



**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: Ryan Bell  
Home Address: REDACTED REDACTED Pasadena 91105  
Mailing Address: REDACTED REDACTED Pasadena 91105  
Email Address: REDACTED REDACTED  
Business Phone: N/A Date Available to Start: immediately  
Home Phone: N/A 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 6
- At-large Member** (4 seats, open to any Pasadena resident without respect to tenancy or Council District)
- Alternate Tenant Member** (1 seat, reserved for tenants)
- Alternate At-large Member** (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

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

Pasadena Northwest Commission (2020 - present)  
Democrats of Pasadena Foothills (2020 - present; 2021 - 2022 as President)  
Pasadena Tenants Union (2017 - present)

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

Please see attached resumé.

**Education** – Include professional or vocational licenses or certificates.

Please see attached résumé

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

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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

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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

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5. **Do you, or your extended family<sup>1</sup> 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

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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:

Please see attachment

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

Please see attachment

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

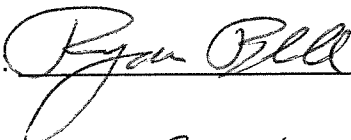
Please see attachment

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

Please see attachment

I, Ryan Bell (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 16<sup>th</sup> day of March, 2023.

Signed: 

Printed Name: RYAN BELL

**ATTACHMENT  
to CITY OF PASADENA  
APPLICATION FOR APPOINTMENT TO THE PASADENA RENTAL HOUSING BOARD**

**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 worked in the field of affordable housing, homeless services, landlord-tenant policy and advocacy for 18 years, both as non-profit staff and as a volunteer. I currently work for Tenants Together as the Southern California Regional Coordinator. Tenants Together is a statewide coalition of local tenant organizations dedicated to defending and advancing the rights of California tenants to safe, decent, and affordable housing. I am also a volunteer member-organizer with the Pasadena Tenants Union and have been since I joined in 2017 following my own no-fault eviction. In 2017 there was no legal barrier to a landlord evicting anyone for any reason with a 60-day notice. In my case, the landlord told me explicitly that he needed me out so he could do a little remodeling and double the rent. I was without my own permanent housing for 5 months before I relocated to where I live today.

In my time working in the Pasadena Tenants Union and for Tenants Together I have consulted with hundreds of tenants about their situations and helped many dozens of tenants save their housing from attempted illegal evictions, illegal lockouts, illegal rent increases. I have accompanied tenants to eviction court, helped them fill out answers to their unlawful detainer summonses, served papers on landlords, and intervened between tenants and landlords to negotiate a positive outcome. I have witnessed the horrific habitability issues and harassment that tenants often must endure. I have also been involved in a great many cases in which a person's home could not be saved.

I was a key architect and leader in the campaign to pass Measure H. I gathered close to 500 signatures, raised several hundred thousand dollars, and walked door-to-door every week for over a year. I spoke to hundreds of Pasadena residents—tenants, homeowners, and landlords—about the crisis facing renters in Pasadena. Every conversation was respectful, insofar as it was within my power to make it so, even when we disagreed on some things. I learned an incredible amount about our city and the people who live here.

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

The value I will bring to the Pasadena Rental Housing Board is chiefly the experience I have described above. In addition to what I've already written, I have worked with many other cities across California in their efforts to pass rent control and just cause through their city councils (specifically in Santa Ana, Bell Gardens, and Oxnard, as well as related tenant issues in Los Angeles City and County). I have already established relationships with subject matter experts who have led rent programs in West Hollywood, Santa Monica, Berkeley, and San Francisco.

While I am not a lawyer, I have a deep familiarity with landlord-tenant law in California and LA County, and especially with the details of Article XVIII of the Pasadena City Charter given the

work I have done with the Pasadena Tenants Union to craft the Article, educate the public about it, and pass it at the ballot box.

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

The primary objectives of the Pasadena Rental Housing Board (PRHB) is to carry out the directives in Article XVIII of the Pasadena City Charter, including hiring staff for the new department, creating and overseeing the rental registry, set annual rent adjustment limits , hear appeals from landlords and tenants, and set and manage the budget, including establishing and collecting the fees that will fund the program.

One early objective of the PRHB is to establish positive working relationships with other city departments so that the PRHB fits seamlessly into the current city structure. This will take strong interpersonal skills which I bring to this work.

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

I am a solution-oriented person. I will use my experience as a community leader (previously, as a pastor, and currently, as a city commissioner, organizer, and advocate) to ensure that the Rental Housing Board is an institution that people trust to render fair decisions. I will also use my leadership experience to build strong relationships between the Board, City Councilmembers, and the already existing city departments (Planning, Housing, City Manager, HR, etc.).

Key to implementing our objectives will be developing strong working relationships amongst the members of the Rental Housing Board. We will also need to learn from other cities, consider unique circumstances in Pasadena, hear from the public, and collaborate with city department and other city organizations.

# RYAN BELL

Pasadena, California

REDACTED

REDACTED

NON-PROFIT LEADER in housing policy, homeless services, community organizing, and student affairs, with over 25 years of experience. Visionary community leader, team builder, and creative problem solver. Excellent personal, verbal, and written skills cultivated over many years as a community organizer, civic leader, college professor, and public speaker.

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## WORK EXPERIENCE

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### **Southern California Regional Organizer**

**Tenants Together**

Dec 2020 – Present

In collaboration with our Translocal Organizing Team, I work closely with our member tenant organizations across Southern California; support tenants in building new tenant unions and provide organizing expertise for existing unions to build their power; regularly conduct trainings on topics ranging from how to start a tenants union to how to lobby elected officials; support our members with policy analysis on legislation that affects them and help them secure and prepare for lobby meetings with their state and local elected officials; represent Tenants Together in a variety of coalition spaces in Southern California.

### **Measure H Campaign Organizer & Finance Coordinator**

**Affordable Pasadena**

June 2021 – November 2022

One of five core leaders who ran the ballot initiative campaign for rent control and just cause eviction protections in Pasadena known as Measure H. The almost entirely grassroots campaign, led by our small volunteer team, gathered over 15,100 signature to qualify for the ballot and then secured 53.8% of the vote in the November 2022 election to pass a landmark charter amendment. I was on the steering committee (chair from June-October 2021) and raised over \$500,000 as the finance coordinator. I also led our communications and political strategy, securing over 100 endorsements from organizations and individuals.

### **National Organizing Director**

**Secular Student Alliance**

Sept 2017 – Nov 2020

Oversaw and managed all program offerings of the Secular Student Alliance (SSA), which resources student leaders in over 300 high schools, colleges, and universities to create and operate clubs for non-religious students. Responsibilities included program and resource development, managing strategic partnerships, producing an annual national conference for student leaders, public speaking on campuses, training for faculty and staff at colleges and universities about secular and non-religious identities, site visits to student chapters, and staff management.

### **Taproom Manager**

**Iron Triangle Brewing Company**

Jan 2016 – Sept 2017

Responsible for operations and development of a start-up brewing company, including hiring, logistics, communications, and media relations. I managed a staff of seven running special events as well as the daily needs of our taproom. Before taking on this role, I worked as a sales representative and liaison for over 100 accounts in the Los Angeles Metro Area.

### **Director of Community Engagement**

**People Assisting the Homeless (PATH)**

Apr 2014 – Oct 2015

Within the development department, I developed and oversaw strategic partnerships, local neighborhood initiatives, community mobilization efforts, assisted with regional planning, program incubation, and legislative affairs. I was PATH's liaison to all 16 City Council districts, dozens of neighborhood councils, CES working groups,

and activist groups to end homelessness. I also supported PATH's fundraising efforts—both small, grassroots donations as well as grants and large donations.

**Senior Pastor**

**Hollywood Adventist Church**

June 2005 – March 2013

Through creative community engagement, and innovative leadership, I led this congregation through a total transformation of its identity, mission and purpose. During my tenure the congregation nearly tripled in size, from 60 to 150 and our community activism was well known throughout the city. I hired and developed a staff of six, launched new social justice and media initiatives, and cultivated local partnerships to work alongside the communities we served.

**Adjunct Professor**

**Azusa Pacific University**

Sept 2011 – Mar 2013

Taught undergraduate courses in Intercultural Communication and Community Transformation in the Global Studies Department during which primarily conservative Christian students were challenged to grapple with and understand difference, including race, gender, religion, and sexual orientation.

..... **PROFESSIONAL & CIVIC ASSOCIATIONS** .....

**Pasadena Tenants Union**

Member Organizer (2017-present)

**Affordable Pasadena** (formerly, Pasadena Tenant Justice Coalition)

Board Member and Treasurer (2019-present)

**City of Pasadena Northwest Commission**

Commissioner (July 2020-present)

**Democrats of Pasadena Foothills (chartered Democratic club)**

President (2021-present)

**American Humanist Association**

Certified Humanist Chaplain and Celebrant, license current

..... **EDUCATION** .....

**Fuller Theological Seminary** (Pasadena, CA)

Doctor of Ministry, Missional Leadership

**Andrews University** (Berrien Springs, MI)

Master of Divinity

**Weimar College** (Weimar, CA)

Bachelor of Arts, Pastoral Ministry



**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. 6 of the City of Pasadena

I reside at **REDACTED** **REDACTED** (street), Pasadena, CA 91105 (zip code).

Signed: Ryan Bell  
Printed Name: Ryan Bell

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, Ryan Bell (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 16<sup>th</sup> day of March, 2023.

Signed: Ryan Bell

Printed Name: Ryan Bell



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

I, Ryan Bell (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 91105 (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 16<sup>th</sup> day of March, 2023.

Signed: Ryan Bell

Printed Name: Ryan Bell

CITY OF PASADENA  
NOMINATION PETITION – WORKSHEET

Ryan Bell

(Name of Candidate)

PRHB District 4

(Office and District or Seat)

Total Signatures

27

Total OK

24

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: JACK B. BIODOLILLO

Home Address: REDACTED PASADENA 91101

Mailing Address: SAME AS ABOVE

Email Address: REDACTED

Business Phone: \_\_\_\_\_ Date Available to Start: IMMEDIATELY

Home Phone: \_\_\_\_\_ Cell Phone: REDACTED

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

- Tenant Member** (7 seats, one per Council district, reserved for tenants)  
Representing City Council District SIX (6)
- 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.

PLEASE SEE ATTACHED  
"COMMUNITY SERVICE SPECIFICS"

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

MASTER ELECTRICIAN 1968-1996 RETIRED  
APARTMENT ON-SITE MANAGER 2015-2020

**Education** – Include professional or vocational licenses or certificates.

2 YEARS AT KENT STATE UNIVERSITY, KENT, OHIO.  
4 YEARS ELECTRICAL CONSTRUCTION APPRENTICESHIP  
TRAINING PRIOR TO BEING ACCEPTED INTO ELECTRICIAN UNION

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 family<sup>1</sup> 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

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

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

YES  NO

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

See Attached Responses

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

See Attached Responses

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

See Attached Responses

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

See Attached Responses

I, JACK BIONDOHLTO (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 MAR, 20 23

Signed: Jack Biondohlto

Printed Name: JACK BIONDOHLTO

### #7 Qualifications

#10  
#11  
As an on-site apartment manager for 5 years (2015-2021) I strived to keep a balance between the management company and the tenant. Example: It was essential to be a good listener because it determines how much the expense would be; was the tenant's problem an emergency or could their problem be solved during the week? I used my judgement along with my expertise as far as electrical or construction work to be done and went to see what the problem was myself.

- I hired the most reliable and professional people at a fair price to do the job needed. I always called on them first and repeatedly. They get to know the quirks of the building.
- Treat the tenants with respect and courtesy.
- Keep the building filled with tenants.
- The common areas should reflect the respect the owner has for the building and the tenants. To do so routine inspections should be done of the common areas, the parking area and the landscaping/
- Have a set scheduled maintenance: for the gardener, trees trimmer, bug sprayer, laundry room kept clear and tidy, all of this shows the tenant the rent they are paying is worth it.

### #8 Objectives

- #12
- Educating both tenants and landlords in clear practical, not political, language the guidelines to protect tenants as covered by using the City of Pasadena's *Fair and Equitable Housing Charter Amendment* aka Measure H.
  - If conflicts arise, using the same reference material, the City of Pasadena's *Fair and Equitable Housing Charter Amendment* sort out situations that arise.

### #9 Achieve Objectives

- #13
- Listening to both sides.
  - Rent increases cannot be designated as "Reviewing property expenses have increased therefore we find it necessary to increase your rental rate." When the tenant sees that the common areas are no longer cleaned, requests for repairs go unheeded or done haphazardly, the reason for the rental increase seems unfounded.
  - Therefore, I would like to see the landlord or management firm list those exact "expenses for property" on the rental increase notice, giving it credence.





## 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. 6 of the City of Pasadena

I reside at **REDACTED** **REDACTED** (street), Pasadena, CA 91101 (zip code). 152191072

Signed: \_\_\_\_\_

Printed Name: JACK BIONDOLILLO

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
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- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- 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, JACK BIANCOLILLO (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: JACK BIANCOLILLO

Printed Name: JACK BIANCOLILLO



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

I, Jack Biondolillo (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 20<sup>th</sup> day of March, 2023.

Signed: Jack Biondolillo

Printed Name: JACK BIONDOLILLO

## JACK BIONDOLILLO CANDIDATE FOR POSITION ON PASADENA RENTAL HOUSING BOARD

### COMMUNITY SERVICE SPECIFICS:

#### ACCOMPLISHMENTS WHEN SERVING ON:

Thrivent Financial for Lutherans West San Gabriel Valley Chapter #30236 as elected Financial Director 2006 -2013 "Care in Communities" Program

- Raised \$10,000 which bought the Seltzer twins a portable breathing machine so they could travel even though they both suffered with cystic fibrosis.
- Raised \$5,000 donated to Lincoln Training Center, an entity that trains and places the handicapped into responsible working situations.
- Raised \$15,000 for KAIROS, a Chinese US based organization that sends Bibles and Christian literature to China directly.
- \$1,000 to Hill Avenue Grace's Food Shelf, which distributed packaged food to the homeless every Saturday morning. The Food Shelf remains open and active to this very day.
- \$3,000 was raised for Concordia School in Granada Hills in order for them to purchase playground equipment.
- \$1,000 was given to the Neighborhood Music School in Boyle Heights to buy instruments for underprivileged children wanting to learn how to play music.

MAKE A DIFFERENCE DAY - 2015 Jack learned of this event that took place every October in Monrovia, giving people a chance to make a difference in the world and decided Thrivent should be involved. He called every Thrivent member and asked them to form Action Teams. 21 Action Teams were created through which \$5,250 was raised. That seed money bought garden tools, bought paint, bought lumber, bought food and water for all the volunteers. That equipment is still used every October to tend gardens, paint fences, clean parks, etc. etc.

#### ACCOMPLISHMENTS WHEN SERVING ON:

Trinity Lutheran Church, San Gabriel's Creative Vacation Bible School Team.  
2001 to 2021

- Jack used his electrical and construction skills to build a themed Biblical City featured each year.
- He oversaw a small group of volunteers, sometimes he worked solo over a six-week period to have it ready for the 100 children who attended over a one-week immersion situation where they dressed in Biblical costumes, ate food of that era and learned crafts, songs and enjoyed the spirit of fellowship.
- Jack also taught one of the crafts each year, from demonstrating the Roman keystone to being a Roman soldier.
- He dismantled the sets he built, stored it in such a way that each year certain items could be re-used the following year, while at the same time he could create new and more interesting buildings, like a Coliseum where all eventually gathered to sing and end the evening.

ACCOMPLISHMENTS WHEN SERVING ON:

Trinity Lutheran Church, Pasadena Church's Congregational Council

1999 -2002      Property Committee

2000-2002      Treasurer, Ministries of Love

2003-2006      Foothill Conference's Board of Synodical Ministries

- Oversaw the church property that house Jacob's and Rachel's Ministry
- Rewired entire 1920 Parsonage to bring it up to code. Following the update, it was occupied by Hill Ave Grace's Youth Minister and his family creating an income source for Trinity.

ACCOMPLISHMENTS WHEN SERVING ON:

Hill Avenue Grace Lutheran Church Council as a Board Member

2005-2007      Property Deacon 2 Terms

2010-2012      Personnel Deacon 1 Term

- Using my Thrivent Finance position, suggested using the parking lot for Rose Bowl Parking. The matching funds went to the Youth Programs at church. It is still being done to this day.

CITY OF PASADENA  
NOMINATION PETITION – WORKSHEET

Jack Biondolillo

\_\_\_\_\_  
(Name of Candidate)

PRHB district 6

\_\_\_\_\_  
(Office and District or Seat)

Total Signatures 36

Total OK 25

Date: 3/23/23

Checked by: GS



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

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: CHAD THOMAS-WILLIAM PRATT, SR.

Home Address: REDACTED REDACTED PASADENA, CA 91103

Mailing Address: (SAME AS ABOVE)

Email Address: REDACTED REDACTED

Business Phone: REDACTED Date Available to Start: MARCH 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.

AYSO - referee, community liaison 2015-2018

Boy Scouts assistant scoutmaster, Troop 507 2017-2019

St. Bede's, Knights of Columbus - present

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

low office chd Pratt 1991-2022

Chd Pratt business consultant 2000-2023



**Education** – Include professional or vocational licenses or certificates.

Loyola Law School, J.D. - law license  
Santa Clara University, BA.  
Loyola High School

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 family<sup>1</sup> 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

<sup>1</sup> 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:

Litigation over UD's - 10,000 cases 2000-2012.  
Litigation over quiet title/foreclosure 100% over 2000-2012.

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

Extreme in depth knowledge of landlord-tenant and real estate law.

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

Fair and equitable treatment of landlord + tenant.  
Cutting edge of rent control or model for California.

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

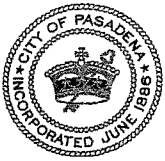
Impartially, fairly + intelligently carry out Board duties.

I, CHAD T-W PRATT, JR. (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 30<sup>th</sup> day of JANUARY, 2023.

Signed: Chad T-W Pratt

Printed Name: CHAD T-W PRATT, JR.



# CITY OF PASADENA

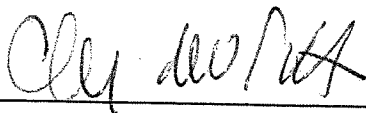
## Residency Verification – MANDATORY

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. 6 of the City of Pasadena

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

Signed:  REDACTED

Printed Name: CHAD T-W PRATT

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

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

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

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



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

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

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

I, CHAD T-W PRATT, JD (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 30<sup>th</sup> day of JANUARY, 2022.

Signed:

Printed Name: CHAD T-W PRATT, JD



**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**

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

Signed this 13<sup>th</sup> day of MARCH, 2023.

Signed: Chad T-W Pratt

Printed Name: CHAD T-W PRATT

CITY OF PASADENA  
NOMINATION PETITION – WORKSHEET

Chad Pratt

\_\_\_\_\_  
(Name of Candidate)

PRHB District 6

\_\_\_\_\_  
(Office and District or Seat)

Total Signatures 32

Total OK 29

Date: 3/23/23

Checked by: GS