

CORRESPONDENCE



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July 1, 2024

Pasadena City Hall
100 North Garfield
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Mayor, Victor Gordo
Vice Mayor, CD6 Steve Madison
Tyron Hampton, CD1
Felicia Williams, CD2
Justin Jones, CD3
Gene Masuda, CD4
Jess Rivas, CD5
Jason Lyon, CD7
City Manager, Miguel Marquez
City Clerk, Mark Jomsky

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Re: Proposed Charter Amendments to Measure H

Dear Mayor Victor Gordo, Vice Mayor Steve Madison District 7, District 1 Councilmember Tyron Hampton, District 2 Councilmember Felicia Williams, District 3 Councilmember Justin Jones, District 4 Councilmember Gene Masuda, District 5 Councilmember Jess Rivas, District 6 Councilmember Jason Lyon, City Manager Miguel Marquez, City Clerk Mark Jomsky:

It is undisputed by all parties including the Charter Amendment Committee (CAC), the Pasadena Rental Housing Board (PRHB), and the Pasadena City Council (PCC) that the only governing body which has the right to approve Charter Amendments to be placed on the November, 2024 ballot is the City Council.

It is also true that both the CAC and the PCC suggested that recommendations be submitted to the PRHB for discussion and recommendations to be submitted to the PCC.

While we respect the City Council's recommendation, we wanted to make you aware of obstacles we have faced relating to this suggestion.

The PRHB upon recommendation of their attorneys (Goldfarb and Lipman) voted to collect all suggested amendments and submit

them to the Ad Hoc Policy Committee (AHPC) by April 12, 2024. The AHPC was then ordered to review the suggested amendments by April 23, 2024 and then submit a report to the full Board.

There are three problems here:

1) The AHPC meetings are not subject to the Brown Act and are not open to the public for discussion.

Why is this not a transparent process? There have been several public comments prior to this meeting at the PRHB by Landlords, Tenants, and Homeowners. Similar to the City Council meetings, no response is required at the meetings by the PRHB to those public commentators. We have no way of knowing what was discussed about these comments.

2) The chair of the AHPC, Aaron Markowitz, posted a public comment for the June 17, 2024 PCC meeting stating "a group of landlords formed a shadowy political advocacy group to bypass the council approved charter reform process whereby amendments to Article XVIII be developed by the department and board responsible for implementing the article." This was signed by Aaron Markowitz, PRHB not in an individual capacity.

This is supposed to be the Fair and Equitable Housing Act. These types of comments don't appear to agree with that concept. Furthermore, the "shadowy" group has been totally transparent in submitting written comments and appearing publicly at City Council meetings.

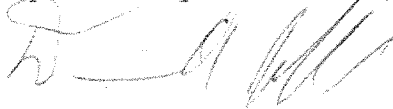
3) At the last PCC meeting on June 17, 2024, the Council respectfully listened to our presentation of suggested proposed charter amendments including analysis of our proposals. The presentation was conducted in a very professional manner and it did not include any threats or disparaging remarks. The Council then respectfully discussed and considered our recommendations. As part of the discussion, Councilmember Jones asked Attorney Nazanin Salehi of Goldfarb and Lipman (attorney for PRHB) a question regarding the CPI in the formula for "fair rate of return." She made a significant mistake stating that 100% of the CPI was used in the formula to determine "fair rate of return" from the base starting date when in fact it is 50% as documented in her presentation to the PRHB on March 27, 2024 and in section 1813(b) of Article XVIII. When asked for a clarification at the PRHB meeting on June 26, 2024, she admitted her mistake. This mistake misled the Council and may have changed your mind regarding this issue.

The Council then decided unanimously to recommend that the Pasadena Housing Providers (PHP) make the same proposal to the PRHB at their next meeting on June 26, 2024. The item was put on their agenda and they did allow a fair discussion but unanimously decided to indefinitely postpone even reviewing our proposals which means there would be no further opportunity to change these rules until the next Charter Review process which will take at least two years. The only authority that can override this process is the City Council itself.

It has been stated many times that Landlords/Housing Providers could have applied for the four at large positions on the PRHB. Regardless of their lack of representation on the PRHB, the appointed members have an obligation and fiduciary responsibility to act in a neutral manner because it is "the Pasadena Fair and Equitable Housing Charter Amendment."

Again, I remind you that we have been respectful in presenting our views despite the obstacles outlined above and we have no choice but to return and ask the City Council to place the matter on the ballot. Let the voters decide.

Respectfully submitted,



Dennis A. Jebbia
Pasadena Housing Providers