



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

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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: ROBERT ESCOBEDO

Home Address: REDACTED REDACTED

Mailing Address: REDACTED REDACTED

Email Address: 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 4

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.

UNION STATION HOMELESS SERVICES, PASADENA, CA - VOLUNTEER

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

PROPERTY ID - EXECUTIVE ASSISTANT / LEGAL DEPT ANALYST

Education – Include professional or vocational licenses or certificates.

LYNWOOD HIGH SCHOOL, LYNWOOD, CA - DIPLOMA
LONG BEACH CITY COLLEGE - INCOMPLETE

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:

FOR 25 YEARS I'VE WORKED IN THE NATURAL HAZARD DISCLOSURE INDUSTRY HELPING RENTERS, BUYERS + SELLERS OF PROPERTY IN CALIFORNIA UNDERSTAND NATURAL HAZARDS + LOCAL ORDINANCES THAT MAY IMPACT THEIR PROPERTIES.

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

AS I'VE DONE IN MY CAREER, I'D BE ABLE TO HELP RENTERS UNDERSTAND THE RENT CONTROL CHARTER AMENDMENT + THE RIGHTS IT EXTENDS TO THEM AS WELL AS EXPLAIN THE OPTIONS LANDLORDS HAVE WITHIN THE PERIMETER OF THE AMENDMENT.

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


THE RENTAL HOUSING BOARD IS TASKED WITH PROTECTING THE RIGHTS OF TENANTS + ENFORCING THE RENT CONTROL CHARTER AMENDMENT FAIRLY TO LANDLORDS BY CARRYING OUT THE DUTIES DESCRIBED IN SECTION 1811(E) OF THE CHARTER AMENDMENT.

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

BY IMPARTIALLY + FULLY IMPLEMENTING THE DUTIES OF THE CHARTER AMENDMENT.

I, ROBERT ESCOBEDO (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 8th day of FEBRUARY, 2023.

Signed: 

Printed Name: ROBERT ESCOBEDO



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. 4 of the City of Pasadena

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

Signed: [Signature]

Printed Name: ROBERT ESCOBEDO

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, ROBERT ESCOBEDO (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 8th day of FEBRUARY, 2023.

Signed: [Signature]

Printed Name: ROBERT ESCOBEDO



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

I, ROBERT ESCOBEDO (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 8th day of FEBRUARY, 2023.

Signed: [Signature]

Printed Name: ROBERT ESCOBEDO

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Robert Escobedo
(Name of Candidate)

PRHB District 4
(Office and District or Seat)

Total Signatures 44

Total OK 27

Date: 3/23/23

Checked by: GS



**CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE
PASADENA RENTAL HOUSING BOARD
FORM RHB-001 2023 APR 14 PM 1:58**

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: Waletha Barbara Pitts
 Home Address: **REDACTED** **REDACTED** **REDACTED** Pasadena, CA. 91107
 Mailing Address: Same as Above
 Email Address: **REDACTED** **REDACTED**
 Business Phone: **REDACTED** Date Available to Start: 4/1/2023
 Home Phone: **REDACTED** Cell Phone: **REDACTED** **REDACTED**

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

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

Representing City Council District 4

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

Alternate Tenant Member (1 seat, reserved for tenants)

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

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

None.

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

Medical Assistant/office manager - 30 yrs.
Medical Billing/collections/coding

Education – Include professional or vocational licenses or certificates.

Medical Assistant. Medical Office
Manager. Medical Billing/collector/coder

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:

Rental housing from personal experience.
My father owned rental property when I was growing up.

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, Waletha Barbara Pitts (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 12 day of April, 2023.

Signed: Waletha Barbara Pitts

Printed Name: Waletha Barbara Pitts



CITY OF PASADENA Residency Verification – MANDATORY

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

I am a resident of District No. 4 of the City of Pasadena

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

Signed: Waletha Barbara Pitts

Printed Name: Waletha Barbara Pitts

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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- 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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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, Waletta Barbara Pitts (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 12 day of April, 2023.

Signed: Waletta Barbara Pitts

Printed Name: Waletta Barbara Pitts



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

I, Waletta Barbara Pitts (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 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 12 day of April, 2023.

Signed: Waletta Barbara Pitts

Printed Name: Waletta Barbara Pitts

WALETTA BARBARA PITTS

REDACTED

REDACTED

PASADENA, CA

2023 APR 14 PM 1:58

CUSTOMER SERVICE AND MEDICAL BILLER/COLLECTOR

Expert communicator, problem-solver and negotiator. Extensive experience in medical and business environments. Created, trained and implemented integrated office protocols. Self-motivated; team player who also works well independently. Extremely well organized and skilled in research and writing. Conducted patient advocacy as an Ombudsman for diverse populations. Expertise in medical billing, clerical matters, bookkeeping, and payroll. Advocate and provider of care to special needs adults. **Core Competencies:**

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Patient Advocacy | <input checked="" type="checkbox"/> Account Management | <input checked="" type="checkbox"/> Billing Resolution |
| <input checked="" type="checkbox"/> Customer Service | <input checked="" type="checkbox"/> Client Communications | <input checked="" type="checkbox"/> Team Player |
| <input checked="" type="checkbox"/> Payment Processing | <input checked="" type="checkbox"/> Insurance Liaison | <input checked="" type="checkbox"/> Expert Negotiator |

CAREER HISTORY

File Clerk, SCSEP, Department of Rehabilitation, State of CA, Pasadena, CA 2019-Present
Labeled and updated paper files. Put files into their proper locations. Gathered and organized files and documents for coworkers' use, such as for reports. Maintained supply inventories. Answered inquiries regarding documentation organization. Photocopied and sent faxes. Sorted and sent mail.

Personal Assistant to Victoria Clausen, Altadena, CA 2011-2018
Answered phone calls and emails and took messages. Responsible for transportation to appointments. Assisted with daily time management. Ran errands as requested. Light housekeeping, planning and scheduling appointments, some meal preparation, socialization and entertainment.

Collections Representative | Patient Account Representative, Facey Medical Center, Mission Hills, CA 2007-2009
Served as a Patient Account Representative and Bill Collector. Managed outstanding claims with insurance carriers. Responsible for answering incoming/outgoing calls. Processed patient payments and arranged payments. Contacted patients to resolve past due account balances. Collaborated with patients and health insurance representatives and other team members to resolve billing inconsistencies and errors.

Cashier and Stock Associate, CVS, Pasadena, CA 2006-2007
Managed cash register and communicated with customers and sales floor staff. Exceeded sales and promotional goals consistently. Provided excellent customer service to department store guests. Organized assigned departments and maintained cleanliness.

Collections Representative | Patient Account Representative 1997-2004
Cedars-Sinai Medical Center, Beverly Hills, CA
St. Luke Medical Center, Pasadena, CA
Served as a Patient Account Representative and Bill Collector. Managed outstanding claims with insurance carriers. Oversaw accounts receivable, transfer of delinquent accounts to collection agencies, and patient inquiries. Managed outstanding claims with insurance carriers. Responsible for answering incoming/outgoing calls. Processed patient payments and arranged payments. Contacted patients to resolve past due account balances. Collaborated with patients, health insurance representatives, and other team members to resolve billing inconsistencies and errors.

CREDENTIALS

Cedars-Sinai Medical Center Continuing Education, Beverly Hills, CA
University of LaVerne, La Verne, CA
Milwaukee Area Technical College, Milwaukee, WI

TECHNICAL SKILLS

Microsoft Office including Word and Excel

CITY OF PASADENA
NOMINATION PETITION – WORKSHEET

Barbara Pitts

(Name of Candidate)

D4

(Office and District or Seat)

Total Signatures 37

Total OK 25

Date: 4-14-2023

Checked by: 