



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

2023 MAR 23 PM 3:35

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: Leon Arellano

Home Address: REDACTED REDACTED REDACTED

Mailing Address: Pasadena CA 91101

Email Address: REDACTED REDACTED

Business Phone: _____ Date Available to Start: 3-1-2023

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 3

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.

Founding member of Corazon Del Pueblo, a
Community Cultural Arts Center - See attachment

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

See Resume

Education – Include professional or vocational licenses or certificates.

1

See 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

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:

See Attachment

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

See Attachment

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

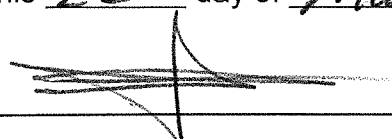
See Attachment

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

See Attachment

I, Leon Arellano (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: Leon Arellano

Leon Arellano

Pasadena Rental Housing Board

10) My current professional training has me engaging in landlord tenant law by enforcing the Rent Stabilization Ordinance (RSO) for the City of Los Angeles as a Housing Investigator assigned to the Investigations and Enforcement section of the RENT Division for the Los Angeles Housing Department (LAHD). My duties require me to investigate and enforce the rent control laws for the city of Los Angeles. Specifically, these duties include issuing violations of the RSO for illegal evictions, illegal rent increases, removal of housing services, properties failing to pay RSO rent registry fees, properties failing to post Rent Control Notices on properties, and reviewing Los Angeles Police Department and Los Angeles Fire Department reports as they relate to habitability violations and evictions that involve rent controlled units. My duties also include reviewing and analyzing contracts, legal documents, case law, eviction notices, leases, and Unlawful Detainers.

11) From my high school days and throughout my college career I have always had an interest in public service, so much so that I continuously served on the student governing bodies of the schools I attended. For instance, I was a student elected senator at Bakersfield College then a student governing board member at the University of California Davis (UCD). Later, as a private citizen I would go on to co-found and chair for five years, a community cultural arts center in the city of Los Angeles by the name of Corazon Del Pueblo. This background and experience in service would add value to the Pasadena Rental Housing Board because my knowledge and skills of civic engagement, specifically, in coalition building and my experience in cross organizing with different city departments will help to assure the goals and objectives of the Pasadena Rental Housing Board are met. My experience would also add value to the Pasadena Housing Board by ensuring it has a board member with the knowledge and skill set to understand and manage the challenges of implementing and enforcing rent control laws.

12) In my view, the primary objectives and goals of the Pasadena Rental Housing Board are to administer and enforce the provisions of Measure H. Specifically, these duties require that the Board implement and engineer the framework that will govern rent increases, written notices as they relate to rent controlled units, establish and maintain a rental registry for rental units that have been identified and establish rules related to rent control and enforce the charter amendments of Article XVIII.

13) I believe the goals of the Pasadena Rental Housing Board can only be met by a body where each of its members holds the ideals of civil service and teamwork to the highest esteem. These are two core values I hold and that is why I commit to help achieve the goals of Measure (H) by applying my knowledge and experience as a Housing Investigator, who currently enforces the rent control laws for the City of Los Angeles. I will also bring with me my many years of experience in civil service, executing a vision, a strong work ethic and dedication in order to meet the goals and objectives of the Board. I am excited to be considered to be a part of something new, innovative and community focused that is beneficial to the greater community of Pasadena as a whole.



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. 3 of the City of Pasadena

I reside at **REDACTED** **REDACTED** (street), Pasadena, CA 91101 (zip code).

Signed: 

Printed Name: Leon Arullano

175344842
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, Leon Arillo (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: [Signature]

Printed Name: Leon Arillo



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


I, Leon Arellano (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 91101 (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: Leon Arellano

REDACTED

Leon Arellano
Pasadena, CA 91101

REDACTED

REDACTED

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PROFESSIONAL EXPERIENCE

Los Angeles Housing Department (LAHD)
Housing Investigator- Investigations & Enforcement (RSO)

Los Angeles, CA
January 2020-Present

Correctly interpreting and applying the LA City Rent Stabilization Ordinance (RSO) and all other applicable state and federal laws. Interviewing landlords, tenants, property management agents and all other relevant parties related to RSO complaints. Maintaining contact with all necessary government agencies and staff in other City offices, along with tenant and landlord advocacy groups and attorneys with respect to cases that are being investigated. Preparing correspondence and reports describing alleged violations and making determinations of RSO violations and required corrective action. For cases that warrant referral to the City Attorney's Office, responsible for preparing and updating case file records as needed. Assisting with responses to subpoenas and public records requests as needed.

Los Angeles Dependency Lawyers, Inc.
Senior Litigations Investigator

Monterey Park, CA
March 2009- January 2020

Managed and conducted investigations for cases in the child welfare system where the firm was appointed to represent a parent (client). Worked on a caseload of over a hundred cases a month. This role included daily interactions with attorneys, clients, court personnel, county social workers and numerous other entities involved in the adjudications of the petitions filed in court. Once information and evidence was gathered, would often have to attend court hearings in order to testify as to the findings. As a Senior Investigator, I was also charged with presenting procedures and processes to the newer staff members with respect to submitting requests for investigations. Processing and issuing subpoenas and obtaining medical records in a timely manner as well as conducting forensic interviews of witnesses was also required. Analyzing and compiling evidence in an organized manner to assist attorneys in their presentation of the case. Additionally, I would have to conduct home inspections, observe visits and prepare written reports.

LANGUAGES

Fluent in Spanish (reading and writing).

EDUCATION

People's College of Law, Los Angeles, CA
First year completed; June 2016

University of California, Davis, Davis, CA
Bachelor of Arts, History, May 2005
Activities: Historic Scholars Society

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Leon Arellano

(Name of Candidate)

PARHB District 3

(Office and District or Seat)

Total Signatures

34

Total OK

25

Date:

3/23/23

Checked by:





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

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

Applicant Name: Paulette Brown
Home Address: REDACTED
Mailing Address: REDACTED Pasadena, CA 91102
Email Address: REDACTED
Business Phone: N/A Date Available to Start:
Home Phone: REDACTED Cell Phone: REDACTED

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

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

Representing City Council District 3

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

X 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.

I am not currently serving on any boards, commissions or committees

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

Retired

Education – Include professional or vocational licenses or certificates.

Pasadena City College AS, AA

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

YES NO

1990 - 2017 Public Works, Financial Management Services

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 am a tenant residing in Pasadena for twenty-five plus years. No professional experience in Housing/Housing Justice/Real Estate.

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

I reside in Pasadena, CA and have worked in community relation during my work experience with the City of Pasadena.

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


To establish rules and regulations fair to tenants and landlords.

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

By making honest and fair decisions.

I, Paulette Brown (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 13th day of February, 2023.

Signed: 

Printed Name: Paulette Brown

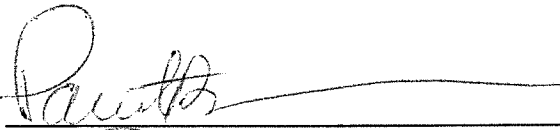


CITY OF PASADENA Residency Verification – MANDATORY

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. 3 of the City of Pasadena
I reside **REDACTED** **REDACTED** (street), Pasadena,
CA 91101 (zip code).

Signed: 

Printed Name: Paulette Brown

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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)

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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, Paulette Brown (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 13th day of February, 2023.

Signed: 

Printed Name: Paulette Brown



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

I, Paulette Brown (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 CA (zip code) 91101

OR

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

Signed this _____ day of _____, 20____.

Signed: _____

Printed Name: _____

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Paulette Brown
(Name of Candidate)

PRHB District 3
(Office and District or Seat)

Total Signatures 41

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: MICHAEL CHAPMAN

Home Address: REDACTED REDACTED

Mailing Address: SAME

Email Address: REDACTED REDACTED REDACTED

Business Phone: REDACTED 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.

2005-2010 City of Pompano Beach, Florida CAA STAFF, SITE AND PROPERTY ACQUISITION FOR FUTURE AFFORDABLE HOUSING FOR UNDER SERVED NW AREA OF Pompano BEACH, MANAGED RENTALS AND HEALTH AND SAFETY UPGRADES FOR SENIORS, COMPILED ADMIN, NOTES AND AGENDAS FOR CITY AND CAA MEETINGS, MINIMAL PROJECT MANAGEMENT SKILLS AND SOFTWARE USAGE.

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

Property manager for 16 unit property in Pasadena. Point of contact for all tenant repairs, landlord notices, tenant conflicts, & RENTALS. Responsible for initial evaluation for tenant repairs, set and select vendors, coordinate with landlord until completion.

Education – Include professional or vocational licenses or certificates.

Pasadena City College '72-74, Univ of Southern California '74-77
Licenses California Real Estate Broker.

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:

With over 20 years of Tenant/Landlord experience I am uniquely qualified to sit on the PRHB. I come to tenant issues with an open neutral opinion and make a effort to accommodate both Landlords and tenants to keep the business end of the REAL ESTATE concern moving forward.

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

The PRHB would benefit on the Administrative level from my 5 plus years with the Redevelopment Agency, and my 20 plus years of local property management in Pasadena. An additional benefit is my hands on skill set in construction and repairs, which provides perspective in cost time and materials.

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

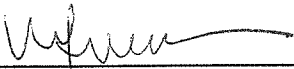
The Primary goal of the PRHB should be to make sure all of the requisite parts of the Agency/Department are in place, to do business, i.e. Budget, Rental Registry, Executive Director, support staff, legal support, IT support, hearing officers, Admin Support, office space, etc. Once these objectives have been completed, we can do the work of the Rent Control Board.

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

I am flexible and available to be a part of the initial stages of creation of the Agency. Some of the work may require field trips to other similar agencies. I am available for late meetings, sharing information, avoiding political conflicts, and the pursuit of best practices.

I, MICHAEL CHAPMAN (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 15th day of FEBRUARY, 2023.

Signed: 

Printed Name: MICHAEL CHAPMAN



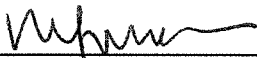
CITY OF PASADENA
Residency Verification – MANDATORY

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. 3 of the City of Pasadena

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

Signed: 

Printed Name: MICHAEL CHAPMAN

- 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, MICHAEL CHAPMAN (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 21 day of February, 2023.

Signed:

Printed Name: MICHAEL CHAPMAN



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 15th day of FEBRUARY, 2023.

Signed: 

Printed Name: Michael Chapman

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Michael Chapman
(Name of Candidate)

PRHB District 3
(Office and District or Seat)

Total Signatures 39

Total OK 29

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: James Edward Cole Cready

Home Address: REDACTED REDACTED Pasadena, CA, 91103

Mailing Address: REDACTED CTED Pasadena, CA, 91103

Email Address: REDACTED REDACTED REDACTED

Business Phone: REDACTED Date Available to Start: 2/1/23

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 3

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.

Compass Los Angeles, (LGBTQIA Community Support) Executive Board Member: 2018-2022, Pasadena, CA
Momentum Center for Clinical Excellence, (Community Mental Health) Clinical Director, President of the Board: 2014-2021, Pasadena, CA
One Table Fuller, (LGBTQIA Justice and Inclusion) Leadership Council Member: 2012-2015, Pasadena, CA

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

J Cready Psychological Services - Clinical Psychologist in Community Practice. Los Angeles, CA: 2017 - Current
Duquesne University - Post-Doctoral Resident. Pittsburgh, PA: 2016 - 2017
University of California - Doctoral Intern. Irvine, CA: 2015 - 2016
Travis Research Institute - Research Fellow. Pasadena, CA: 2012 - 2013

Education – Include professional or vocational licenses or certificates.

Doctor of Philosophy in Clinical Psychology -2016, Fuller Theological Seminary, Pasadena, CA

Master of Arts in Christian Leadership -2016, Fuller Theological Seminary, Pasadena, CA

Master of Arts in Psychology -2018, Fuller Theological Seminary, Pasadena, CA

Bachelor of Arts in Psychology -2010, Lee University, Cleveland, TN,

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'm certified by the Housing Rights Center in fair housing conduct with significant knowledge of federal and state fair housing laws, compliance, and illegal housing practices. I'm a citizen advocate for affordable housing, responsible urbanism, and justice and equity in housing and an active participant in community organizing for local development. As a clinical psychologist who has worked in community mental health, I've been professionally engaged with witnessing the damaging effects of housing insecurity. I've been a tenant renter since I moved to Pasadena in 2010.

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

In addition to my familiarity with state and federal housing laws, I can provide structure informed by I/O psychology principles regarding administrative processes, mission, and organizational development. I'm well-versed in database management. I have expertise in communication, negotiation, and conflict resolution. I have excellent skills in crisis management and I'm able to defuse highly charged emotional experiences and guide people toward understanding and compromise. As an active community member and tenant I have some perspective of our present community needs.

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

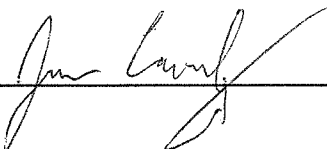
Measure it promotes community stability through affordable housing and creates enforcement tools to do so. But the law requires nuanced application to create a sense of fairness and justice for all parties. The Board must communicate expectations clearly, be realistic of practical application of the law, and adjudicate with empathy and transparency. The Board's power is that it removes barriers to access the process of justice and makes that process tangible to citizens in need.

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

Beyond my practical skills in organization, board development, and my familiarity with housing laws and community involvement, I think what I can most help with is in fostering an environment of openness, communication, and compromise. People have to believe that a system is working for them, even when it rules against them. That's incredibly difficult. My psychological skills well prepare me to productively engage in conflict and communicate resolution effectively. I'm dedicated to helping my community through fairness and will help ensure the Board will be as well.

I, James EC Creely (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 29th day of January, 2023.

Signed: 

Printed Name: James EC Creely

February 1, 2023

James E. C. Creely

2023 FEB -3 PM 2: 51

CURRICULUM VITAE

James Edward Cole Creely (Jeff), PhD.

REDACTED

REDACTED

REDACTED

EDUCATION HISTORY:

DOCTOR OF PHILOSOPHY IN CLINICAL PSYCHOLOGY June 2016
Fuller Theological Seminary, Graduate School of Psychology, Pasadena, CA
(APA-Accredited Program)

MASTER OF ARTS IN CHRISTIAN LEADERSHIP June 2016
Fuller Theological Seminary, Graduate School of Theology, Pasadena, CA

MASTER OF ARTS IN PSYCHOLOGY June 2012
Fuller Theological Seminary, Graduate School of Psychology, Pasadena, CA
(APA-Accredited Program)

BACHELOR OF ARTS IN PSYCHOLOGY May 2010
Lee University, College of Liberal Arts & Sciences, Cleveland, TN
Honors: Magna Cum Laude

CLINICAL EXPERIENCE:

CA License No. PSY29764 —Exp. 12/28/2023

J Creely Psychological Services - Private Practice % Here Counseling LA
Licensed Clinical Psychologist August 2017—Present
520 South Grand Ave, Suite 671, Los Angeles, CA, 90071-2655

APA ACCREDITED POST-DOCTORAL RESIDENCY

Duquesne University - University Counseling and Wellbeing Center
Post-Doctoral Resident August 2016—Present
Supervisor: Ian Edwards, Ph.D.

APA ACCREDITED INTERNSHIP

University of California, Irvine - Counseling Center
Doctoral Intern August 2015—July 2016
Supervisor: Carolyn O'Keefe, Psy.D.

PRE-INTERNSHIP

Azusa Pacific University - Student Counseling Center

Practicum August 2014—July 2015
Supervisor: Joel Sagawa, Ph.D.

VA Long Beach Healthcare System - GEM Psychology

Clerkship August 2013—July 2014
Supervisor: Lauren Fox-MacMillan, Ph.D.

Vanguard University - University Counseling Center,

Practicum August 2012—May 2013
Supervisor: Lesley Davis, Psy.D.

Fuller Theological Seminary - Fuller Psychological and Family Services,

Clinical Supervisor August 2013—July 2015
Supervisor: Stephen W. Simpson, Ph.D.

Fuller Theological Seminary - Fuller Psychological and Family Services

Practicum September 2011—June 2012
Supervisor: Brett Veltman, Ph.D.

PROFESSIONAL COMPETENCIES & CERTIFICATIONS:

Fair Housing Certification,
Housing Rights Center LA

Undocumented Resident Ally,
SOAR Center: AB540

LGBT Safezone Certification,
UCI LGBT Resource Center

disAbility Ally
UCI Center for Learning and Accessibility

Prolonged Exposure Therapy,
VA Desert Pacific Mental Illness Research and Education Center

Proficient in electronic records keeping and other software systems including:

**IBM SPSS Statistics for Database Management, SimplePractice, Therabill,
Point and Click, Pages, Numbers, Keynote, and Titanium**

RESEARCH & DATA MANAGEMENT:

Travis Research Institute - Fuller Psychological and Family Services

TRI RESEARCH FELLOW August 2010—June 2013

Dissertation Title: All Things Through Him who Strengthens Me: Religious Coping, Self-Efficacy, and Post-Traumatic Stress among Teachers in El Salvador

Masters Project: Symptom Prevalence following Exposure to Community Violence: LASC, Posttraumatic Stress, and Self-Efficacy in El Salvador

Principal Investigator: Katharine Putman, Ph.D.

TEACHING EXPERIENCE:

Fuller Theological Seminary, Graduate School of Psychology
135 N Oakland Ave,
Pasadena, CA 91101-1713

Teaching assistant
PC 800: History and Systems of Psychology Winter 2012
Course instructor: Stephen W. Simpson, Ph.D.

Teaching assistant
PC 852: General Linear Model: Regression Spring 2012
Course instructor: Seong-Hyeon Kim, Ph.D.

Teaching assistant
PC 851: General Linear Model: ANOVA Fall 2011
Course instructor: Mari Clements, Ph.D.

Lee University, College of Liberal Arts & Sciences, Department of Social Sciences
P.O. Box 3450
Cleveland, TN, 37320-3450

Teaching assistant
PSYC-310, Child Psychology and Development Fall 2009
Course instructor: Heather Quagliana, Ph.D.

Teaching assistant
PSYC-216, Advanced Research and Statistics Spring 2009
Course instructor: Wendy Steinberg, Ph.D.

Teaching assistant
PSYC-341, Learning and Cognition Fall 2009
Course instructor: John Gulledge, Ph.D.

Teaching assistant
PSYC-215, Introduction to Research and Statistics Spring 2008
Course instructor: John Gulledge, Ph.D.

PRESENTATIONS:

Creely, J. E. C., Putman, K. M., Penner, K., Rojas-Flores, L., Herrera, S. M., (2013, June). *Symptom prevalence following exposure to community violence in educators: Posttraumatic stress, self-efficacy in El Salvador.* Poster presented at the Society for Community Research and Action Biennial Conference, Miami, FL.

Tait, R., Wong, J., Putman, K. M., Meier, A. M. Wierenga, J., Hess, E., Jacobs, M. A., **Creely, J.E.C.,** & Pannell, L. (2011, June). *Evaluating training at the Los Angeles police academy: Field training officers' perceptions of recruit performance.* Poster presented at the Society for Community Research and Action Biennial Conference, Chicago, IL.

Creely, J.E.C., Hall, M., Coleman, S.T., (2010, March). *A sight unseen: Maladaptive eating behaviors and visual perception of body flaws with eye tracking.* Presented at the Blue Ridge Research Conference, Lindsey Wilson College, Columbia, KY.

PROFESSIONAL AFFILIATIONS:

American Psychological Association,	November 2007 - January 2016
San Gabriel Valley Psychological Association,	October 2010 - January 2013
California Psychological Association	June 2012 - December 2016
PSI-CHI National Academic Honors Society, <i>Director of Student Research Committee,</i>	August 2008 - Current August 2008 - May 2009

SERVICE & ORGANIZATIONAL ENGAGEMENT:

Compass LA, (LGBTQIA Community Support) <i>Executive Board Member</i>	August 2018 - June 2022
Momentum Center for Clinical Excellence <i>Clinical Director, President of the Board</i>	August 2019 - June 2021
University of California, Irvine, Counseling Center <i>Clinical Services Committee Member</i>	August 2015 - June 2016
OneTable, (LBTQIA Justice and Inclusion) <i>Leadership Council</i>	August 2012 - June 2015
Fuller Psychology Graduate Union, <i>PhD Representative,</i>	August 2010- March 2012
Fuller School of Psychology Curriculum Committee, <i>Student Committee Representative,</i>	August 2010- May 2011

REFERENCES

Connor McClenahan, PsyD
Founder and CEO of Here Counseling
595 E Colorado Blvd STE 412

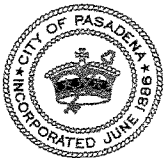
REDACTED

Thomas J. Smith, PhD
Assistant Director / Training Coordinator
Duquesne University
Counseling and Wellbeing Center

REDACTED

Steven Simpson, Ph.D.
Associate Prof.
Fuller Theological Seminary
Graduate School of Psychology

REDACTED



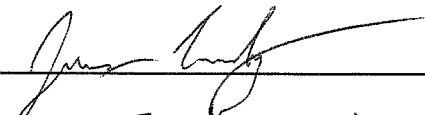
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I am a resident of District No. 3 of the City of Pasadena

I reside at REDACTED (street), Pasadena,
CA 91183 (zip code) REDACTED

Signed: 
Printed Name: James EC Creely

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

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

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- 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
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- Change of Address Confirmation by the U.S. Postal Service
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- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
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- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



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

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

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Measure H's Definitions:

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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)).

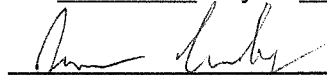
Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected 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, James EC Creely (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 29th day of January, 2023.

Signed: 

Printed Name: JAMES EC CREELY



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

I, James EL Creely (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: **RED REDACTED** (street), Pasadena, California 91103 (zip code)

OR

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

Signed this 29th day of January, 2023.

Signed: *James Creely*

Printed Name: James EL Creely

RECEIVED
2023 FEB -3 AM 9:23
CITY OF PASADENA

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

James Creely
(Name of Candidate)

Pasadena Rental Housing Board
(Office and District or Seat)

Total Signatures 36

Total OK 29

Date: 2/3/2023

Checked by: VF (com)



**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: Leopoldo Daniel Gonzalez

Home Address: [REDACTED] [REDACTED], Pasadena, CA 91103

Mailing Address: [REDACTED] [REDACTED] Pasadena, CA 91103

Email Address: [REDACTED] [REDACTED]

Business Phone: [REDACTED] Date Available to Start: April 1, 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.

Review attached résumé

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

Review attached résumé

Education – Include professional or vocational licenses or certificates.

Review attached résumé

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:

October 2020: Completed MGIC Landlord Education course
October 2021: Purchased multi-unit property in Pasadena, California
I have extended family with rental housing outside of Los Angeles County.

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

Over the past 2 years, I have gone from renting a unit in Pasadena, to owning and renovating a duplex in Pasadena with intent to rent. My perspective is the greatest value I bring to this board. Rent control is a multi-faceted issue that goes beyond enabling tenant affordability. This Board needs the views of homeowners, builders, and landlords like me.

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


Enforce policy that caps annual rent increases; establish a budget, primarily originating from local housing fees, to hire staff and maintain a rental registry; set new rules that may benefit tenants, wherever possible.

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

Ultimately, I will enforce policy that reflects the will of Pasadena voters. However, in debate about budget changes and new rules, I intend to represent the views of homeowners, builders, and landlords. Policy that may help tenants may also hurt homeowners, builders, and landlords with reasonable and legitimate concerns. The goals and objectives of this board must reflect the partnerships of tenants and their hosts.

I, Leopoldo Daniel Gonzalez (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 17th day of March, 2023.

Signed: 

Printed Name: Leopoldo Daniel Gonzalez



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. 3 of the City of Pasadena

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

Signed: _____

Printed Name: Leopoldo Daniel Gonzalez

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, Leopoldo Daniel Gonzalez (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 17th day of March, 20 23.

Signed: 

Printed Name: Leopoldo Daniel Gonzalez



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

I, Leopoldo Daniel Gonzalez (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 17th day of March, 2023.

Signed: 

Printed Name: Leopoldo Daniel Gonzalez

Daniel Gonzalez

REDACTED

Pasadena, California 91103

REDACTED

Education	Sep. 2007 – Jun. 2010	UCLA Graduate School of Education & Information Studies Master of Education	Cumulative GPA: 3.98		
	Sep. 2002 – Jun. 2007	University of California, Los Angeles (UCLA) Bachelor of Arts in Political Science and History (with Honors) Minor in Environmental Systems and Society	Cumulative GPA: 3.24		
Languages	Fluent in English; Fluent in Spanish				
Credentials	Sep. 2013	State of California: Permanent Single-Subject Teaching Credential in Social Sciences			
	Jun. 2008	Bilingual, Cross-cultural, Language & Academic Development (BCLAD): Certified for Instruction			
Software	MAC OS	Chrome—Android	Microsoft Office	HTML5	Blackboard
	Windows	Adobe Creative Suite	Google Drive	CSS	Canvas
Employment	Jul. 2021 – Present	ELD Instructional Coach	Wallis Annenberg High School—Los Angeles, California		
	<ul style="list-style-type: none">• Coordinate with leadership team on weekly professional development and department-level coaching• ELPAC test administrator; designated ELD instructor; prior long-term substitute for AP English Literature• Administrative designee at ELAC meetings, and IEP meetings for English Learners with Disabilities• Host sessions for AP and ELPAC test preparation, as well as resume and personal statement writing				
	Jul. 2015 – Jul. 2021	Dean of Student Services	Bright Star Schools—Los Angeles, California		
	<ul style="list-style-type: none">• ELPAC test coordinator; hosted coaching and professional development• Spanish interpreter at all events, including IEP meetings and family workshops• School website developer; video producer for promotional content and graduation ceremonies				
Distinctions	Jul. 2010 – Jun. 2015	Lead Coordinator and Instructor	YouthBuild Charter School—Los Angeles, California		
	<ul style="list-style-type: none">• Created project-based curriculum for World History, U.S. History, Economics, and Independent Study courses• Wrote and earned a \$5,000 grant to establish music and arts programs on campus				
	Oct. 2013 – Present	Academic Consultant	Private Practice—Los Angeles, California		
<ul style="list-style-type: none">• Assist clients with admission to UCLA, USC, UC Berkeley, Stanford, Yale, Cornell, Pomona College, and others• Have helped clients win over \$400,000 in scholarships, including the Gates Millennium scholarship					
Distinctions	2014-2017	Toberman Neighborhood Center: Keynote Speaker at annual graduation gala			
	2008	UCLA Graduate School of Education & Information Studies: Selected as a Dean's Scholar and awarded the Cassanova Family Trust Fellowship in the amount of \$6,000			
	2007	University of California, Los Angeles: Awarded the Charles E. Young Humanitarian Award for exemplary community service; 1 of 3 students earning this prestigious honor			
Extracurriculars	Nov. 2004 – Jun. 2014	Hermanos Unidos	Los Angeles, California		
	<ul style="list-style-type: none">• Former Executive Board Member of student support network at various California universities• Former Director of Community Service, Website Moderator, and Graphic Designer				
	Sep. 2006 – Jun. 2007	UCLA Latino Leadership Council	UCLA—Los Angeles, California		
<ul style="list-style-type: none">• Website Moderator for the first-ever Engage Conference at UCLA—a student-run event introducing students of color to career opportunities with professional firms; helped raise \$20,000 in sponsorships					
Extracurriculars	Jan. 2005 – Jun. 2007	DREAM Scholarship	UCLA—Los Angeles, California		
	<ul style="list-style-type: none">• Director and co-founder of the DREAM Scholarship at UCLA; raised and distributed \$12,000 in scholarships				

CITY OF PASADENA
NOMINATION PETITION - WORKSHEET

Leopoldo Daniel Gonzalez
(Name of Candidate)

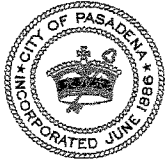
PRHB
(Office and District or Seat)

Total Signatures 42

Total OK 31

Date: 3/23/2023

Checked by: VF



**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: Lourdes D. Gonzalez

Home Address: REDACTED PASADENA, CA 91104

Mailing Address: REDACTED PASADENA, CA 91104

Email Address: REDACTED

Business Phone: REDACTED Date Available to Start: May 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.

N/A

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.

MA in Social Science & Comparative Education - 2014

BA in Gender Studies - 2013

AA in General Education transfer studies - 2011

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

YES NO

Summers of: 2002, 2003, 2004, Parks and Recreation, Recreation Leader.

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

YES NO

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

YES NO

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

YES NO

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

YES NO

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

YES NO

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

YES NO

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

YES NO

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

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

YES

NO

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

See attached sheet for questions 10-13

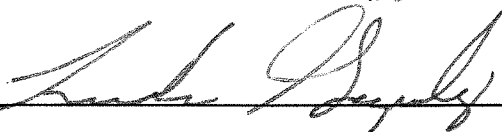
11. How would you add value to the Pasadena Rental Housing Board?

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

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

I, Lourdes D. Gonzalez (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 21 day of March, 2023.

Signed: 

Printed Name: Lourdes D. Gonzalez

PASADENA RENTAL HOUSING BOARD AT LARGE AND ALTERNATE MEMBER

Pasadena Rental Housing Board Application

10. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/housing justice/landlord tenant relationships/real estate:

Housing

Have first-hand experience living in overcrowded housing and facing housing insecurity at mercy of a landlord. An issue that continues to be the case for neighbors, undereducated people with lower incomes and with undocumented status often.

Housing justice

I live and was raised in Northwest Pasadena attended public schools and I am familiar with the cities resources and challenges faced by working class residents. From unequal education, gentrification, well paid manufacturing and service jobs leaving the area are some of the contributing factors that have displaced people. In the past rents were affordable, something increasingly challenging to come by.

Homelessness is a complex issue but mostly impacted by lack of affordable housing and largely impact black and brown people and single parent households. For the most part there have been no bumpers on the free market.

Landlord tenant relationships

Have the perspective as a rental property owner of a duplex where I live in and rent the additional unit and have created affordable housing because I believe there is space for landlords to make a profit while still providing equitable affordable housing.

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

I would add value to the board by being precarious about housing issues and bringing my life experience as a tenant to becoming a landlord, I am living my values by providing affordable housing. Understand the realities first hand of living as an undocumented resident in Pasadena fearing living in a property where we were at the mercy of the landlord because there were limited options for income in my household as a young person.

As an adult I have had the ability to purchase and rehabilitate a duplex property and made the purposeful decision to be part of the solution and not the problem by providing affordable housing.

I am Bilingual in Spanish and English and know the community for 2 generations. Have observed the damage of what not having rent control has done to homes.

PASADENA RENTAL HOUSING BOARD AT LARGE AND ALTERNATE MEMBER

I have proven experience working as an advocate and a liaison between county services, housing organizations, mayor's office, and other political stake holders with the LA county's efforts to address homelessness.

Proven experience working as an academic advisor at PCC and Cal State LA and successfully assisted students empower themselves by listening and providing effective resources.

All career has always been in a justice-oriented areas where I have used a justice-oriented lens in my work. My work as a College Advisor and a Program Manager required for me to also advocate for people's needs. A large part of providing solutions required the background work in building relationships with key stakeholders and I have proven work experience.

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

Primary objective is to make sure the city Charter 1811 is executed in holding landlords accountable to following the city's charter rules around affordable housing. I bring in a diverse and well-rounded perspective having had both personal and work experience in justice work. In additions as an at large candidate, I bring a diversified point of view from being a tenant in a rent control apartment and benefitting from affordable rent in helping me move forward in the income ladder.

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

I would help achieve these objectives as I am goal oriented, organized, good listener, and an objective point of view. I am diligent, weigh things out before making a decision. Bringing effective at bringing people back to the tasks at hand and have proven facilitation skills, diligent patience. My education background has empowered me with foundational knowledge about the issues affecting tenant justice issues.



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. 3 of the City of Pasadena

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

Signed: *Laudes Gonzalez*
Printed Name: Laudes Gonzalez

523868901
SV D3
✓

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)).

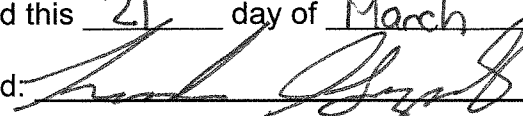
Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected 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, Lourdes Gonzalez (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 21 day of March, 2023.

Signed: 

Printed Name: Lourdes Gonzalez



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

I, Lourdes Gonzalez (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 21 day of March, 2023.

Signed: *Lourdes Gonzalez*

Printed Name: Lourdes Gonzalez

REDACTED

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OBJECTIVE

Announcement: Rental Housing Board

Title: Large member, and at-large alternate

Grade: City Charter section 1811

QUALIFICATIONS SUMMARY

Career Advisor & Program Manager with 5+ years of Analyzing and identifying areas of needed development in academic advisement, and infection control management at interim housing (IH) sites addressing issues and providing effective solutions. Quickly learned complex system of interim housing operations and provided effective verbal and written reports in a timely manner. Initiated cross-campus collaborations and developed targeted information sessions that aligned with student needs and interests.

EDUCATION

MA in Social Science & Comparative Education, University of California, Los Angeles (UCLA), 2014

GPA 3.8/4.0

Conducted research surrounding formal and informal American post-secondary education for diverse learner groups from underserved backgrounds, with a focus on first-generation Latinx students.

- **Relevant coursework:** Research design and statistics, Linear Statistics models
- **Relevant projects:** Comprehensive report analysis evaluating various education methodologies in post-secondary education
- **Extracurricular activities:** Peer learning facilitator at UCLA delivering in-depth mentoring and tutoring to 19 undergraduate transfer students

BA in Gender Studies, Graduated with Honors, UCLA, 2013

GPA 3.6/4.0

Conducted an original qualitative research project on sexual health education for young Latinas as a Ronald E. McNair Scholar and received Gender Studies Department Honors.

EXPERIENCE

Program Manager, June 2020 to December 2020

Housing For Health (HFH), Department of Health Services, LA – As the lead of a COVID Response Team (CRT), collected site data, conducted preventive site assessments, coordinated COVID testing with CRT team, assisted interim housing (IH) sites for people experiencing homelessness to solve problems to minimize COVID outbreaks. Communicated organized, diligent, creative and equity-based solutions to 40 IH sites given the resource-limited settings and ambiguous environment of COVID pandemic developments over the period 6 months (June to December).

- Managed partnerships with site visits to address issues and provide accurate information regarding universal infection control and environmental health practices
- Interacted regularly through written and oral communication providing technical assistance and training to IH site managers and staff
- Wrote initial assessment reports shortly after site visit with relevant information for infection control and COVID testing plan
- Trained IH staff on how to conduct testing on admission and integrate passive outreach strategies for surveillance

- Coordinated with Los Angeles County Department of Public Health (DPH) to support outbreak investigations, applied consultative skills between DPH and IH sites for outbreak management and compliance
- Created and delivered diverse and inclusive education resources, to both personnel and clients, to manage prevention, testing and outbreaks
- Problem solved and supported facilities to prevent future outbreaks
- Proactively communicated relevant information with the DPH to facilitate outbreak investigations and ensured that facilities made necessary changes to comply with DPH recommendations for infection control

Advisement Coordinator, 2016 to 2020

STEM Education Consortium (STEMEC), Cal State, LA – As lead advisor conducted thorough analysis of program and college wide student needs to improve student services for people pursuing STEM degrees. Quadrupled program participants (from 50 to 200+) by leading, organizing, and facilitating engaging in-person and digital presentations to students, faculty, and staff and cultivating campus and community partnerships. Empowered college students with one-on-one counseling, building trust by listening and providing approachable empathetic communication and respecting students' diverse backgrounds.

- Applied comprehensive knowledge of university policies, procedures, and resources to help students navigate a broad range of obstacles to completing their degree programs, including financial disqualification and academic probation
- Established partnerships with on-campus advisor community and directors of advising centers to ensure that all offices stayed up to date on university resources and policies
- Promoted the Accelerated Bachelor's in Nursing Program by reaching out to Cal State LA's post-baccalaureate program director for a presentation
- Lauded by superiors for constantly expanding advising services (including creation of advising events and workshops) and for contributing to a positive, team-based work culture
- Created and conducted annual training with on-campus advising units to promote STEM majors
- Enhanced academic guidance for NATS majors by creating, facilitating presentation for college advisors
- Engaged in constant networking communication with supervisor and colleagues to stay up to date on evolving frameworks and strategies for supporting students

Adjunct College I Instructor, Fall Semester, 2017

Pasadena City College Pathways – Pasadena City College, Pasadena, CA – Leveraged holistic expertise in academic counseling to deliver an in-person introductory course on academic success for first-year college students. Applied knowledge of both web-based and classroom instruction to create, formal and informal presentations, and continuously improve course content with quality information that aligned with students needs.

Resource Coach, 2014 to 2016

Math Engineering Science Achievement (MESA) Program, Pasadena City College – As the first to hold this position, equipped 230+ students with best practices for academic, career, and financial planning by developing the role in a student-centered fashion. Enhanced experiences creating tools of support to a diverse student body

- Developed a clear path of transfer student needs to support a collaborative project with the academic counseling unit by creating surveys and analyzing data
- Problem solved with students to improve time management skills while juggling personal and work activities
- Identified barriers in college admission application and took action to make program application accessible to undocumented students

Program Assistant, 2014 to 2015

KIPP Through College (KTC) – KIPP LA Schools, Los Angeles, CA – Collaboratively supported transition of 600+ high school students into college by liaising between KTC and a high school counseling unit to coordinate events and campus tours, co-managing a budget, and co-developing financial counseling resources for students’ families. Translated handouts from English to Spanish.

Full-time Student, 2008 to 2014 – Earned BA and MA, including completion of extensive qualitative and quantitative research into American post-secondary education for underserved populations. Served as a peer learning facilitator at UCLA for 3 months, delivering in-depth mentoring and tutoring to 19 transfer students.

Credit Analyst II | Marketing Specialist | Customer Service Rep, 2004 to 2008

Bank of America, Pasadena, CA – After beginning tenure as a CS rep, rapidly promoted to build trust-based, consultative relationships with low to moderate-income customers by delivering extensive education and guidance on credit management and tailored resource, product, and service recommendations. Worked extensively with predominantly Spanish-speaking clientele.

SKILLS

Program Management | Higher Education Program Development | Network & Partnership Building
Community Outreach | Presentation | Workshop Facilitation | Event Planning
Fostering Diversity & Inclusion | Budget Management

TECHNICAL PROFICIENCIES

Canvas Learning Platform | Google Suite | SPSS | MS Office Suite

LANGUAGES

Spanish, advanced proficiency

CITY OF PASADENA
NOMINATION PETITION - WORKSHEET

Lourdes Gonzalez

(Name of Candidate)

At Large

(Office and District or Seat)

Total Signatures 32

Total OK 27

Date: 4/3/23

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: Allison Henry
 Home Address: **REDACTED** **REDACTED** **REDACTED** Pasadena 91104
 Mailing Address: See above
 Email Address: **REDACTED** **REDACTED** **REDACTED**
 Business Phone: **REDACTED** Date Available to Start: April 1, 2023
 Home Phone: See above 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 3
- 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 sheet.

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

See attached resume.

Education – Include professional or vocational licenses or certificates.

See attached resume.

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

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

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

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

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

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

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

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

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

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

YES NO

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

See attached sheet.

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

See attached sheet.

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


See attached sheet.

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

See attached sheet.

I, Allison Henry (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 March, 2023.

Signed: 

Printed Name: Allison Henry

Pasadena Rental Board Application, March 2023

Allison Henry, District 3 Tenant applicant, At-large applicant, Alternates applicant

Community Service

- Board Member and Block Captain, Garfield Heights Neighborhood Association.
- Mayor's Housing Task Force—appointed by Mayor Victor Gordo to make recommendations on the Housing Element.
- Housing is Key/Housing 101 trainings/workshops in La Pintoresca Library, Villa Park, and Pasadena City College online (hosted by my organization San Gabriel Valley Tenants' Alliance, co-hosted with the Job Center, Lake Ave Church).

Employment

See attached resume.

Education

- BA English, BA History, University of California, Riverside
- MA English, California Polytechnic State University, San Luis Obispo
- TEFL/TESOL/TESL Certificate, Oxford Seminars
- 2022 Graduate, San Gabriel Valley Housing Policy Leadership Academy, Southern California Association of Governments (SCAG)

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 lots of relevant experience to serve on the rental board. I have helped tenants correct illegal rent increases; violations of lease agreements and incorrect notices; eviction and court support; advocated for myself and my immediate neighbors for correct implementation of Measure H with our own landlord; worked with city staff on recommendations for tenant protections for the housing element and ordinances such as the Tenant Protection Ordinance of 2019 and the COVID eviction moratorium. I am also one of the authors of Measure H and was part of a team that researched housing boards in other cities and deliberated on meaningful tenant inclusion.

I have taken many hours of training on tenant rights through various organizations such as Liberty Hill, ACCE, Housing Now, and my own organization SGV Tenants' Alliance. I co-founded SGV Tenants' Alliance in 2020 to educate and build power for tenants in the San Gabriel Valley. We host monthly meetings and have had educational events on tenant protections, effective research, and candidate forums.

I am a graduate of SCAG's Housing Policy Leadership Academy-- a ten-month course on the full spectrum of housing policy or more simply the 3P's: production, preservation, and protection.

My professional experience with Everyone In and LA Forward includes equitable housing policy advocacy throughout the San Gabriel Valley and Southeast LA cities and LA County. These policies include things beyond the purview of the Pasadena Rental Board like root causes of homelessness; social housing models; community land trust; and preservation of properties with expiring affordability covenants.

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

In addition to my professional and community experience, I am a creative thinker and a problem solver. I know Measure H. I also have knowledge of other parts of city operations and support for tenants such as the Community Services Division. I have long-standing community ties and relationships including with local landlords, tenants, homeowners—neighbors—which means I strive for a community approach. I am also able to read through documents and other attachments, and can think on a systems level.

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

The primary objectives and goals of the Pasadena Rental Board are to implement and enforce Measure H with fidelity to the law. The Rental Board should aim to be seen as credible and fair by the community, and to demonstrate Pasadena's commitment to democracy and equity.

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

I would help to achieve this by having full knowledge of Measure H and being willing to learn what's necessary to fill in gaps with city systems, laws, and practice. I am a close reader, can think about systems, and value the importance of data. I hope to be part of a team with the board for implementation as spelled out in the measure and what to do when situations arise that are not spelled out in the measure.

REDACTED

Allison Henry

REDACTED

in: (

REDACTED

Summary: An experienced base builder, organizer, teacher, strategic thinker, policy advocate, and motivator on local housing and tenants' issues, I also have experience in educational sales, consulting, and language instruction. I am a creative and highly skilled communicator, able to activate communities and organizations. I especially work to empower women and voices marginalized by wealth and power.

Experience:

Housing Justice Organizer

LA Forward Institute

October 2021-present

- Build base for LA Forward in the San Gabriel Valley and Southeast LA Cities for equitable housing policy
- Supported/Drove community engagement for 6th Cycle Housing Elements in Claremont, Pomona, Arcadia, Temple City, Monrovia, San Dimas, Alhambra, West Covina for more equitable protections and programs.
- Educate activated community members and elected officials on policies such as rent stabilization, just cause eviction, inclusionary zoning ordinances, lived experience of tenants and unsheltered neighbors.
- Represent LA Forward and SGV region in state and local housing coalitions such as Housing Now!, Keep LA Housed, Housing Movement Lab, Our Future LA.
- Serving as Project Manager and Facilitator for a joint-venture Collective Advocacy on Housing for Best Start Region 1 with SAJE and Sandra McNeill Consulting.
- Create and deliver presentations for events like Housing Element Power Hour, Ballots and Beers SGV Edition; and Metro TOC + Housing.
- Analyze regional data, housing elements, and housing policies to advise elected officials and community members on best and equitable practices.

Co-Founder, Organizer

San Gabriel Valley Tenants' Alliance

April 2020- present

- Provided Housing is Key trainings and workshops for tenants and community based organizations including for Pasadena City College LancerCare; Pasadena Collective of the Roses; and Lake Ave Church in Pasadena.
- Facilitate monthly meetings and tenant-centered workshops such as Know Your Tenant Rights; how to apply for rental and utility assistance; and COVID-19 housing protections.
- Manage SGVTA budget and social media.
- Write various communications including press releases, op-eds, and social media posts.
- Build base of tenants and tenant supporters in SGV cities, including supporting creation of Alhambra Tenants Union and West Covina Tenants Union.

East San Gabriel Valley Field Organizer

Everyone In LA

January 2020-February 2021

- Managed Eastern San Gabriel Valley, covering 15 cities and playing a critical role in growing our base in the SGV with over 150 coalition partners and 120,000 supporters.
- Comanaged and led Measure J field program for the San Gabriel Valley.
- Facilitated and developed curriculum for a training program that recruited thousands of new housing supporters in SGV communities to advocate at city and county levels to end homelessness.

- Co-created and managed several coalitions that successfully advocated for and passed policy to protect tenants and create more affordable housing.
- Regularly represented Everyone In interests in prominent local media outlets and coalitions, including Healthy LA Coalition and Re-Imagine LA.
- Co-founded two local advocacy groups: San Gabriel Valley Tenants' Alliance and Monrovia Housing and Tenants Advocates.

**Tenant Organizer, Policy Advocate, Campaign Manager, Volunteer Coordinator, Treasurer
Pasadena Tenants Justice Coalition /Pasadena Tenants Union *October 2016—August 2020***

- Built base around rent control and tenant protections in Pasadena working closely with partner orgs like ACCE.
- Organized local tenant actions including pre-AB1482 loophole closures and moratorium including Pasadena's 2019 Tenant Protection Act, and 2020 COVID19 eviction moratorium.
- Wrote grants for campaign funding; wrote press releases and acted as media spokesperson.
- Provided tenant solidarity and support with UD notices, letters, and court appearances.
- Working closely with organizations like ACCE and AHF, coordinated volunteers and efforts for PTU and the 2017-18 rent control campaign.
- Crafted language of 2017-18 and 2020 rent control and just cause legislation.
- Planned budget and expenditures and filing deadlines with election law for FEHCA.

Account Executive, California and Hawaii

Performance Matters

December 2015-September 2017

- Closed sales of learning and assessment digital platform with district and county educational leaders such as superintendents and assistant superintendents..
- Account Executive of the Quarter for Q3 2016, achieving over 150% of quota.
- Developed California specific elements in existing product.
- Wrote responses to RFP/RFIs issued by potential district, state, and county educational offices.

Director of Educational Partnerships, Southern California and Washington

Solution Tree

August 2014-December 2015

- Closed sales of pd management platform with district superintendents, assistant superintendents, curriculum & instruction directors, directors of student achievement, and Title 1/LAP coordinators achieving \$2.3M in business.

Academic Program Coordinator and English Instructor

Mentor Language Institute, Hollywood, Ca

November 2013-July 2014

- Managed faculty, conducted professional development, and directed academics at MLI Hollywood.
- Taught all levels of listening/speaking, reading, and grammar.

Regional Content Specialist, California and southern Arizona

Macmillan Higher Education USA

November 2008-August 2013

- Consulted with instructional staff and utilized best teaching practices for implementation of educational platforms at 2 and 4-year schools, and increased sales across the discipline-line.
- Trained sales reps on revenue driving media presentations, best practices, and new products.

English Discipline Specialist, US Western Division

Houghton Mifflin/Cengage Publishers

December 2005-November 2008

- Increased English sales Western regions by \$1.1 million, HM Discipline Specialist of the Year, 2007.
- Planned "Teaching Today's Writers" events in Pasadena and Denver.

Marketing Manager: Composition, Psychology, and Sociology

W. W. Norton & Company

May 2003-July 2005

- Grew sales over previous editions, including a 300% increase in *Personality Puzzle*.
- Added feature "Sociology in Practice" to *Introduction to Sociology*.

College Sales Representative, Florida

W. W. Norton & Company

July 2000-July 2005

- Increased sales and brand loyalty in Florida territory.
- Trained and mentored new sales representatives.

Instructor, English as a Foreign Language

San Luis Obispo, Dublin, Orlando

September 1997-December 2005

- Taught and created assessments for all levels of grammar, reading, writing, and speaking
- Created special curriculum for business students, diplomats, and short, non-academic programs.
- Test prep: TOEFL and TOEIC Cambridge First Certificate in English.

Legal Assistant/Researcher

January 1993-June 1997

**Holstein, Taylor, and Unitt (Riverside),
Diane E. Davies (Morro Bay)**

Tenant and Housing Organizations:

Mayor's Appointee, Pasadena Housing Element Task Force

April 2021

Co-founder, San Gabriel Valley Tenants' Alliance

March 2020

Founder, Monrovia Housing and Tenants Advocates

February 2020

Co-founder, AE+SJ (art +social justice)

March 2019

Public Forums/Educational Events:

February 2021: Women, Housing Precarity, and the Not-so Golden Years

October 2020: SGV Candidate Forum on Housing and Homelessness

June 2020: Know Your Neighbors, Know Your Rights

April 2020: SGV Tenant Town Hall

October 2019: At Home With Octavia Butler

Published work:

LA Progressive, Aug 2020 <https://www.laprogressive.com/covid-eviction-crisis/>

Education:

- **B.A. English and History**, University of California, Riverside
- Thesis: "Changes in Funerary Practices During the Black Plague"
- **M.A. English**, California Polytechnic State University, San Luis Obispo
 - **TEFL/TESOL/TESL Certificate**, Oxford Seminars, Los Angeles
 - **2022 Graduate, SCAG Housing Policy Leadership Academy**



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. 3 of the City of Pasadena

I reside at **REDACTED** **REDACTED** (street), Pasadena, CA 91109 (zip code).

Signed: 

Printed Name: Alliser Henry

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)).

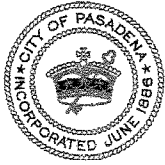
**CITY OF PASADENA
 Economic Interests Affidavit - MANDATORY**

I, Allison Henry (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 March, 2023.

Signed: [Signature]

Printed Name: Allison Henry



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

I, Allison Henry (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 March, 20 23.

Signed:

Printed Name: Allison Henry

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Allison Henry

(Name of Candidate)

PRHB

(Office and District or Seat)

Total Signatures 30

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: Brandon D. Hamner

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

Mailing Address: Pasadena CA 91104

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

Business Phone: _____ Date Available to Start: ASAP

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 3
- 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.

Human Relations Commission, Pasadena NAACP Board, Pasadena's Organizing for Progress, Leadership Pasadena Board

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

California Director - Youth Advocate Programs
Director of Programs - LAPD Hollywood P.A.U.

Education – Include professional or vocational licenses or certificates.

- * Opportunities For Learning (H.S. Grad)
- * Business Cert.
- * APU (Continued, expected '21)

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

YES NO

Park & Rec

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've been a tenant since 2013. With my community organizing experience I have experience with respects to housing justice through Pasadena's Organizing for Progress and serving as Chair for Pasadena NAACP's Housing & Economic Development Committee. I have great relationships with landlords and tenants.

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

I think I will add value because I have experience with working with diverse groups, organizations, and individuals with different perspectives. I am able to interpret different perspectives and opinions while working as a team player to make sound decisions. I also have the ability to look at the bigger picture.

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

The objective is to assist the city in being fair and just in regards to housing justice. I also believe that another objective is to help build a positive bridge between landlords, tenants, and the city while creating accountability practices.

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

I will help by making sure I do my part to make sure I and this group is fair and just to everyone. I want make any decisions without hearing all of the facts. I will not only hold myself accountable but also this board.

I, Brandon D Lamar (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: Brandon D Lamar

AMENDED

Brandon Lamar Rental Board Questionnaire

Community Service:

- Human Relations Commission (Chair)
- CBOC for Measure PCC
- Pasadena NAACP Economic Development and Housing (Chair)
- Pasadenans Organizing for Progress (Chair)
- Leadership Pasadena
- Measure H Steering Committee Member

Employment:

California Director, Youth Advocate Programs Inc.

Question 10.

Relevant Life Experience.

I have been a tenant in Pasadena supporting myself since 2013. Before that living with my parents, we were tenants for over 14 years which is the best because I have lived experience when it comes to housing and housing justice. I have my own experiences when it comes to communicating and advocating for myself with management.

Professionally.

I have previous work experience as a housing manager for a non-profit that focuses on transitional and permanent housing for transitional age youth. I have experience working with property management company's specifically in the areas of rental locations, screenings, Lease negotiations, and eviction procedure when it came to clients and families. I've also worked with organizations that focused on housing policies such as Pasadenans Organizing for Progress, and Pasadena NAACP. With these organizations we have worked to advocate to get inclusive housing policies and affordable housing. I've also have relevant training housing justice training through HUD. I also have experience volunteering working with tenant rights organizations like Pasadena Tenant Union and Serving on the Steering committee for Measure H. Ive also Volunteered for Pasadena Homeless Count for the past 4 years.

Question 11:

I think I will add value because I have lived and professional experience working with diverse groups, organizations, and individuals with different perspectives. I am able interpret different perspectives and opinions while working as a team player to make sound decisions. I would work with the board and city staff to develop and implement educational programs to help landlords and tenants understand their rights and responsibilities. This could include workshops on lease agreements, eviction procedures, and fair housing laws. I would help with research and analysis on topics related to rental housing in Pasadena. This would include collecting data on rent prices, vacancy rates, and housing affordability, as well as analyzing trends and making policy recommendations. I would be able to foster community engagement by organizing public forums and meetings, as well as soliciting feedback and input from stakeholders. This could help build trust and transparency in the Board's operations and decision-making processes. I have a lot of experience gathering different communities throughout Los Angeles

Brandon Lamar Rental Board Questionnaire

County to advocate and organize. I would also be able to collaborate with other organizations in Pasadena and beyond to share knowledge and resources, as well as coordinate efforts to address rental housing issues. This could include partnerships with tenant advocacy groups, housing developers, and government agencies.

Questions 12:

The objective is to assist the city in being fair and just regarding housing justice. I also believe that it is here to help build a positive bridge between landlords, tenants, and the city of Pasadena while creating accountability. The primary objectives and goals of the Pasadena Rental Housing Board as I believe are to regulate and enforce the city's rental housing laws stated by Measure H in order to ensure safe, decent, and affordable housing for all tenants in the city of Pasadena. More specifically, I believe the Board will aim to,

- Protect the health and safety of tenants.
- Prevent discrimination. Prevent discrimination against tenants on the basis of race, color, religion, sex, national origin, familial status, or disability. This includes enforcing fair housing laws and regulations.
- Promote housing affordability. Promote housing affordability by enforcing rent stabilization regulations and ensuring that landlords are not engaging in price gouging or other unfair rental practices stated by Measure H.
- Provide resources and education to tenants and landlords. Provide resources and education to both tenants and landlords in order to help them understand their rights and responsibilities under Measure H. This includes providing information on lease agreements, eviction procedures, and fair housing laws.
- Foster positive landlord-tenant relationships. The Board should aim to foster positive relationships between landlords and tenants by providing mediation and dispute resolution services when conflicts arise.

Overall, the primary objectives and goals of the Pasadena Rental Housing Board are centered around ensuring that tenants in the city of Pasadena have access to safe, decent, and affordable housing, while also promoting positive landlord-tenant relationships and enforcing fair housing laws and regulations through Measure H.

Question 13.

I will make sure I do my part to ensure that this group and I are fair and just to everyone. I will not make any decisions without considering all of the facts in the matter. I will not only hold myself accountable but I will also hold my peers on this board accountable.



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. 3 of the City of Pasadena

I reside at **REDACTED** **REDACTED** (street), Pasadena, CA 91101 (zip code). 526532001 SV

Signed: _____

Printed Name: Brandon Dhamer

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, Brandon Hamar (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: [Signature]

Printed Name: Brandon D. Hamar



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

I, Brandon (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

 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: [Signature]

Printed Name: Brandon Lamar

CITY OF PASADENA
NOMINATION PETITION - WORKSHEET

Brandon Lamar

(Name of Candidate)


PRHB District 3

(Office and District or Seat)

Total Signatures 35

Total OK 27

Date: 3/23/23

Checked by: 



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

RECEIVED

2023 MAR 27 PM 3: 54

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: Adela Torres
 Home Address: REDACTED REDACTED pasadena CA 91103
 Mailing Address: REDACTED
 Email Address: REDACTED REDACTED REDACTED
 Business Phone: REDACTED Date Available to Start: ahora
 Home Phone: REDACTED Cell Phone: _____

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 3
- 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.

He participado en marchas Exigiendo igualdad para toda el ser humano he participado en el centro de pasadena ayudando en el banco de comida con mano a mano y he ido alas escuelas

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

trabajo limpiando casas y tengo un parttime en Jack in the box

Education – Include professional or vocational licenses or certificates.

estudiante pasadena city college

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

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

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:

He tenido la experiencia de vivir en Pasadena por 99 años y he participado en marchas para que pasara la ley de control de Renta

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

Soy inquilino inmigrante por mas de 20 años y que lucha día a día por salir adelante y igual que muchos inquilinos que viven en Pasadena y quiero ser la voz representativa

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

que se cumpla la ley y aprender mas acerca de las leyes estatales

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

participando en todas las Reuniones y informarme bien sobre las Reglas y seguirlas

I, Adela Torres (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 03 day of 22, 2023.

Signed: Adela Torres

Printed Name: Adela Torres



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. 3 of the City of Pasadena

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

Proof of address

Signed: Adela Torres

Printed Name: Adela Torres

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, Adela Torres (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 03 day of 29, 2023.

Signed: Adela Torres

Printed Name: Adela Torres



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

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

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

OR

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

Signed this 03 day of 22, 2023.

Signed: Adela Torres

Printed Name: Adela Torres

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Adela Torres

(Name of Candidate)

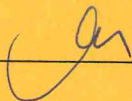
PRHB District 3

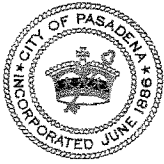
(Office and District or Seat)

Total Signatures 47

Total OK 27

Date: 3/28/23

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: Simon Ybanna

Home Address: **REDACTED** **REDACTED** Pasadena 91101

Mailing Address: _____

Email Address: **RE** **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 3
- 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).

Tutor - Pasadena City College: provide writing feedback and advice

Clerk, VC - LA County Clerk: update voter records, resolve customer issues

Department Manager - Walmart: supervise, inventory, and assist customers.

Education – Include professional or vocational licenses or certificates.

Pasadena City College - Engineering Curriculum, est completion June 2023.

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 been a Pasadena Tenant for over two years, and have been involved in eviction proceedings in the past.

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

In addition to my perspective as a tenant, I bring an understanding of customer service and technical development to the table. I am committed to equitable solutions and safe budgetary practices.

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

The inaugural board's objectives include developing an independent infrastructure for processing compliance, definitions, and data collection related to the Measure. A successful implementation will be socially legal, user-friendly for both tenants and landlords, and will provide a sustainable model capable of inter-city cooperation.

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

I hope to avoid complex or unintuitive procedures that prevent adoption of workarounds, that create processing backlogs which too long delay resolution, or which alienate marginalized residents. I would advocate for practical and ethical proposals.

I, Simon Ybarra (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 13th day of February, 2023.

Signed: 

Printed Name: Simon Ybarra



CITY OF PASADENA

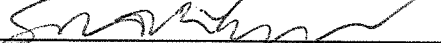
Residency Verification – MANDATORY

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. 3 of the City of Pasadena

I reside at **REDACTED** **REDACTED** (street), Pasadena, CA 91101 (zip code).

Signed: 

Printed Name: Simca Ybarra

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

Signed this 21st day of March, 2023.

Signed: 

Printed Name: Simon Ybanna



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

I, Simon Ybarra (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 91101 (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 13th day of February, 2023.

Signed: 

Printed Name: Simon Ybarra

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Simon Tbarra

(Name of Candidate)

PRHB District 3

(Office and District or Seat)

Total Signatures

45

Total OK

27

Date:

3/23/23

Checked by:

