 Bachelor
Real Estate License 1986 / Banking License 2000

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:

Real Estate Sales Licence Since 1986 / Broker Since 2000
Mediator with City of LA Attorney 2016; Mediator
with Pasadena Board of Realtors 1996-2006
Mediator with County of Los Angeles Tax Appeal Hearing
Officer Program

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

As a property owner for over 40 years I have seen
great changes in the market. My youngest 22yo can not afford
to rent in Pasadena. My clients who purchase income property
in the past 3 years have difficulty renting and face mortgage shortfalls
I can see the pros-cons and look at the situation from both sides of the coin

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

To provide equity and accessibility to all area
residents. Helping to have Pasadena a city that
embraces all its occupants and provides quality
affordable housing options for all

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

Listening to the problems & developing guidelines &
systems to put in place that create solutions to address
the problems. My education and experience in mediation provides
me with ability to negotiate and reach agreements between parties
Having helped people find good rentals and housing is our area gives me
great knowledge of our local market and trends.

I, Mare McDonald (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: Mare McDonald




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. 2 of the City of Pasadena

I reside at REDACTED REDACTED (street), Pasadena, CA 91107 (zip code).

Signed: 

Printed Name: Marc McDona

- .. 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, Marie McDonald (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, 2022.

Signed: 

Printed Name: Marie McDonald



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

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: 

Printed Name: Marie McDowell

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Marie McDonald
(Name of Candidate)

PRHB
(Office and District or Seat)

Total Signatures 41

Total OK _____

Date: 3/23/23

Checked by: Valerie



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

2023 MAR 20 AM 10:30

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: Thea Orozco

Home Address: **REDACTED** D Pasadena, CA 91107

Mailing Address: _____

Email Address: **REDACTED REDACTED**

Business Phone: _____ Date Available to Start: 3/20/23

Home Phone: 4 _____ 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.

Community Volunteer - Pasadena Humane Society, Kitten Rescue
Food Forward (pick leader)

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

See attached

Education – Include professional or vocational licenses or certificates.

Media Studies (BA) ~~MA~~, minor in Computer Science
MBTI practitioner (certified)
Coach (certified)

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

¹Extended 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:

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

I, Thea Orozco (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, 2023.

Signed: Thea Orozco

Printed Name: Thea Orozco

RECEIVED

2023 MAR 20 AM 10:30
CITY OF PASADENA

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

I have previously worked for an attorney, which gave me a basic understanding of the judicial system and how a law is enforced – which is directly relevant to the role of a Rental Housing Board member tasked with enforcing Measure H.

Additionally, I have an understanding of both landlord and tenant issues. My mother has been a landlord for over 10 years, and we have discussed the challenges and costs landlords face to turn a profit on a rental property.

I have been a tenant in the city of Pasadena for over 10 years, so I understand the issues tenants face, including the rising cost of rent in Pasadena.

Lastly, I have relevant professional experience as a business owner and I have operated my own business for over 9 years (I am currently on hiatus). Because being a landlord is a business, this gives me important insight into the landlord's perspective.

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

I am highly skilled at remaining neutral in high-emotion situations. I am a certified Myers-Briggs Type Indicator (MBTI) practitioner. MBTI is a way of categorizing personality differences and is a tool for understanding communication differences. I am also a certified coach and both of these fields stress the ability to listen deeply while remaining unbiased.

My educational background in communication (B.A. in Media Studies) and psychology helps me to be objective, communicate effectively, and see multiple points of view.

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

I see the primary objective of the Pasadena Rental Housing Board as interpreting and enforcing the law, as set forth by Measure H, in an impartial and neutral manner. Enforcing Measure H includes establishing procedures, conducting studies, interacting with the public, and considering appeals related to hearings.

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

As a business owner I have experience creating a plan from the ground up and then implementing that plan. In addition, I have extensive unofficial experience in

conflict resolution, starting as a child when I stepped into the role of mediator as the oldest of 6 children in my blended family. I can also see problems from multiple perspectives, making me well suited for this position.

I look forward to the opportunity to put my listening and conflict resolution skills, and my informed perspective of understanding both landlords and tenants concerns, to work for the City of Pasadena in the role of a Rental Housing Board member.



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. 2 of the City of Pasadena

I reside at _____ (street), Pasadena,
CA 91107 (zip code).

Signed: Thea Orzocco

Printed Name: Thea Orzocco

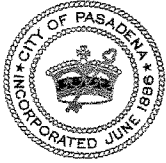
52658 1344
SV

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)).

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)).

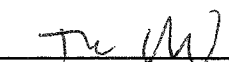
Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected 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)).

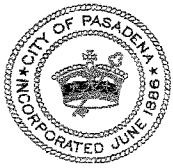
CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Thea Orozco (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: 

Printed Name: Thea Orozco



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

I, Thea Orozco (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 91107 (zip code)

OR

T.O. 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: 

Printed Name: Thea Orozco

RECEIVED

Thea Orozco

2023 MAR 20 AM 10:30

CLERK OF COURT
CITY OF SAN ANTONIO

Current Work Experience:

Self-Employed

- + Listened carefully to various individuals, businesses, and organizations to assess their needs. Provided clients with personalized solutions and advice.
- + Coordinated the marketing for 30+ art shows. Created and acquired marketing material from various sources such as artists and show directors.

Background Artist, various

- + Listened to directions and improvised on movie and television filming sets.

Former Work Experience:

IHSS Assistant

- + Assisted a person with autism and mobility issues to navigate her day-to-day life, which necessitated problem-solving under pressure and excellent time management.
- + Evaluated and analyzed social media posts according to specific criteria, meeting weekly deliverables of project tasks.

Office Assistant, Composite Components Company

- + Overhauled various office systems and processes. For instance, created a catalogue system for their research library of over 100 books, and devised and implemented an intake process for new research materials.

Temporary College Support Employee, various placements, United Kingdom

- + Evaluated and processed half of all student applications for a six month period in the business support division of a college.
- + Assisted the executive support team of a college during two successful inspections.

Personal Assistant to Lawyer, Tsung Megason and Associates

- + Provided clerical support, including the organization of confidential material.
- + Answered phone calls from clients, both potential and current, employees of the judicial court, and other professional callers.

Aspect Foundation, Program Assistant

- + Evaluated student applications and made the decision to accept or deny applicants into the study abroad program.
- + Assisted the Private School Program Coordinator in contacting potential students, helping them choose their college, and sending their applications to the appropriate college.

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Thea Prozed
(Name of Candidate)

PRHB District 2
(Office and District or Seat)

Total Signatures 43

Total OK 28

Date: 3/23/23

Checked by: GS