


## Kenebrew, Jerice

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**From:** Williams, James A.  
**Sent:** Monday, June 17, 2024 9:48 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Itel 17

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Hello,

I agree with the limited administrative changes put forward by the rental board and oppose any substantive changes that would weaken the law or exempt landlords. I ask that you stop trying to override the will of the voters to serve the interests of the rich and powerful. You work for the people of this city, not its landlords.

James

## Kenebrew, Jerice

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**From:** Matthew Langley  
**Sent:** Monday, June 17, 2024 9:52 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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Hello Pasadena City Council Members,

I agree with the limited administrative changes put forward by the rental board and oppose any substantive changes that would weaken the law or exempt landlords.

Thank you,  
Matthew Langley  
Resident, District 6

## Kenebrew, Jerice

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**From:** John Wilding <[john.wilding@pasadena.gov](mailto:john.wilding@pasadena.gov)>  
**Sent:** Monday, June 17, 2024 9:53 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024, meeting (item 17)

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Dear Pasadena City Council,

As a tenant and four-year resident of District 7, I am writing in regards to the charter reform process (measure H - article XVIII). It is extremely important to me that the City Council allows Article XVIII to continue functioning smoothly and without interference from landlord interest groups so that it may continue to allow tenants to stay in their homes.

I am writing in support of the City Council putting to a vote of the people exactly those changes recommended by the Rental Housing Board, **and no others**. I am strongly opposed to exemptions for landlords based on the number of properties they own, as well as changes to the composition of the Rental Housing Board. **I am strongly opposed** to passing the landlord fee to tenants.

I await the outcome of today's proceedings with great anticipation, hoping the City Council will do the right thing for the tenants who make up such a crucial part of their constituency.

Thank you,  
John Wilding

## Kenebrew, Jerice

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**From:** Farooq, Abdullah S.  
**Sent:** Monday, June 17, 2024 9:53 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting - Item 17

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Dear Councilmembers,

As a Pasadena resident since 2018, I have seen the brutal impact of rent burden across our community. I am also a Caltech graduate researcher and have seen so many of my colleagues struggling to make ends meet as a result of skyrocketing rents. I was a proud member of the coalition which acquired over 15,000 signatures to get Measure H on the ballot, and the campaign to bring it to victory by a 7.6% margin.

I urge the council to put the minimal changes to Article XVIII proposed by the Rental Housing Board onto the charter reform ballot measure, and to **not** put any additional changes, especially ones that would exempt landlords or weaken tenant protections that were put forward by a very strong democratic mandate. Measure H was a deeply popular piece of legislation that was supported across Pasadena, and any attempt to weaken it is an attack on democracy in Pasadena. Tenants in Pasadena stood up to protect democracy and pass Measure H before, and we are willing to organize to protect it from undemocratic influences now.

Regards,  
Abdullah Farooq  
PhD Candidate in Biology at Caltech  
Caltech Grads and Postdocs United - UAW member

**Kenebrew, Jerice**

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**From:** Robert Escobedo  
**Sent:** Monday, June 17, 2024 9:58 AM  
**To:** PublicComment-AutoResponse  
**Subject:** SUPPORT changes by the Rental Housing Board NOT FROM LANDLORDS

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Pasadena City Council,


Pasadena voters decisively passed Measure H as it is, so any changes to the amendment, if necessary, should reflect the will of the voters and should come from the Rental Housing Board and not outside lobbyists. Recommendations that would significantly alter what voters passed from landlords & their supporters in City Council, who never wanted this measure to pass, would not reflect the will of the people of Pasadena. These changes suggested by a council person who has lost her seat in part because of her support of corporate landlords & property investors is an effort to water down the protections of Article 18 and a last ditch effort to appease her donors. In a city where a majority of residents are renters, Pasadenans would not approve of these changes to Article 18. After diligently working to enact Article 18, any changes needed should come from the Rental Housing Board and not from City Council. Any recommendations outside of the Rental Housing Board would violate the autonomy the Board is meant to have and what voters voted for.

Regards,  
Robert Escobedo

## Kenebrew, Jerice

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**From:** Lenz, Emma G. ·  
**Sent:** Monday, June 17, 2024 10:07 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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Hello,

My name is Emma Lenz, and I am a Pasadena resident (I live in district 2, and work in district 7). I'm writing in regards to the charter reform process as it pertains to Measure H – Article XVIII of the Charter. **I agree with the limited administrative changes put forward by the rental board and oppose any substantive changes that would weaken the law or exempt landlords.** Thank you very much!

Sincerely,

Emma

## Kenebrew, Jerice

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**From:** Wadia, Varun S.  
**Sent:** Monday, June 17, 2024 10:15 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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Hello!

I have lived in Pasadena for the last 7 years. I was recently made aware of the **additional** changes to Article XVIII of the Pasadena City Charter being proposed that would substantially weaken tenant protections in this wonderful city.


I would like to highlight that I agree with the limited administrative changes put forward by the rental board and oppose any substantive changes that would weaken the law or exempt landlords.

**Varun Wadia, PhD**  
Caltech | Cedars-Sinai  
[vwadia@caltech.edu](mailto:vwadia@caltech.edu)

## Kenebrew, Jerice

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**From:** Miller, Simona J. <  
**Sent:** Monday, June 17, 2024 10:34 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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Hello,

I am a Pasadena resident living in District 5.

I agree with the limited administrative changes put forward by the rental board and oppose any substantive changes that would weaken the law or exempt landlords.

--  
Simona Miller  
they/them  
Physics PhD Candidate  
LIGO Laboratory, Caltech



**Kenebrew, Jerice**

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**From:** Krishanu Sankar · [ksankar@pasadena.gov](mailto:ksankar@pasadena.gov)  
**Sent:** Monday, June 17, 2024 11:29 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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I'd like to submit an email comment on the Housing Charter Amendment issue. I agree with the limited administrative changes put forward by the rental board and oppose any substantive changes that would weaken the law or exempt landlords.

Thank you,  
Krishanu Sankar  
Resident of Pasadena, ZIP code 91104

## Kenebrew, Jerice

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**From:** Sophie Hourihane <[REDACTED]>  
**Sent:** Monday, June 17, 2024 12:04 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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I live in Pasadena on Oakland and I am a graduate student at caltech.


I agree with the limited administrative changes put forward by the rental board and oppose any substantive changes that would weaken the law or exempt landlords.

-Sophie Hourihane

## Kenebrew, Jerice

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**From:** Gregory Tomkiel  
**Sent:** Monday, June 17, 2024 12:11 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Comment for tonight's meeting

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Strong rent stabilization is crucial to protect tenants from displacement due to surging rents. It allows people to stay in their homes and communities, fostering stability. This is especially important for vulnerable populations who might not be able to afford rent hikes or find comparable housing elsewhere. The rental board should remain with the higher tenant to landlord ratio to reflect the demographics of the community.

- Gregory Tomkiel  
Pasadena Resident

## Kenebrew, Jerice

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**From:** Jonathan Claridge  
**Sent:** Monday, June 17, 2024 12:27 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Item 17 - June 17th Council Meeting

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Hello,

This is for item 17. Please include and distribute.

My wife and I have been passing in a residents for 3 years now. As voters of the measure amendment to the city charter, we wholly support the minor changes suggested to the amendment.

Any changes suggested by landlord groups on ADUs, enforcement, or board composition. Would be against the will of the voters, and I seriously I ask that you dismiss these potential changes and do not push them through. The strength of the amendment is through its current structure. If you water it down, you are setting up your city of majority renters to fail.


We were protected by the current structure of the amendment from action unlawfully set forth by our landlord. Please do not reward them, by changing the language.

Best,  
Jonathan Claridge  
Pasadena Resident

## Kenebrew, Jerice

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**From:** Rubenzahl, Ryan  
**Sent:** Monday, June 17, 2024 12:36 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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Good afternoon,

Measure H was approved by a strong majority of the tens of thousands of Pasadena workers, families, and residents, and provides critical protections and stabilized housing to renters—the vast majority of Pasadena residents. To undermine the will of the people by making any substantive changes that would weaken the law or exempt landlords would be an anti-democratic declaration that profits matter more than people in Pasadena. It is shameful that the landlords and special interests who prey on the people of Pasadena by commodifying a basic human need continue their attempts to sabotage the democratic process.

I agree with the limited administrative changes put forward by the rental board and oppose any substantive changes that would weaken the law or exempt landlords.


Best,  
Dr. Ryan Rubenzahl, Ph.D.

## Kenebrew, Jerice

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**From:** Mary Clark  
**Sent:** Monday, June 17, 2024 12:36 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment on Reforms to Article 18 (Item 17, tonight's city council meeting)

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Dear City Concil,

I am a Pasadena tenant writing to register the following comments before tonight's meeting. I strongly support Article 18 as it is currently written, as a strong majority of Pasadena voters approved. The council should not allow any changes to the measure that radically alter its intended purpose.

I support:

The motion to increase Ellis Act eviction noticing requirements to 120 days.

I strongly oppose:

Exempting single family homes, ADUs, condos, properties owned by "small landlords" or buildings with a small number of units  
Allowing for pass-through of part of the rental housing fee to tenants  
Changing enforcement mechanisms  
Changing the fair return standard

Most especially, I oppose changing the composition of the board to include more landlords. There is no equivalence between a landlord's right to profit and a tenant's right to shelter. The claim that landlords are a minority class who need special protections is disingenuous and contrary to demonstrable fact. For a landlord to have decision-making power on a board designed to protect tenants' right to housing is an obvious conflict of interest, one that we hope this council does not endorse.


Thank you,  
Mary Clark

**Kenebrew, Jerice**

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**From:** Ali Cataltepe <  
**Sent:** Monday, June 17, 2024 12:43 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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Hello,

I am a voter registered in Pasadena, ZIP code 91106. I am writing this correspondence to express my support for only the limited administrative changes to the rental board's charter (those put forward by the rental board itself), and opposition to any changes that would weaken the rent control measure or introduce exemptions for landlords.


Thank you,  
Ali Cataltepe

## Kenebrew, Jerice

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**From:** BEVERLY SHANAHAN  
**Sent:** Monday, June 17, 2024 12:51 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Measure H

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Please DO NOT weaken ANY tenant protections in Pasadena-at all!  
We renters do not have enough protections as it is!  
Renters all over the country, and the world really are being held hostage by GREEDY landlords!  
I am paying 70% of my income in rent!  
If the corporate landlord at Wang Soil/Helix Real Estate could evict me and 'upgrade' this apartment they would charge almost \$4,000 a month for this apartment.  
I barely make \$3,000 a month total!  
I would then be homeless with nowhere to go.  
I work full time at the same job I have had for 23 years, but I cannot afford to live anywhere anymore!

Just because landlords CAN change exorbitant rents, disguised as 'market rate', doesn't mean they SHOULD!  
Housing is not an option, it's a necessity if life, and it shouldn't cost 3/4 of a person's income!  
Or 150 to 200% if a person's income!

Americans are now paying so much for the basic necessity of housing that they cannot pay for anything else.  
Not car payments, a vacation once in a while, not an unexpected expense, and certainly not saving for a down payment on a home of their own!  
That means we are all STUCK renting and being raked over the coals just to have someplace to sleep at night!

It's awful, simply awful!  
You cannot know the everyday fear and stress that this causes unless you have experienced or are experiencing it!

Keep corporate landlords OUT of housing!!!  
Housing Is For People, NOT Corporations!!!  
Corporate landlords should only be allowed to own commercial real estate, NOT housing stock!  
Sent from my iPhone




## Kenebrew, Jerice

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**From:** Sam W  
**Sent:** Monday, June 17, 2024 12:53 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Proposed changes to Article 18

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Hello,

My name is Sam Whitehead, and I have been living/renting in Pasadena since 2022. I'm reaching out because I'm not sure I'll be able to attend the city council meeting this evening, and so wanted to make sure I gave comment on the proposed changes to Article 18.

In brief, I am in strong support of the minor revisions suggested by the rental board, and believe such revisions are exactly the sort of thing we have empowered the board to make. However, I vehemently object to the idea of substantive changes being made to Article 18 as proposed by pro-landlord groups. Measure H was passed by a strong majority of people in Pasadena, and, aside from how detestable I find the idea of weakening tenant protections to be, it flies in the face of the spirit of the amendment to allow protections to be rolled back without the explicit say-so of the voters! I hope that the council will not allow our tenant protections to be watered down in this undemocratic fashion.

Best,  
Sam

## Kenebrew, Jerice

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**From:** Rashna D  
**Sent:** Monday, June 17, 2024 1:04 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment for City Council Meeting Agenda (Item 17)

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To City Council,

In regards to the proposed changes for [Article 18](#), I support the changes proposed by the [Rental Housing Board](#) and oppose the changes proposed by landlord lobby groups.

[Article 18](#) was approved by a strong majority of the voters less than two years ago. It would be anti-democratic to hide substantive changes to the provisions inside a more general charter reform process that not many voters are keeping up with. The council should only put minor changes on the ballot that align with the mission of [Article 18](#), which is to protect renters from displacement and stabilize communities, which repair language that was struck by a judge, or which streamline administrative processes. There is a small group of landlords who have opposed rent control since before it came into law, and who sued the city to prevent the law from being implemented. They did this before the rental board even had the chance to form, so any claims that they have genuine critiques of what the rental board has done are disingenuous. This group, having failed in court, is now trying to rewrite the law that voters approved.

The following specific changes need to be supported:

- Increasing [Ellis Act](#) eviction noticing requirements (point A.2. in the [staff report](#)) - The language approved by the voters in November 2022 required a 180-day notice period for [Ellis Act](#) evictions. This conflicted with the [Ellis Act](#), and the language was struck so that now the noticing period has defaulted to 60 days. Adding a 120 day notice period, which is the maximum allowed under the [Ellis Act](#), would bring the language into closer alignment with what the voters originally approved.

The following changes need to be opposed:

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- Changing the composition of the board to have more landlords
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  - The rental board is majority tenants by design. This reflects the demographics of Pasadena, and the fact that
  - tenants have been historically excluded from governance on issues that affect them.

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- The tenant-majority board was already upheld by a judge in the court case brought by five anti-rent control landlords
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- Landlords often use the language of “diversity, equity, and inclusion” to justify adding more landlord members.
- This is a perversion of the concept, which should be focused on the idea of including groups who have been historically and systematically excluded. In fact the board is already more inclusive than any other Pasadena government body by allowing non-citizens to be members.
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- Other California cities have rental housing boards which also restrict the number of landlord members.
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- On other boards and commissions, you are required to reside in Pasadena. This proposed change might make it
  - so landlords who don't live here, don't vote here, and might not even have property here, could serve on this board. How is this fair and equitable to people here, to be in charge of policy in Pasadena and when you are not part of the community?
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- Exempting single family homes, ADUs, condos, properties owned by “small landlords” or buildings with a small number of units
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  - Single family homes and condos are already exempt from rent control due to the statewide Costa-Hawkins rental housing act. Let’s be clear that what these landlords are advocating for is exempting these units from eviction protections.
  - All tenants deserve fair eviction protections regardless of what type of housing they live in. Landlords are already allowed to evict for non-payment of rent and owner move-in among other reasons.
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- While some ADUs and properties are currently subject to rent control, we assert that large rent increases act
  - as de-facto evictions that allow the landlords to displace tenants in order to flip units and convert them to luxury housing, which erodes our affordable housing stock. ADUs and small buildings are at the end of the day “income properties” generating profit
  - for landlords, and tenants who live there deserve to be protected from massive rent increases.
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- Tenants in small buildings and tenants in giant complexes are ultimately no different from each other; they
  - all have a fundamental human need for shelter, and
  - shouldn't be treated differently under the law.
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- There is no way to tell, short of a lawsuit, how many properties someone truthfully owns. Landlords are random
  - members of the public, and trusting random members of the public to accurately report on complicated information, especially without accountability, would be unwise. A bad actor could conceal several units from the city to try to earn an exemption they aren't
  - entitled to.
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- Allowing for pass-through of part of the rental housing fee to tenants.
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- Landlords can already count the licensing fees towards their operating expenses when they petition for a rent
  - increase on the basis of fair return. This means that if landlords can show that the fee is decreasing their profits according to the fair return standard, they can already pass it through. They simply want to be able to pass it through automatically without
  - having to provide any evidence that it has actually affected their bottom line in order to make ever increasing profit.
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- Changing enforcement mechanisms
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- In previous comments, activist-landlords have left this point intentionally vague. This is because they want
  - to obscure the fact that they simply want to decrease enforcement mechanisms so that landlords can get away with breaking the law as they have done in the past.
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- Changing the fair return standard
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  - 
  - The fair return standard is the formula that describes what changes to their profits the landlords have to demonstrate
  - before they can get additional rent increases above the standard yearly rent increase. The landlords of course want to change this standard to be higher so that they can make a higher profit.
  - 
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  - 
  - Keep in mind that housing costs are a significant contributor to inflation, so setting a fair return standard
  - at less than inflation is reasonable to prevent landlords from “double dipping” - i.e. their own large rent increases permitting them even further rent increases in the future.
  -

At a time when we have one of the largest housing crises in modern history it's extremely important now more than ever to have stronger protections in place for renters. Please support the recommendations made by the Rental Housing Board only and not landlord lobby groups.

Thank You,  
Rashna Dordi

## Kenebrew, Jerice

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**From:** JCal  
**Sent:** Monday, June 17, 2024 1:08 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment: Item 17

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Hello,

I will not be available to attend the city Council meeting tonight to give my public comment on changes proposed to Measure H. I would like to submit it in email form for the council's consideration.

My message here today is straight to the point. The fact that we are still having to fight to preserve the tenant protections that were already voted in by the majority of Pasadena residents feels suspiciously undemocratic. The fact that landlords are allowed the opportunity to try and quietly chip away at our long fought protections under the general public's radar is incredibly disconcerting. The many tenants who are too overwhelmed with their jobs and families to constantly monitor and fight back against reactionary landlords are being done an incredible disservice by the City and democratic process. It is understandable to make changes to Measure H that have been approved by the Rental Housing Board that simply clarify the language the law to make it more in alignment with what the voters originally approved is acceptable. What is not acceptable is to make changes that go against the will of the people such as including more landlords on the Rental Board, exempting certain property types that are currently covered, placing part of the rental housing fee to tenants, changing enforcement mechanisms, and changing the fair return standards. That being said I urge the City Council to please use your positions to defend the Pasadena residents that have far less financial and political power than the landlords lobbying against us. I thank you for your time and consideration.

Thanks you,

Jessica Calvillo


## Kenebrew, Jerice

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**From:** Sean Wakasa  
**Sent:** Monday, June 17, 2024 1:15 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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Dear Pasadena City Council,

I am a worker at Caltech and I'm writing with regard to the charter reform process as it pertains to Measure H-Article XVIII of the charter. It is imperative that the City Council allow the law to run smoothly without interference from landlord interest groups who were opposed to the measure from the very beginning.

I am asking to **SUPPORT the changes proposed by the Rental Housing Board** and **oppose** the changes proposed by landlord lobby groups.

Article 18 was approved by a strong majority of the voters less than two years ago. It would be anti-democratic to hide substantive changes to the provisions inside a more general charter reform process that not many voters are keeping up with and sneak them through.

Best,  
Sean Wakasa

## Kenebrew, Jerice

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**From:** Brigitte Rooney  
**Sent:** Monday, June 17, 2024 1:21 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Comment on Agenda Item #17, 06/17/24

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June 17, 2024  
To the Pasadena City Council,

My name is Brigitte Rooney, I am a 10-year Pasadena resident and a tenant in District 1. I am writing in regards to Item #17 of the Agenda for the June 17, 2024 City Council Meeting.

**I support the changes proposed and carefully reviewed the Rental Housing Board. I oppose any substantive changes that would exempt any landlord from honoring our tenant rights or weaken the enforcement of the law crafted by, placed on the ballot by, and voted on by the residents of Pasadena.**

The Policy Committee of the Rental Housing Board already carefully reviewed and analyzed many suggested changes, which the Board then discussed and voted on which changes to propose to the City Council. Many of the changes rejected by the Board are again being pushed for by landlords and their lobbyists, many of whom aren't even Pasadenans. The Council-appointed Board provided you with clear documentation spelling out how they reviewed each suggestion and sound reasons why many were rejected.

**I would like to remind the City Council that our new tenant rights and protections were won with more than 25,000 votes from Pasadenans**, after the ballot initiative petition received over 15,000 signatures. The initiative was placed on the ballot and campaigned for by over 600 community members. It came about after decades of Pasadenans begging the Council for rent control and eviction protections, to no avail. Councilmembers Jess Rivas and Jason Lyon endorsed the measure. **Measure H passed in all but one district.** In Districts 3 and 5, it passed with \*69%\* and \*67%\* of the vote respectively. Overall, Measure H was passed with a decisive 54% of the city votes.

From records of public correspondence, donations, and campaign contributions, it is clear that Councilmember Felicia Williams is working with landlords and their lobbyists to harm the \*majority\* of Pasadenans: tenants. District 2 also voted for Measure H in 2022. In the primary election, Councilmember Williams' constituents spoke out strongly against her. They voted for Rick Cole with an astounding 20 point margin. Councilmember-elect Rick Cole endorsed and volunteered for Measure H.

**The people of Pasadena have spoken clearly again and again: we need these tenant protections and they must remain strong.**

I have also read the reports from the Rental Housing Board, suggestions the Board received, and the correspondence sent to Councilmember Felicia Williams and the City Council. In addition to supporting the Board's analysis as well as many of the tenants who have written in, I fiercely object to the notion that the goal of this law is to "provide a fair and equitable housing environment for all parties." This law protects tenants from the egregious behavior of landlords and property managers. Period. The nature of housing is not fair and cannot be fair when someone can own dozens of homes and kick hundreds of people to the street at a whim, while millions struggle and fight to rent or own one.



The notion that a law that protects tenants “unduly burdens small property owners” is ridiculous. According to the 2018 American Community Survey, close to half of Pasadena tenants are rent-burdened (they pay more than 30% of their income to rent). Close to 30% of Pasadena tenants pay more than half of their income to rent. This does not compare to a slight change in a landlord's profit. Even if they feel it's too large, they can petition the Board for an upwards adjustment of rent, as specified by the law. If it's so large that they “need” to go out of business, they have assets to sell, and at the end of the day... they still have a roof over their head.

Thank you for your consideration,  
Brigitte Rooney

## Kenebrew, Jerice

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**From:** Marley Otto  
**Sent:** Monday, June 17, 2024 1:31 PM  
**To:** PublicComment-AutoResponse; Lyon, Jason; Hampton, Tyron; Gordo, Victor; Madison, Steve; Masuda, Gene; Williams, Felicia; Jones, Justin; Rivas, Jessica  
**Subject:** Item 17 - Measure H

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Dear council members and mayor,

I've been a tenant in Pasadena since 2017. I volunteer regularly in the community, I work at a local public media company, and I do almost all of my shopping at local Pasadena businesses. All this to say, I am an active member of the Pasadena community and I love this city deeply.

Last year, because of the protections given tenants under Article 18, I had legal rights when my landlord was trying to threaten and intimidate us with no-fault eviction. My lawyer was able to use the law to keep us in our home. Without it, despite the fact that I've never paid rent late in seven years and take excellent care of the property, we would have been at risk of losing our housing. We rent a single family home that has an ADU rental unit behind it, and the proposed changes by landlord lobby groups, to exempt these types of rentals from eviction protections, could lose us our home in the future. Renters are renters, regardless of what type of housing they are renting. We all deserve the same protections.

Renters are already economically disadvantaged in our system, which is why a winning majority of voters approved Measure H less than two years ago. The majority of people in Pasadena approve of rent control and stronger renter protections, and as council members you should be representing us, not a small group of landlords.

I am supporting all of the changes proposed by the Rental Housing Board, and opposing the changes proposed by the landlord lobby groups. The rental board is made up of majority tenants on purpose, as it reflects realistically the demographics of Pasadena, and it was already upheld by a judge. Many other California cities have rental housing boards which also restrict the number of landlord members.

Please don't override the will of the voters by weakening this law, after we very clearly sent the message in 2022 that we support tenant protections.

Thank you for your time!

Marley

## Kenebrew, Jerice

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**From:** Ash Riveire  
**Sent:** Monday, June 17, 2024 1:31 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment for 6-17-24 City Council Meeting

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Councilmembers,

I'm writing today as a tenant, on behalf of tenants. There are a number of landlords in this city who feel that they are entitled to wring as much money as possible out of as many people as possible. In my time volunteering with Pasadena Tenants Union, I have seen abusive landlords extort, intimidate, and plain rob the people they're supposed to be housing. The renters subjected to this are always in some way vulnerable. They're usually low-income, some speak English as a second language, many of them are disabled, and still more have kids to protect. Few of them can afford a lawyer. Almost all of them will never own a home.

These renters aren't making a choice between two equally good options. They can't decide whether they want to rent or buy based on the pros and cons of each. They are forever renters, because a third, half, or more of their income is being absorbed by a sponge that will never become full.

If we don't enforce reliable rent control as across the board as we can, those people are not going to stay housed. They, like everyone else, have a fundamental human need for shelter, and their landlords will always find a reason to raise the rent. Maybe their kid's about to go to college. Maybe they need to re-roof their home. They will find a way to pass those expenses onto perfect strangers who should not have to bear that responsibility for them. And no matter how quickly that problem is resolved, they will never lower the rent. They'll find more ways to use that money, even if they have to make someone homeless to make it happen.

We don't have any say over who becomes a landlord. There's no test to become one. We don't make sure they know the law, and to be honest we hardly make sure they follow it. Any random person with the money to buy a building can become responsible for the housing of tens or hundreds of people.

I am speaking today, specifically, in support of keeping Article 18 as strong as it was when it was voted into law. A small number of extremist landlords, many of whom don't even live here, want you to go against the will of the people and sneak in an exemption to a law that was passed by a strong majority of voters. Exempting small landlords opens the door for untrustworthy people to lie to the city about how many units they have. Even if someone does only own four units, that fact does not prevent them from going out of their way to ruin the lives of the people who live in those four units. Those people deserve protection. I am asking you today to do what you can to keep a roof over their heads. **Keep the Rental Housing Board majority tenants, to reflect the demographics of the city. Increase the Ellis Act eviction notice period. And do not exempt "small" landlords.**

## Kenebrew, Jerice

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**From:** Margaret Ruth Golonka  
**Sent:** Monday, June 17, 2024 1:43 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Item 17 Comment

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Hello,

My name is Margaret Golonka and I am a resident of Pasadena in District 4. I wanted to voice my support for the administrative changes proposed by the Rental Housing Board, and voice my opposition to any changes that may weaken the law or exempt landlords from their responsibilities under the law.

There is an inherent power imbalance in the landlord-tenant relationship that makes it easy for landlords to abuse their power over tenants, and Measure H was an important measure to try to rebalance the dynamic. Measure H helped to make landlords more accountable to the renters they house, and limited exorbitant rent hikes and unjust eviction, which was badly needed in order to keep a roof over Pasadenans heads.

It's important to note that Article 18 was approved by a strong majority of the voters less than two years ago. It would be antithetical to our democratic principles and deceptive to hide substantive changes to the provisions inside a reform process that many voters are not keeping up with. There is a small group of landlords who have opposed rent control since before it came into law, and who sued the city to prevent the law from being implemented. They did this before the rent board even had the chance to form, so any claims that they have genuine critiques of what the rent board has done are totally disingenuous and are designed to undermine the will of the voters at any chance available to them. This is exactly why Measure H is so crucial -- to reign in power for landlords who only care about their own capital gain, rather than prioritizing a safe, affordable home for members of their community.

I strictly oppose changing the dynamic of the board to have more landlords, or to update the enforcement mechanisms of the law. This defeats the purpose of even having the Rental Housing Board, which is needed to reign in the power of abusive landlords. Other California cities have rental housing boards which also restrict the number of landlord members for this very reason. Landlords who operate in good faith with reasonable rent increases should have no issues complying with the new law.

I strictly oppose exempting single family homes, ADUs, condos, properties owned by small landlords or buildings with a small number of units for complying with the law. Single family homes and condos are already exempt from rent control due to the statewide Costa-Hawkins rental housing act. All tenants deserve fair eviction protections regardless of what type of housing they live in.

Lastly, I strictly oppose the allowing the rental housing fee to be passed on to tenants. Pasadena rent is already extremely high, and tenants are already struggling to meet basic living expenses. So many tenants are currently burdened with putting more than 60% of their living expenses towards rent, that Measure H offers a slight respite from rapid, excessively frequent, and exorbitant rent increases.

Please do your part to keep Pasadena families housed by supporting the Rental Housing Board's administrative changes and opposing any substantial changes that would weaken the badly-needed protection for renters in our community.